RIVER RIDGE SUBDIVISION 2nd ADDITION
AND THE REDIVISION OF LOT 47, RIVER RIDGE SUBDIVISION 1st ADDITION

Plat Book K - pg 69

STATE OF ALABAMA)
ETOWAH COUNTY)

ALL THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 6 EAST OF THE HUNTSVILLE MERIDIAN, ETOWAH COUNTY, ALABAMA, PARTICULARLY DESCRIBED AS BEGINNING AT A POINT ON THE SOUTHERN MARGIN OF WILSON LANE AT A POINT THAT IS SOUTH 01 DEGREES 02 MINUTES 22 SECONDS EAST, 30.00 FEET FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 26;

THENCE FROM THE TRUE POINT OF BEGINNING AND ALONG AND WITH THE SAID SOUTHERN MARGIN OF WILSON LANE EAST 807.91 FEET TO A POINT;

THENCE SOUTH 225.00 FEET TO A POINT;

THENCE SOUTH 31 DEGREES 45 MINUTES 54 SECONDS WEST 170.55 FEET TO A POINT;

THENCE EAST 140.68 FEET TO A POINT;

THENCE SOUTH 87 DEGREES 28 MINUTES 56 SECONDS EAST 245.13 FEET TO A POINT;

THENCE SOUTH 38 DEGREES 36 MINUTES 32 SECONDS WEST 276.62 FEET TO A POINT ON THE NORTHERN MARGIN OF BEECH RIDGE ROAD;

THENCE ALONG AND WITH THE NORTHERN MARGIN OF BEECH RIDGE ROAD AND AROUND A A CURVE TO THE LEFT, SAID CURVE HAVING A DELTA ANGLE OF 45 DEGREES 34 MINUTES 29 SECONDS, A RADIUS OF 244.63 FEET, AN ARC LENGTH OF 194.58 FEET, TANGENTS OF 102.77 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 81 DEGREES 13 MINUTES 02 SECONDS EAST 189.50 FEET TO A POINT;

THENCE NORTH 18 DEGREES 10 MINUTES 54 SECONDS EAST 115.26 FEET TO A POINT;

THENCE NORTH 59 DEGREES 10 MINUTES 36 SECONDS EAST 140.00 FEET TO A POINT

THENCE NORTH 46 DEGREES 36 MINUTES 28 SECONDS EAST 85.57 FEET TO A POINT;

THENCE SOUTH 77 DEGREES 13 MINUTES 13 SECONDS EAST 256.25 FEET TO A POINT

THENCE SOUTH 46 DEGREES 43 MINUTES 22 SECONDS EAST 88.25 FEET TO A POINT;

THENCE SOUTH 65 DEGREES 47 MINUTES 53 SECONDS EAST 219.84 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 36 MINUTES 12 SECONDS WEST 249.99 FEET TO A POINT ON THE NORTHERN MARGIN OF RIVER RIDGE ROAD;

THENCE SOUTH 80 DEGREES 42 MINUTES 44 SECONDS WEST ALONG AND WITH THE NORTHERN MARGIN OF SAID RIVER RIDGE ROAD, 65.17 FEET TO A POINT;

THENCE CONTINUING ON ALONG AND WITH THE NORTHERN MARGIN OF SAID RIVER RIDGE ROAD SOUTH 76 DEGREES 59 MINUTES 04 SECONDS WEST 103.19 FEET TO A POINT;

THENCE CONTINUING ON ALONG AND WITH THE NOW WESTERN MARGIN OF BEECH RIDGE ROAD AND AROUND A CURVE TO THE LEFT, SAID CURVE HAVING A DELTA ANGLE OF 76 DEGREES 56 MINUTES 46 SECONDS, A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 34.45 FEET, TANGENTS OF 20.56 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 25 DEGREES 32 MINUTES 48 SECONDS EAST 31.79 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT;

THENCE CONTINUING ON AND ALONG THE WESTERN MARGIN OF SAID BEECH RIDGE ROAD AND AROUND SAID CURVE TO THE LEFT, SAID CURVE HAVING A DELTA ANGLE OF 33 DEGREES 54 MINUTES 20 SECONDS, A RADIUS OF 178.00 FEET, AN ARC LENGTH OF 105.93 FEET, TANGENTS OF 54.56 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 90 DEGREES 52 MINUTES 45 SECONDS WEST 104.39 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT

THENCE CONTINUING ON ALONG AND WITH THE WESTERN MARGIN OF SAID BEECH RIDGE ROAD AND AROUND SAID CURVE TO THE LEFT, SAID CURVE HAVING A DELTA ANGLE OF 01 DEGREES 28 MINUTES 56 SECONDS, A RADIUS OF 3818.83 FEET, AN ARC LENGTH OF 96.77 FEET, TANGENTS OF 48.39 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 48 DEGREES 34 MINUTES 23 SECONDS WEST 96.77 FEET TO THE NORTHEAST CORNER OF CROSSCREEK GLEN SUBDIVISION;

THENCE SOUTH 89 DEGREES 41 MINUTES 31 SECONDS WEST 1250.61 FEET TO A POINT;

THENCE NORTH 88 DEGREES 49 MINUTES 14 SECONDS WEST 66.39 FEET TO A POINT;

THENCE NORTH 01 DEGREES 02 MINUTES 22 SECONDS WEST 816.85 FEET TO THE POINT OF THE BEGINNING AND CONTAINING 18.0676 ACRES MORE OR LESS.

