

96
I-Page 26 - Page 2

IVALEE ACRES SUBDIVISION

SITUATED IN A PART OF THE SE 1/4 OF THE NE 1/4 OF
SEC. 29, TP 11 S, R. 5 E. AND A PART OF THE SW 1/4 OF
THE NE 1/4, SE 1/4 OF THE NW 1/4, SW 1/4 OF THE NW 1/4,
AND THE NW 1/4 OF THE NW 1/4 OF SEC. 28, TP 11 S, R. 5 E.
ETOWAH COUNTY, ALABAMA

GILLILAND LAND SURVEYING, INC.
TERRY L. GILLILAND, REG. NO. 13408
P.O. BOX 274
ONEONTA, AL. 35121

LOT NO.	SOIL BORE	PERC RATE
1	0'-3" Topsoil, 3'-36" Red Sandy Clay, 36"-48" Red Flinty Chert	8 HPI
2	48"-Rippable Flint/Chert	20 HPI
3	0'-2" Topsoil, 2'-20" Red Sandy Clay, 20"-60" Red Flinty Chert	8 HPI
4	0'-3" Topsoil, 3'-36" Red Sandy Clay, 36"-50" Red Flinty Chert	20 HPI
5	50"-Rippable Flint/Chert	12 HPI
6	0'-4" Topsoil, 4'-50" Red Sandy Clay, 50"-60" Red Flinty Chert	16 HPI
7	0'-5" Topsoil, 5'-15" Red Sandy Clay, 15"-60" Red Flinty Chert	8 HPI
8	0'-6" Brown Loamy Sand, 6'-36" Red Sandy Clay, 36"-48" Red Flinty Chert	10 HPI
9	0'-7" Brown Loamy Sand, 7'-24" Red Sandy Clay, 24"-60" Red Flinty Chert	6 HPI
10	0'-8" Brown Loamy Sand, 8'-12" Red Sandy Clay, 12"-56" Rippable Flint/Chert	8 HPI
11	0'-9" Brown Loamy Sand, 9'-60" Red Sandy Clay, 40"-48" Red Flinty Chert	10 HPI
12	0'-10" Brown Loamy Sand, 10'-36" Red Sandy Clay, 36"-50" Red Flinty Chert	12 HPI
13	0'-11" Rippable Flint/Chert	10 HPI
14	0'-12" Rippable Flint/Chert	8 HPI
15	0'-13" Rippable Flint/Chert	14 HPI
16	0'-14" Rippable Flint/Chert	10 HPI
17	0'-15" Rippable Flint/Chert	12 HPI
18	0'-16" Rippable Flint/Chert	18 HPI
19	0'-17" Rippable Flint/Chert	16 HPI
20	0'-18" Rippable Flint/Chert	10 HPI
21	0'-19" Rippable Flint/Chert	14 HPI
22	0'-20" Rippable Flint/Chert	6 HPI
23	0'-21" Rippable Flint/Chert	24 HPI
24	0'-22" Rippable Flint/Chert	12 HPI
25	0'-23" Rippable Flint/Chert	18 HPI
26	0'-24" Rippable Flint/Chert	16 HPI
27	0'-25" Rippable Flint/Chert	10 HPI
28	0'-26" Rippable Flint/Chert	40 HPI
29	0'-27" Rippable Flint/Chert	8 HPI

1. Johnny Paul Baker, do hereby dedicate a drainage easement for the purpose of conveying stormwater to adequately drain all roadway, cropland/grain pipes.

Johnny Paul Baker
Johnny Paul Baker

Property Restrictions

Whereas the undersigned Paul Baker and Evangeline Baker hereinafter called owners hereby establish and declare restrictions as set out in one through eleven, to be applicable to Lots No. 1 through No. 29 and shall be enforceable by the owner of the following described property all lying and being in Etowah County, Alabama, to wit:

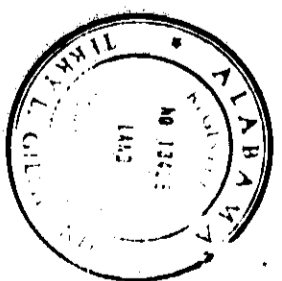
Lots Numbers One (1) through Twenty-nine (29) of the Ivallee Acres Subdivision, being part of NW 1/4 of the NW 1/4, and the SW 1/4 of the NW 1/4, and the SE 1/4 of the NW 1/4 in Section 28, T-11-S, R-5-E all being in Etowah County, Alabama.

- All lots shall be limited to one family living units only.
- These lots are to be used for one residence and not more than one (1) accessory building containing not more than 1,000 square feet.
- No commercial chicken houses, hog pens, junk yards, storage of inedible automobiles shall be permitted on any lot.
- Animals other than domestic pets shall be prohibited on all lots.
- All lots shall be limited to one mobile home new or near new.
- Time of installation and shall not have less than 600 sq. feet of floor area or one custom built home of not less than 1,000 square feet.
- All mobile homes shall be underpinned and all living units shall be connected to a septic tank and public water supply.
- These restrictions shall be binding on all successors in title for a period of 30 years. These restrictions shall be enforced by the owner of the property and shall be deemed around the perimeter of the lot for adjacent to the property line and is dedicated to public utility use perpetually. (Electricity, gas, water, TV Cable)
- Nuisance activity that creates odorous or offensive act against adjoining property owners shall be a violation of these covenants.
- Each owner shall maintain his tract in a clean and presentable appearance at all times, free of junk, trash and unsightly materials. Temporary or unsightly outbuildings shall be prohibited.

Johnny Paul Baker
Evangeline Baker

STATE OF ALABAMA
COUNTY OF ETOWAH

Terry L. Gilliland
TERRY L. GILLILAND, LAND SURVEYOR - ALA. REG. # 13408
Johnny Paul Baker
BY: JOHNNY PAUL BAKER



We, the undersigned, Terry L. Gilliland, Land Surveyor and Johnny Paul Baker as Owner do hereby certify that the foregoing is a true and correct map or plat of said property, showing the streets and other public ways and giving the name and width of each street and or other public ways and the number and dimensions showing the relation of the land matters have been set at the State Survey of Sections 28 and 29, Township 11 South, Range 5 East. In witness whereof we have hereunto set our hands this 14th day of December, 1988.

RESTRICTIONS:

- Land shall not be subdivided into parcels of less than 3 acres until public sewer is available.
- Septic tanks and field lines must be installed in areas of percolation test and soil boring.
- Owner must contact Etowah County Health Department before installing septic tank system.

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 the approval, as it sets out hereon.

APPROVED: *Kenneth M. Pickett*
Etowah County Health Department
APPROVED: *Reggie C. Ellison*
Reggie Ellison, Etowah County Engineer