

BOUNDARY SURVEY & FINAL PLAT FOR  
**PLEASANT HILL PHASE I**  
BOAZ, ALABAMA

200 WEST AL  
ALBERTVILLE  
(256)  
1540 U.S. HIGHWAY 29 NORTH  
ANDALUSIA, ALABAMA 36420  
(256) 222-5451



SCALE:	1" = 60'
FIELD BY:	BLA
FIELD DATE:	03/04/04
DRAWN BY:	BLA
DRAW DATE:	03/04/04
REVISION:	
REVISION:	
REVISION:	
PROJECT NO:	13040001
SHEET NO:	1 OF 1

**SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED**

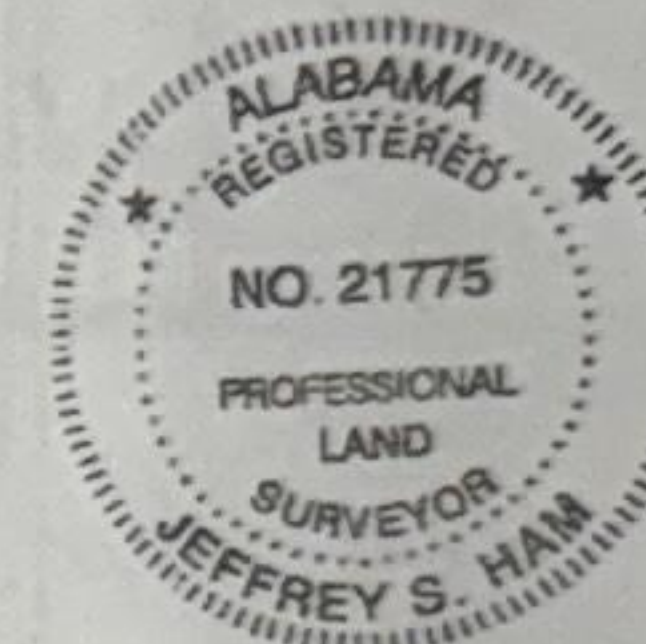
STATE OF ALABAMA  
ETOWAH COUNTY

I, Jeffrey S. Ham, a Registered Professional Land Surveyor of the State of Alabama, hereby certify that this survey was done under my supervision of the following described property:

A tract or parcel of land containing 18.25 acres located in the NW 1/4 of the SE 1/4, Section 13, Township 10 South, Range 4 East, Huntville Meridian, Etowah County, Alabama, and more particularly described as follows: Commence at a 3/8 inch diameter rebar at the southeast corner of said Section 13; thence N00°30'01"W 1866.56 feet along the east line of said Section 13; thence S89°29'00"W 1399.53 feet to a railroad spike in the pavement of Pleasant Hill Church Road; thence S89°29'00"W 224.97 feet to a railroad spike in the pavement of said Pleasant Hill Church Road, the true point of beginning; thence S89°29'00"W 114.27 feet to the center of said Pleasant Hill Church Road; thence N89°29'00"W 930.92 feet to an iron set (this iron and all iron referred to as "set" are 5/8 inch diameter rebar with yellow cap stamped CDG CA-0028-LS) on the west line of said NW 1/4 of the SE 1/4; thence N00°30'01"W 660.00 feet along the west line of said NW 1/4 of the SE 1/4; thence N89°29'02"E 49.75 feet to an iron set on the east right-of-way limit of Pleasant Hill Road; thence N89°29'02"E 894.48 feet to an iron set; thence N00°13'13"W 49.70 feet to a 1/4 inch diameter rebar; thence N89°29'02"E 311.70 feet to a nail set in the center of Misty Lane; thence S01°33'21"E 63.40 feet along the center of said Misty Lane to a nail set; thence S02°31'07"E 423.83 feet along the center of said Misty Lane to a 1/2 inch diameter rebar; thence leaving said Misty Lane S89°29'42"W 225.13 feet to the true point of beginning. SUBJECT TO: Road right-of-ways for Pleasant Hill Road, Pleasant Hill Church Road, and Misty Lane along the west, south, and east sides of the above described tract.

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.

Witness my hand this 18th day of March, 2004.



*Jeffrey S. Ham*  
Jeffrey S. Ham, PLS  
Alabama License No. 21775

Property and all adjoining property is Zoned R1 City of Boaz, Alabama Setbacks: Front - 40' Rear - 40' Side - 10' (Corner Lot - 30')