OWNERS DEDICATION

THE UNDERSIGNED, JOHN D. AGRICOLA, THE OWNER OF THE WITHIN PLATTED RIVER RIDGE SUBDIVISION 2nd ADDITION AND REDIVISION OF LOT 47, RIVER RIDGE 1st ADDITION SUBDIVISION, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE LANDS EMBRACED HEREIN AND THAT I HAVE ALL RIGHTS AND PRIVILEGES PERTAINING THEREUNTO AND THAT I AM SEIZED IN FEE SIMPLE TITLE TO SAID LANDS AND I FURTHER CERTIFY THAT THE SURVEY AND PLAT THEREOF ARE TRUE AND CORRECT AND WAS SURVEYED AND PLATTED UNDER MY CONSENT AND DIRECTION. I HEREBY DEDICATE TO PUBLIC WAYS AND PUBLIC USE, ALL STREETS, EASEMENTS AND RIGHT OF WAYS AS SHOWN AND PLATTED HEREIN. I FURTHER WARRANT THAT THE TITLE TO THE WITHIN LANDS IS FREE AND CLEAR, WITHOUT ENCUMBERANCES, SIGNED AND SEALED THIS DAY. THE SAME DATE THIS CERTIFICATE BEARS DATE.

John D Agricola

JOHN D. AGRICOLA, THIS THE 7th DAY OF

September, 1997.

STATE OF ALABAMA)
ETOWAH COUNTY)

I, . A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT JOHN D. AGRICOLA, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, HE EXECUTED THE SAME VOLUNTARILY. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 17th DAY OF September, 1997.

Kristin B. Gross

NOTARY PUBLIC

LAND SURVEYORS CERTIFICATE

I, GERRY G. SMITH, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE LANDS EMBRACED AND DESCRIBED HEREIN WITHIN THE SAID RIVER RIDGE SUBDIVISION 2ND ADDITION AND REDIVISION OF LOT 47 RIVER RIDGE 1st ADDITION PLAT. I, FURTHER CERTIFY THAT THE PLAT IS A TRUE AND CORRECT DEPICTION OF MY SURVEY AND THAT THE BEARINGS AND DISTANCES SHOWN ARE TRUE AND CORRECT AS SHOWN. SHOWING THE DIVISION THEREUNTO INTO LOTS, WITH STREETS AND EASEMENTS. I FURTHER CERTIFY THAT THIS SUBDIVISION WAS PLATTED AT THE DIRECTION OF THE OWNER JOHN D. AGRICOLA. GIVEN UNDER MY HAND AND SEAL THIS THE 5th DAY OF August, 1997.

Gerry G Smith

GERRY G SMITH, ALABAMA PLS NO. 7508

STATE OF FLORIDA)
COLUMBIA COUNTY)

I, SHEILA DARLENE KAEMMERER . A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT GERRY G. SMITH, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, HE EXECUTED THE SAME VOLUNTARILY. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE 5th DAY OF AUGUST . 1977.

NOTARY PUBLIC

Shiela Darlene Kaemmerer
Notary Public, State of Florida
My Comm. Expires June 24, 2000
No. CC 666116
Bonded thru Official Notary Service
1-800 723-0121

Shiela Darlene Kaemmerer

CERTIFICATE OF APPROVAL BY CITY UTILITIES

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF GADSDEN, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE OFFICE OF THE PROBATE JUDGE THIS THE DAY OF . 1997.

- ☐ GAS
- ☐ WATER
- ☐ ELECTRIC
- ☐ WASTEWATER

CITY UTILITIES

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

THE UNDERSIGNED, AS CITY ENGINEER FOR THE CITY OF GADSDEN, HEREBY APPROVE THE WITHIN PLAT OF RIVER RIDGE SUBDIVISION 2nd ADDITION AND REDIVISION OF LOT 47 RIVER RIDGE 1st ADDITION FOR THE RECORDING OF SAME IN THE OFFICE OF THE PROBATE JUDGE THIS THE DAY OF . 1997.

