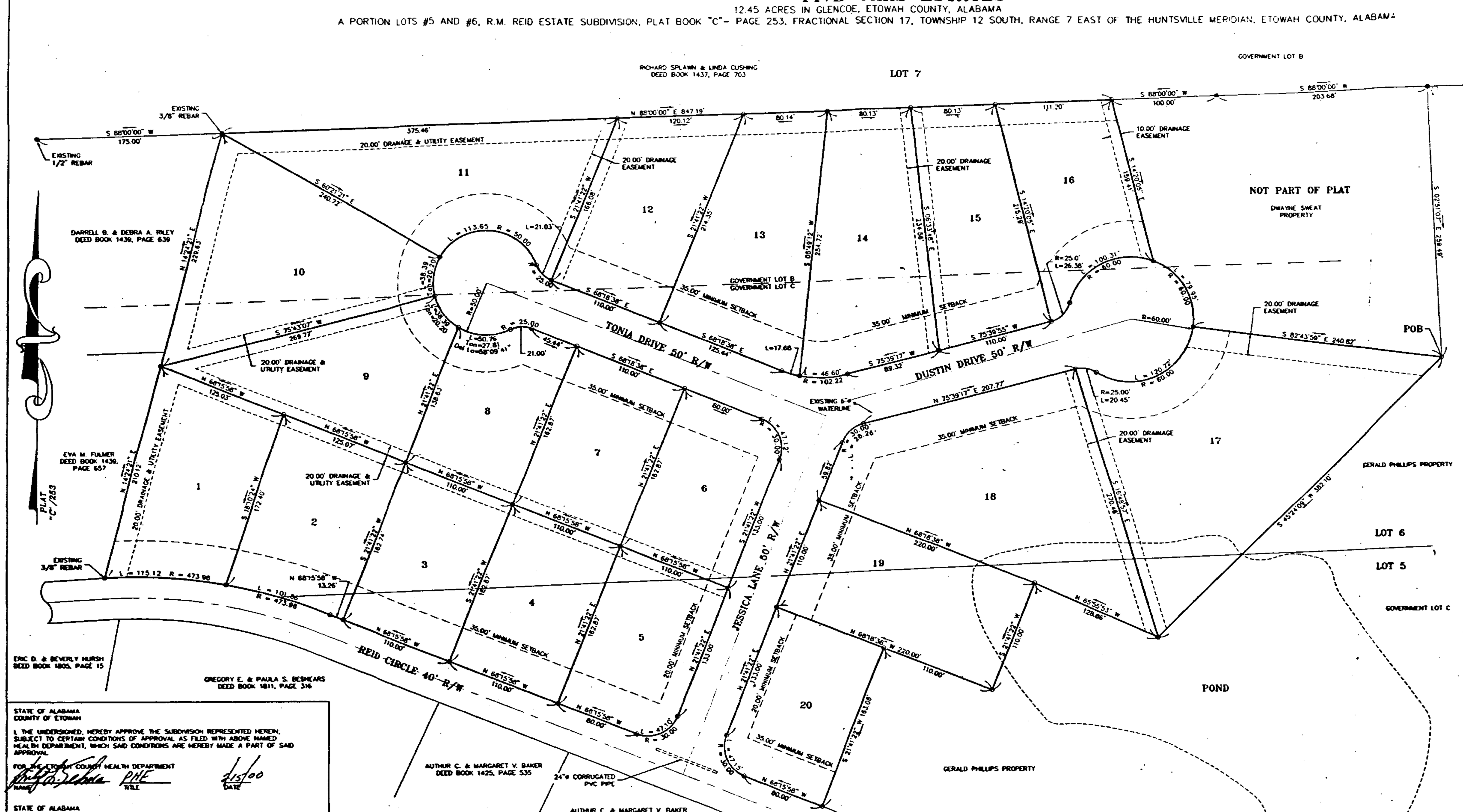
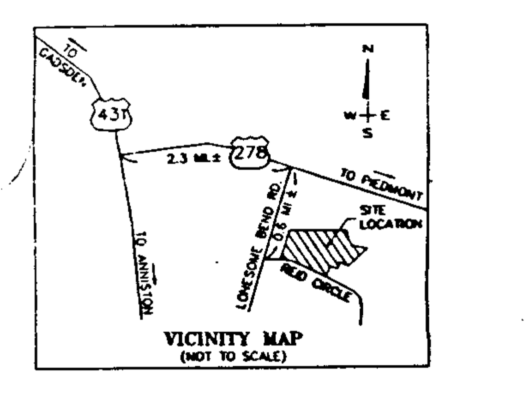
K-97

