

A. No structure other than one detached single family dwelling or one detached duplex building with private garage for not more than two cars if in connection with single family dwelling or not more than four cars if in connection with a duplex building shall be erected, placed, altered or permitted to remain on any lot embraced in this tract.

B. Minimum Building Lines.
1. No building shall be located nearer to the front lot line or nearer to the side street line than the building set-back line shown on the recorded plat. In no event shall a building be located nearer than 25 feet to the front lot line or nearer than 25 feet to any side street line. No building shall be located nearer than 10 feet to any side lot line, except however, a paved terrace or porte cochere may project into a required front, side or rear yard to a distance not to exceed five (5) feet, provided no building may have such a projection into more than one (1) required side yard.

C. No residential structure shall be erected or placed on any building plot consisting of less than one full lot as shown on the recorded plat.

D. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

E. No trailer, basement, tent, shack, garage, barn or other out building erected or located in this tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

F. No dwelling costing less than 3000 dollars shall be permitted on any lot in the tract. The ground floor of any structure, exclusive of one story open porches or garages shall be not less than 650 square feet.

G. A perpetual easement is reserved for the purpose of installing and maintaining telephone and power pole anchors and guys 2 feet each side of all lot lines and extending no deeper than the minimum building line.

H. Perpetual easements are hereby granted to the City of Gadsden, Alabama, for storm drainage and utility purposes in all cases where easements are indicated on the recorded plat. Easements include the rights of ingress and egress by county employees for maintenance to the property included in the easements. No permanent structure shall be erected on any easement.

I. Streets shown hereon, if not previously dedicated, are hereby tendered for dedication to public use.

ACKNOWLEDGMENTS

STATE OF ALABAMA
ETOWAH COUNTY

I, Cecil R. Williams, a Registered Engineer and Land Surveyor, in and for the State of Alabama, hereby certify that I have surveyed the property as shown on this map, and that this map is true and correct and describes the following land situated in Etowah County, Alabama, to-wit:

DESCRIPTION

Beginning at the center of Section 25, Township 11 South, Range 6 East, said point being the Southeast corner of the Southeast Quarter of the Northwest Quarter of said Section 25; thence along the South line of said Quarter South 87 degrees 39 minutes 20 seconds West a distance of 10.00 feet; thence along the East line of the former Lot 2 of the John V. Coe Subdivision, as recorded in Plat Book "A" Pages 362 and 363, Probate Office, Etowah County, South 2 degrees 47 minutes 40 seconds East a distance of 659.84 feet; thence along the South line of said Lot 2 and Lot 1 of above subdivision South 87 degrees 41 minutes 12 seconds West a distance of 2626.31 feet to a point on the East right-of-way line of Hooks Lake Road, said point being the Southwest corner of the said Lot 1; thence along said East right-of-way line North 2 degrees 52 minutes 20 seconds West a distance of 663.10 feet; thence along the North line of the said Lot 1, being also the South line of the Southwest Quarter of the said Sec. 25, North 87 degrees 45 minutes 42 seconds East a distance of 592.81 feet to a point in the center of the right-of-way of the Rome and Decatur branch of the Southern Railway Company (now abandoned); thence along the center of said abandoned right-of-way North 56 degrees 20 minutes East a distance of 836.71 feet to a point on the East line of said Southwest Quarter of the Northwest Quarter; thence along the West line of the said Southeast Quarter of the Northwest Quarter, North 2 degrees 43 minutes 18 seconds West a distance of 678.40 feet; thence South 87 degrees 45 minutes 20 seconds West a distance of 52.31 feet; thence North 2 degrees 44 minutes West a distance of 208.96 feet to a point on the South line of the Northwest Quarter of the Northwest Quarter of said Section 25; thence along the South line of said quarter South 87 degrees 42 minutes 20 seconds West a distance of 156.70 feet; thence North 2 degrees 19 minutes 59 seconds West a distance of 213.25 feet to the Southeast corner of a tract formerly known as Lot 79 in Hooks Lake Addition as recorded in Plat Book "B", Pages 294 and 295, Probate Office, Etowah County; thence along the South line of said Lot 29, South 66 degrees 56 minutes 30 seconds West a distance of 5.78 feet; thence along the West line of said Lot 29, North 31 degrees 5 minutes West a distance of 145.00 feet; thence along the North line of said Lot 29, North 58 degrees 51 minutes East a distance of 85.85 feet; thence North 2 degrees 19 minutes 20 seconds West a distance of 23.40 feet to a point in the center of the old Turkey-Town Road, sometimes called the old Centre Highway; thence along the centerline of said old road North 58 degrees 47 minutes 40 seconds East a distance of 90 feet to the centerline of a ditch; thence along the centerline of said ditch South 62 degrees 54 minutes 53 seconds East a distance of 257.36 feet; thence South 66 degrees 17 minutes 20 seconds East a distance of 295.00 feet; thence South 38 degrees 50 minutes East a distance of 238.03 feet; thence leave said ditch and run along the North line of the Southeast Quarter of the Northwest Quarter of said Section 25, North 87 degrees 43 minutes 40 seconds East a distance of 824.88 feet to the Northeast corner of said quarter; thence along the East line of said quarter South 2 degrees 46 minutes 30 seconds East a distance of 1324.22 feet to the point of beginning; the above described land embraces all of the Southeast Quarter of the Northwest Quarter, portions of the Southwest Quarter of the Northwest Quarter, portions of the North Half of the Northwest Quarter, portions of the Northeast Quarter of the Southwest Quarter, and portions of the Northwest Quarter of the Southwest Quarter, all in Section 25, Township 11 South, Range 6 East, of Huntsville Meridian, in Gadsden, Etowah County, Alabama

and the map as contained hereon accurately shows the subdivision into which the property is divided, giving the length and bearing of the boundaries of each lot and its number and shows the streets, alleys, and public grounds and bearing, length, width, and name of each street as well as the number of each lot and block, and said map further shows the relation of the land so platted to the government survey.

Witness my hand this 11th day of August, 1958.

Cecil R. Williams
Registered Engineer and Land Surveyor
State of Alabama, Registered No. 2411

STATE OF ALABAMA
STATE AT LARGE

I, the undersigned Notary Public, for the State at Large, hereby certify that Henry I. Flihn, Jr., whose name as President and James M. Folmar, whose name as Secretary, respectively of Urban Land Corporation, are signed to the foregoing survey or certificate, map and protective covenants and who are known to me, acknowledge before me on this day that being informed of the contents of said certificate, map and protective covenants, they, in their capacity as President and Secretary, executed the same voluntarily on the day the same bears date for and as the act of incorporation.

GIVEN under my hand this 11th day of August, 1958

R. W. Dyer
Notary Public

STATE OF ALABAMA
COUNTY OF ETOWAH:

We the undersigned, hereby approve the subdivision represented by the foregoing plat with the exceptions as noted if any:

FOR: ETOWAH COUNTY HEALTH DEPARTMENT James E. Frith

Date September 12, 1958, 19 58 Title Sanitation Officer

Sanitary Sewers ONLY

WATER WORKS & SEWER BOARD OF GADSDEN A. G. Langford

Date Sept. 7, 1958, 19 58 Title Sanit

CITY PLANNING COMMISSION OF GADSDEN Ed. Collins, Jr.

Date Sept. 26, 1958, 19 58 Title San. Eng.

City Engineer W. R. Woods

Sept. 12 - 1958

The State of Alabama, Etowah County, hereby certifies that the foregoing plat is correct and true and that the same is a true and correct copy of the original plat on file in this office for SEP 20 1958

