BK L Pg 40

RIVERVIEW ESTATES UNIT 3

A RESIDENTIAL SUBDIVISION
LOCATED IN SECTION 20, T-13-S, R-6-E,
CITY OF SOUTHSIDE, ETOWAH COUNTY, ALABAMA

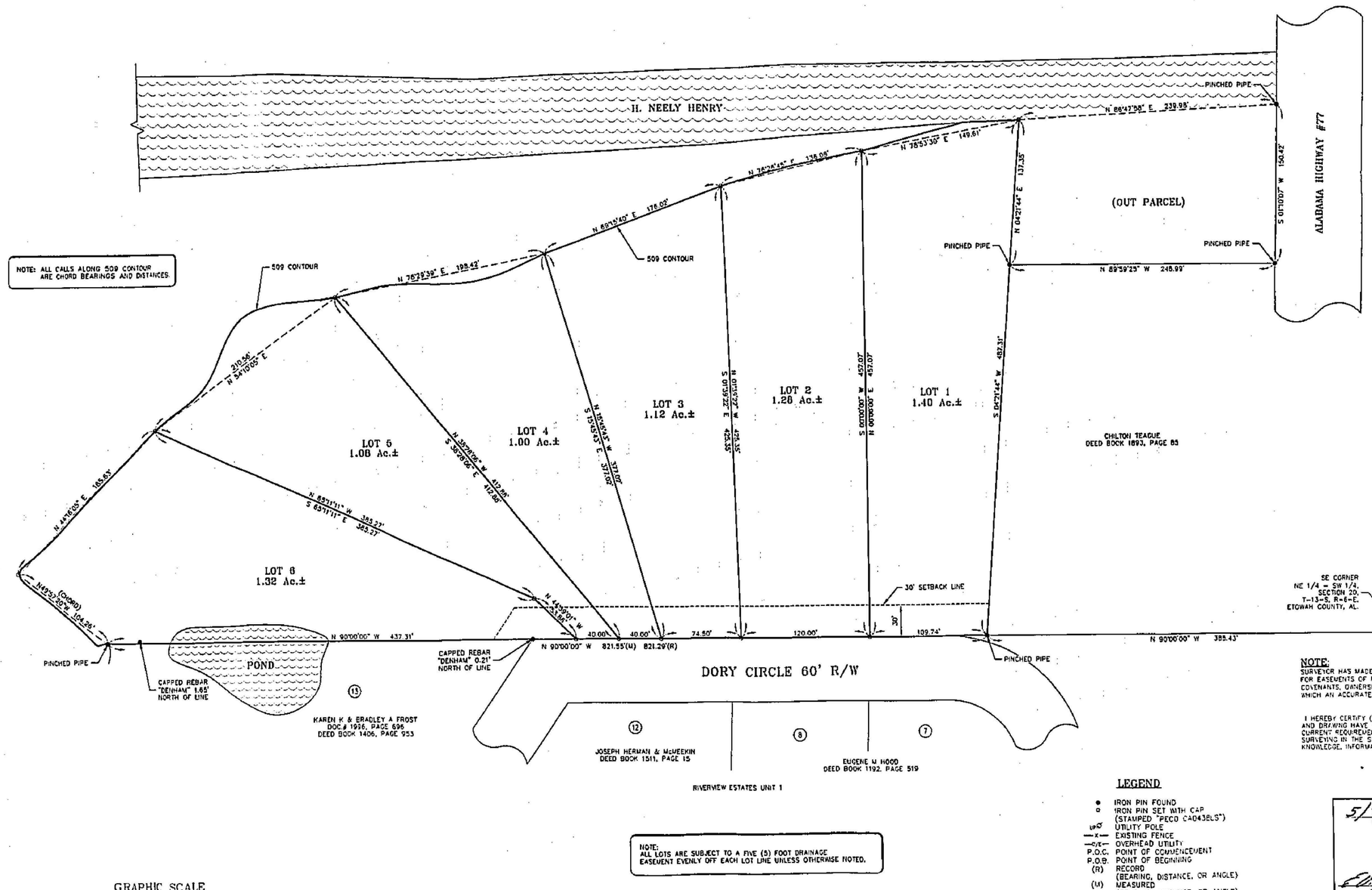
ASSUMED

STATE OF ALABAMA, ETOWAH COUNTY
OFFICE OF PROBATE JUDGE

I hereby certify that this instrument was filed in office for record on the 8 day of June 20 05 at 4:20 o'clock P.M. and was duly recorded on the 8 day of June 20 05.