FIVE OAKS ESTATES

12.45 ACRES IN GLENCOE, ETOWAH COUNTY, ALABAMA

A PORTION LOTS #5 AND #6, R.M. REID ESTATE SUBDIVISION, PLAT BOOK "C"- PAGE 253, FRACTIONAL SECTION 17, TOWNSHIP 12 SOUTH, RANGE 7 EAST OF THE HUNTSVILLE MERIDIAN, ETOWAH COUNTY, ALABAMA





NOTE: ETOWAH COUNTY HEALTH DEPARTMENT RESTRICTIONS

ALL LOTS ARE APPROVED WITH 24" DEPTH RESTRICTION ON FIELD LINES.

STATE OF ALABAMA
COUNTY OF ETOWAH

I, THE UNDERSIGNED, HEREBY APPROVE THE SUBDIVISION REPRESENTED HEREIN, SUBJECT TO CERTAIN CONDITIONS OF APPROVAL AS FILED WITH ABOVE NAMED HEALTH DEPARTMENT, WHICH SAID CONDITIONS ARE HEREBY MADE A PART OF SAID APPROVAL.

FOR THE ETOWAH COUNTY HEALTH DEPARTMENT

(signature) NAME — PHE TITLE — 2/15/00 DATE

STATE OF ALABAMA
COUNTY OF ETOWAH

I, THE UNDERSIGNED, HEREBY APPROVE THE SUBDIVISION REPRESENTED HEREIN, WITH THE EXCEPTIONS AS NOTED, IF ANY.

FOR THE GLENCOE PLANNING COMMISSION

(signature) NAME — TITLE — 2/21/00 DATE

STATE OF ALABAMA
COUNTY OF ETOWAH

FOR THE CITY OF GLENCOE WATER WORKS AND SEWER BOARD – CAN AND WILL FURNISH WATER, WITH ADEQUATE PRESSURE, SUBJECT TO THE RULES AND REGULATIONS OF THE WATER AUTHORITY.

(signature) NAME — TITLE — DATE

STATE OF ALABAMA
COUNTY OF ETOWAH

I, JERRY L. DOWDY, A REGISTERED PROFESSIONAL LAND SURVEYOR OF GADSDEN, ALABAMA, HEREBY REPORT THAT THE FOREGOING PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND SUBDIVISION IN FRACTIONAL SECTION 17, TOWNSHIP 12 SOUTH, RANGE 7 EAST OF HUNTSVILLE MERIDIAN, ETOWAH COUNTY, ALABAMA, AS EXECUTED ON THIS THE 3 DAY OF February, 2000 IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFOMATION AND BELIEF.

(signature) PROFESSIONAL LAND SURVEYOR — AL REG #18979

STATE OF ALABAMA
COUNTY OF ETOWAH

WE, THE UNDERSIGNED, Gerald Phillips AND Linda Phillips BEING THE OWNERS OF THE LANDS EMBRACED WITHIN THE FOREGOING PLAT, HEREBY RATIFY, CONFIRM AND ADOPT THE SAME AS BEING TRUE AND CORRECT, THIS THE 14TH DAY OF February, 2000

STATE OF ALABAMA
COUNTY OF ETOWAH

I, (signature) A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT GERALD AND LINDA PHILLIPS, WHOSE NAME IS SIGNED TO THE FOREGOING CONVEYANCE AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS OF THE CONVEYANCE, HE EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE. GIVEN UNDER MY HAND AND SEAL THIS THE 14 DAY OF Feb. 2000

NOTARY PUBLIC
(signature)

STATE OF ALABAMA
COUNTY OF ETOWAH

I, THE UNDERSIGNED, HEREBY ATTEST THE SUBDIVISION REPRESENTED HEREIN.

(signature) MAYOR — 2-21-00 DATE

(signature) CITY CLERK — 2-21-00 DATE

LEGEND

- ● IRON PIN FOUND
- ○ IRON PIN SET WITH CAP STAMPED "J DOWDY 18979"
- "SP" IRON PIN "SET PREVIOUS SURVEY"
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- (R) RECORD (BEARING, DISTANCE, OR ANGLE)
- (M) MEASURED (BEARING, DISTANCE, OR ANGLE)
- (C) CALCULATED (BEARING, DISTANCE, OR ANGLE)
- ◆ CALCULATED POINT
- –W– EXISTING 6"ø WATER LINE
- ▲ NAIL SET
- R/W RIGHT-OF-WAY
- ∅ SEWER ... (unclear)
- IN INCH
- NOT TO SCALE
- –O/E– OVERHEAD ELECTRIC LINES
- POWER POLE
- SECURITY LIGHT
- EXISTING FIRE HYDRANT

