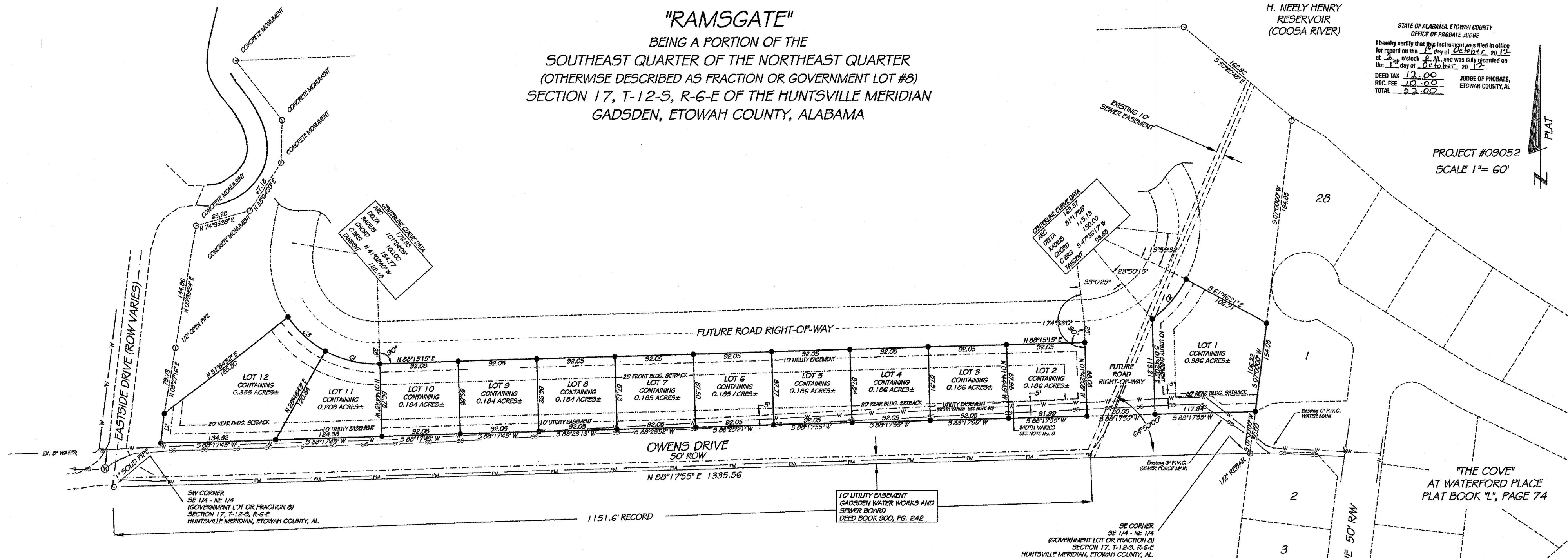


STATE OF ALABAMA, ETOWAH COUNTY
OFFICE OF PROBATE JUDGE
I hereby certify that this instrument was filed in office for record on the 12th day of October, 2012, at 2:00 p.m., and was duly recorded on the 12th day of October, 2012.
DEED TAX 12.00 JUDGE OF PROBATE, ETOWAH COUNTY, AL
REC. FEE 10.00
TOTAL 22.00

PROJECT #09052
SCALE 1" = 60'

"RAMSGATE"
BEING A PORTION OF THE
SOUTHEAST QUARTER OF THE NORTHEAST QUARTER
(OTHERWISE DESCRIBED AS FRACTION OR GOVERNMENT LOT #8)
SECTION 17, T-12-S, R-6-E OF THE HUNTSVILLE MERIDIAN
GADSDEN, ETOWAH COUNTY, ALABAMA



CERTIFICATE OF APPROVAL OF THE FINAL PLAT

Pursuant to the applicable Subdivision Regulations: 1) all the requirements for approval have been fulfilled or, 2) that security bonds in the amounts of \$_____ and \$_____ have been posted with the Planning Commission and Gadsden Water Works & Sewer Board, respectively, to assure completion of all required streets, utilities and other improvements in case of default.