Ronald C Crocker

CITY ENGINEER

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

THE WITHIN PLAT OF RIVER RIDGE SUBDIVISION 2nd ADDITION AND REDIVISION OF LOT 47 RIVER RIDGE SUBDIVISION 1st ADDITION TO THE CITY OF GADSDEN, ETOWAH COUNTY, ALABAMA, IS HEREBY APPROVED BY THE GADSDEN PLANNING COMMISION FOR RECORDING IN THE PROBATE JUDGES OFFICE, THIS THE DAY OF . 1997.

OFFICER OF THE PLANNING COMMISSION

Ronald Cramer

STATE OF ALABAMA, ETOWAH COUNTY
OFFICE OF PROBATE JUDGE
I hereby certify that this instrument was filed in office for record on the 22nd day of October, 1997 at 12:15 o'clock P.M. and was duly recorded on the 22 day of Oct, 1997.
MTG. TAX
INT'D TAX
REC. FEE
TOTAL
JUDGE OF PROBATE
ETOWAH COUNTY
CASE NO.

CERTIFICATE OF APPROVAL BY THE ETOWAH COUNTY, HEALTH DEPARTMENT

THE UNDERSIGNED, AS AUTHORIZED BY THE ETOWAH COUNTY, ALABAMA, HEALTH DEPARTMENT HEREBY APPROVES THE WITHIN PLAT OF RIVER RIDGE SUBDIVISION 2nd ADDITON AND THE REDIVISION OF LOT 47 RIVER RIDGE SUBDIVISION 1st ADDITION FOR THE RECORDING OF SAME IN THE OFFICE OF THE PROBATE JUDGE, THIS THE 7 DAY OF Sept. . 1997.

Kenny M. Powell

HEALTH OFFICER

CERTIFICATE OF APPROVAL BY THE OFFICE OF THE ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

THE UNDERSIGNED, AS AUTHORIZED BY THE ALABAMA DEPARTMENT OF ENVIRONMENTIAL MANAGEMENT, HEREBY APPROVE THE WITHIN PLAT OF RIVER RIDGE SUBDIVISION 2nd ADDITION AND REDIVISION OF LOT 47 RIVER RIDGE SUBDIVISION 1st ADDITION FOR THE RECORDING OF SAME IN THE OFFICE OF THE PROBATE JUDGE, THIS THE DAY OF . 1997.

ADEM REPRESENTATIVE

COUNTY ENGINEERS CERTIFICATE OF APPROVAL

THE UNDERSIGNED, AS COUNTY ENGINEER FOR ETOWAH COUNTY, ALABAMA HEREBY APPROVE THE WITHIN PLAT OF RIVER RIDGE SUBDIVISION 2nd ADDITION AND REDIVISION OF LOT 47 RIVER RIDGE SUBDIVISION 1st ADDITION FOR THE RECORDING OF SAME IN THE OFFICE OF THE JUDGE OF PROBATE, THIS THE 7th DAY OF October . 1997.

Roger C Ellison

COUNTY ENGINEER

CERTIFICATE OF APPROVAL BY SOUTH CENTRAL BELL

THE UNDERSIGNED, AS AUTHORIZED BY SOUTH CENTRAL BELL, HEREBY APPROVE THE WITHIN PLAT OF RIVER RIDGE SUBDIVISION 2nd ADDITION AND REDIVISION OF LOT 47 RIVER RIDGE SUBDIVISION 1st ADDITION, FOR RECORDING IN THE OFFICE OF THE JUDGE OF PROBATE, THIS THE DAY OF . 1997.

SOUTH CENTRAL BELL

OFFICE OF THE JUDGE OF PROBATE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN THIS OFFICE FOR RECORD, THIS THE 22nd DAY OF Oct . 1997, AT 12:15 O'CLOCK P.M. AND RECORDED IN PLAT BOOK K . PAGE 69.

JUDGE OF PROBATE Billy M. Jones

I, GERRY G SMITH, DO HEREBY CERTIFY THAT THIS SUBDIVISION MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS IN THE STATE OF ALABAMA, THIS THE 27th DAY OF JULY, 1997

PAGE 2 OF TWO PAGES

DATA DISC 40 FIELD BOOK PAGES	PLAT OF RIVER RIDGE SUBDIVISION 2nd ADDITION AND REDIVISION OF LOT 47 RIVER RIDGE 1st ADDITION ETOWAH COUNTY, ALABAMA
STATE OF ALABAMA REGISTERED No. 7508 LAND SURVEYOR GERRY G. SMITH	GERRY G. SMITH Professional Land Surveyor P. O. Box 3625 Lake City, Florida, 32056

FIELD: GS	DRAWN: JP	CHECKED: SM
DATE: 7-27-97	SCALE: 1"=100'	W.O. NO. 90-02

BUSINESS RECORDS CORPORATION