LEGAL DESCRIPTION

STATE OF ALABAMA
COUNTY OF ETOWAH
LEGAL DESCRIPTION

COMMENCE AT AN EXISTING 1/2" REBAR AT THE NORTHEAST CORNER OF LOT #6 IN R.M. REID ESTATE SUBDIVISION, AS RECORDED IN PLAT BOOK "C", PAGE 253, PROBATE OFFICE, ETOWAH COUNTY, ALABAMA AND RUN S88°00'00"W, ALONG THE NORTH LINE THEREOF, 434.07 FEET TO A POINT; THENCE RUN S02°51'07"E, LEAVING SAID NORTH LINE, 259.49 FEET TO THE POINT OF BEGINNING; THENCE RUN S45°24'09"W, 382.10 FEET TO A POINT; THENCE RUN N65°55'53"W, 128.86 FEET TO A POINT; THENCE RUN S21°41'22"W, 110.00 FEET TO A POINT; THENCE RUN N68°18'38"W, 110.00 FEET TO A POINT; THENCE RUN S21°41'22"W, 163.08 FEET TO A POINT ON THE NORTHEAST R/W LINE OF REID CIRCLE (40' R/W); THENCE RUN N68°15'58"W, ALONG SAID R/W, 503.26 FEET TO A POINT OF CURVE TO THE LEFT; THENCE CONTINUE ALONG SAID R/W AND ALONG SAID CURVE HAVING A RADIUS OF 473.98 FEET, AND AN ARC LENGTH OF 216.98 FEET TO AN EXISTING 3/8" REBAR AT THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN DEED BOOK 1439, PAGE 657, SAID PROBATE OFFICE; THENCE RUN N14°24'21"E, ALONG THE EAST LINE OF DEED BOOK 1439, PAGE 657 AND DEED BOOK 1439, PAGE 639, 439.76 FEET TO A POINT IN THE NORTH LINE OF SAID LOT #6 ALSO BEING THE SOUTH LINE OF THE LANDS DESCRIBED IN DEED BOOK 1437, PAGE 703, SAID PROBATE OFFICE; THENCE RUN N88°00'00"E, ALONG SAID NORTH AND SOUTH LINE, 847.19 FEET TO A POINT; THENCE RUN S14°20'05"E, LEAVING SAID NORTH AND SOUTH LINE, 159.41 FEET TO A POINT ON A CUL-DE-SAC; THENCE RUN SOUTHERLY ALONG SAID CUL-DE-SAC HAVING A RADIUS OF 60.00 FEET AND AN ARC LENGTH OF 79.95 FEET TO A POINT; THENCE RUN S82°43'59"E, 240.82 FEET TO THE POINT OF BEGINNING. SAID PROPERTY BEING A PORTION OF LOTS #5 AND #6 IN R.M. REID ESTATE SUBDIVISION, AS RECORDED IN PLAT BOOK "C", PAGE 253, PROBATE OFFICE, ETOWAH COUNTY ALABAMA AND CONTAINS 12.45 ACRES, MORE OR LESS.

I, Jerry L. Dowdy, a Registered Land Surveyor in the State of Alabama, hereby report that the foregoing map or plat is true and correct as shown and has been completed in accordance with the requirements of the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama.

According to my survey this the 15 Day of OCTOBER 1999

(signature) JERRY L. DOWDY AL. REG. #18979

DOWDY LAND SURVEYING SERVICES
308 NORTH HOOD AVENUE, GADSDEN, ALABAMA 35903
PHONE: (256) 547-3300 – FAX: (256) 547-3346
EMAIL: JDOWDY@CYBRTYME.COM

LAND BOUNDARY SURVEY & LOT LAYOUT FOR FIVE OAKS ESTATES

DRAWN BY: MICHAEL SCOTT HIGGINS
CHECKED BY: JERRY L. DOWDY
FIELD WORK BY: SCOTT DOWDY & RODNEY BLEVINS
FIELD BOOK No. 99-01
DRAWING FILE NAME
SHEET 1 OF 1

SEAL

Plat K Pg 97

STATE OF ALABAMA, ETOWAH COUNTY
OFFICE OF PROBATE JUDGE

JUDGE OF PROBATE, ETOWAH COUNTY, AL
CASE NO.

[redacted]

BUSINESS RECORDS CORPORATION