DEED TAX 10.00
REC. FEE 10.00
TOTAL 20.00

JUDGE OF PROBATE, ETOWAH COUNTY, AL



NOTE: ALL CALLS ALONG 509 CONTOUR ARE CHORD BEARINGS AND DISTANCES.

NOTE:
ALL LOTS ARE SUBJECT TO A FIVE (5) FOOT DRAINAGE EASEMENT EVENLY OFF EACH LOT LINE UNLESS OTHERWISE NOTED.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

RESTRICTIONS:

1) ALL UTILITIES TO BE UNDERGROUND.
2) ALL HOMES WILL HAVE A REQUIRED SQUARE FOOTAGE OF AT LEAST 1800 SQ. FT. HEATED AND COOLED.
3) AT LEAST 80% OF THE EXTERIOR OF ALL HOMES ARE REQUIRED TO BE BRICK.

ETOWAH COUNTY HEALTH DEPARTMENT RESTRICTIONS:

1) ALL LOTS ARE TO BE SUBMITTED WITH AN ENGINEERED ALTERNATIVE SYSTEM TO OVERCOME SOIL LIMITATIONS.
2) ALL LOTS ARE REQUIRED TO HAVE FIELD LINES INSTALLED ACCORDING TO THE DESIGN SUBMITTED BY THE ENGINEER.

OWNER'S CERTIFICATE AND DEDICATION. I, Marion Jaggers, the undersigned, do hereby certify that I am the owner of and the only person having any right, title, or interest in the land shown on the Plat of Riverview Estates Unit 3, and that the Plat presents a correct survey of the above described property made without consent, and that I hereby dedicate to the public use all the streets shown on said plat. The easements as shown on the plat are created for the installation and maintenance of public utilities. I hereby guarantee a clear title to all lands so dedicated from myself and my heirs or assignees forever, and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate.

This 8th day of June 2005

OWNER _____

WITNESS _____

Pursuant to the City of Southside Subdivision Regulations all the requirements for approval have been fulfilled. This final plat was given Final Approval by the City of Southside Planning Commission on _____

_____
Chairman, Planning Commission

The lots on this plat are subject to approval or deletion by the Etowah County Health Department. The approvals may contain conditions pertaining to the onsite sewage treatment systems that restrict the use of the lots or obligate owners to special maintenance and reporting requirements. These conditions are on file with the said health department, and are made a part of this plat as if met out herein.

This 9th day of June 20 05

_____
Etowah County Environmental

NOTE:
SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

I HEREBY CERTIFY (OR STATE) 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.

EDDIE PERMAN JR. PE/PLS
ALABAMA LICENSE No. 20125

5/7/05
DATE

ALABAMA REGISTERED No. 20125 PROFESSIONAL ENGINEER AND LAND SURVEYOR EDWARD D. PERMAN JR.

SIGNATURE SEAL

LEGEND

- IRON PIN FOUND
- IRON PIN SET WITH CAP (STAMPED "PECO CA0438LS")
- UTILITY POLE
- EXISTING FENCE
- OVERHEAD UTILITY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- (R) RECORD (BEARING, DISTANCE, OR ANGLE)
- (M) MEASURED (BEARING, DISTANCE, OR ANGLE)
- TRAVERSE STATION
- CALCULATED POINT
- PT PERCOLATION TEST HOLE
- TP TEST PIT OR SOIL BORING

NO	DATE	REVISIONS	DWN	CKD	APPR'D
1	6/3/05	REVISED LOT 1 CONTOUR	MH	EP	EP

DRAWN BY MSH	DATE	CHECKED BY EOP	DATE
DESIGNED BY EOP	DATE	FIELD SURVEY BY MH, DG	FIELD SURVEY DATE

PECO PERMAN ENGINEERING CO.
Civil Engineering & Surveying
2425 Lumbley Rd.
Rainbow City, Al. 35906
Tel: (256) 413-0433
Fax: (256) 442-0161
E-mail: PECO@COMPUSERVE.COM

RIVERVIEW ESTATES UNIT 3

SCALE	DRAWING NO.	
1" = 50'	S040825-002	
DATE 8/25/04	CONTRACT S040825	REV. 1