Nice Hoo 7/10/12
GADSDEN PLANNING COMMISSION-CHAIRMAN DATE
[Signature] 7/13/12
GADSDEN ENGINEERING DEPARTMENT DATE
[Signature] 7/9/12
GADSDEN WATER WORKS AND SEWER BOARD DATE

LINE	BEARING	DISTANCE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
L1	N 06°36'21" E	35.17						
C1	66.67	30°39'28"	125.00	65.88	5°76'28" E	34.15		
C2	61.65	25°12'15"	140.13	61.15	N 40°49'48" E	31.33		
C3	60.00	27°30'07"	125.00	58.43	S 47°26'13" E	30.59		

STATE OF ALABAMA
COUNTY OF ETOWAH

The undersigned, Don F. Bradford, Inc., do hereby ratify and adopt the within map as being true and correct. I further certify that I am the owner of and the only person having any right, title or interest in the land shown on the plot of "RamsGate", and that the plot represents a correct survey of the above described property made with my consent. The easements as shown on the plot are created for the installation and maintenance of the public utilities, access, and/or drainage. I hereby guarantee a clear title to all the lands so dedicated from myself and my heirs or assigns forever, and have caused the same to be released from encumbrances so that the title is clear except as shown in the abstractor's certificate.

This the 12th day of July, 2012.
By: *[Signature]*
Don F. Bradford, President
Don F. Bradford, Inc.

STATE OF ALABAMA
COUNTY OF ETOWAH

I, Tina Padu, as Notary Public in and for said county and state, hereby certify that Don F. Bradford has signed the within map, and whom is known to me, acknowledged before me on this date, that being informed of the contents, have executed the same voluntarily on the day the same bears date.

Witness my hand and seal this the 12th day of July, 2012.
My commission expires 2/11/15

"This subdivision meets the approval of the Etowah County Health Department subject to certain conditions of approval and/or lot deletions on file with the said health department, which conditions are made a part of this approval as it set out hereon." Note: Public water and sewer are available and all residences must connect.

Approved By: *[Signature]* 7/16/12
ETOWAH COUNTY HEALTH DEPARTMENT DATE

STATE OF ALABAMA
COUNTY OF ETOWAH

I, Scott Skipper, a Registered Engineer and Land Surveyor of Alabama, hereby certify that all parts of this Survey and Drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief:

I further certify that I have consulted the Federal Emergency Management Agency Flood Insurance Rate Map for Etowah County and the City of Gadsden, Community-Panel Numbers 010077 0332 D # 010080 0332 D, respectively, both being dated September 26, 2008, and found that the property is located in a special flood hazard area (Zone AE) and further found that the 100 year flood elevation is 520.0.

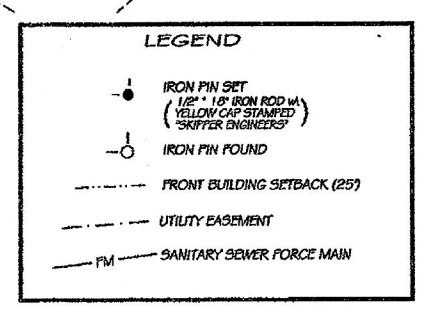
According to my survey this the 7th day of July, 2012.

[Signature]
Scott Skipper PE/LS
Skipper Engineering, Inc.



GENERAL NOTES:

- 1.) Vertical Benchmark being USGS Monument Y-242 located at the Rainbow Drive entrance to Whorton Bend Road; elevation = 520.70, NAVD 83.
- 2.) Zoned R-1 (Single Family Residential District). Building setbacks: Front = 25', Rear = 20', Side = 8' (with sum of sides being not less than 20').
- 3.) Typical summer pool elevation = 508.0; typical winter pool elevation = 506.5 FEMA 100 year flood elevation = 520.0.
- 4.) Alabama Power Fee Simple ownership to elevation 511.0 M.S.L.
- 5.) Lots within this development range in elevation from 517.25 to 519.75.
- 6.) All applicable FEMA & local flood ordinances, rules and guidelines apply.
- 7.) All residences must face Northerly (rear to Owens Street).
- 8.) The utility easement North of and adjacent to Owens Drive is of varying width beginning at the West line of Lot #6 and moving Easterly across lots 1 - 6. The North line of said easement in this region is 5' North of the actual location of the existing water main. Location of utilities shown should be considered approximate and should be field verified prior to construction.
- 9.) Public sanitary sewer is a gray water collection system which requires a septic tank and pump system prior to entering the collection line lying within the right-of-way. The Gadsden Water Works & Sewer Board assumes no responsibility for installation, operation or maintenance of the septic tank and associated pumping system. The home owner shall coordinate with said Board prior to construction. Absolutely NO tapping of main (by penalty of law) shall be made without contacting / presence of GWW&SB officials.



PERFORMED BY:
SKIPPER ENGINEERING, INC.
CIVIL ENGINEERING & SURVEYING
171 WOODLAND DRIVE
RAINBOW CITY, ALABAMA 35906
256-413-7726