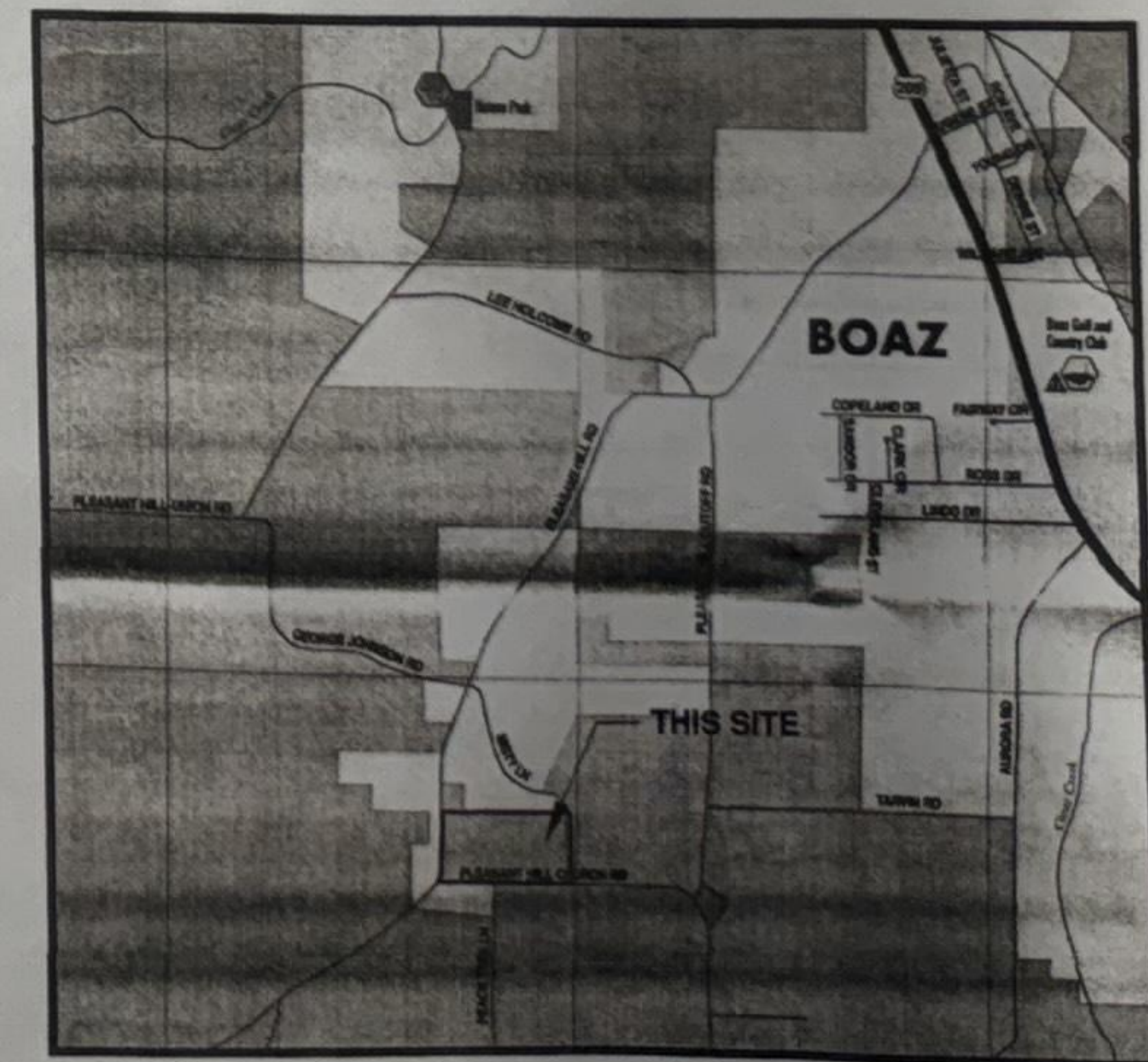
**ETOWAH COUNTY HEALTH DEPARTMENT**

This subdivision meets the approval of the Etowah County Health Department, subject to certain conditions of approval and/or deletion of file with the said health department, which conditions are made part of this approval as is set herein.

*Charles K. & Krista D. Silvestri*  
Charles K. & Krista D. Silvestri  
401 Misty Lane  
Boaz, Alabama 35956

A reasonable attempt was made by this firm to research current records in the county probate office. However, no title search was performed by this firm which might find easements, right-of-ways, or restrictions which may affect the tract shown on this plat.

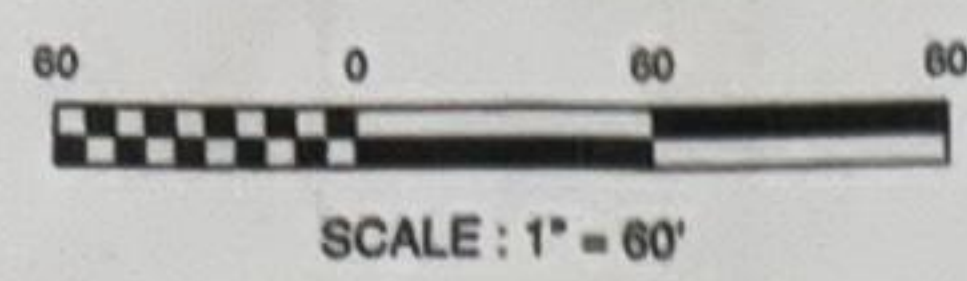
There was no attempt in the field to determine the location of, or the extent of possible encroachments beneath the surface. There was no request for, or attempt made, to locate, nor show on this plat, any improvements on this tract of land.



**VICINITY MAP**  
nts

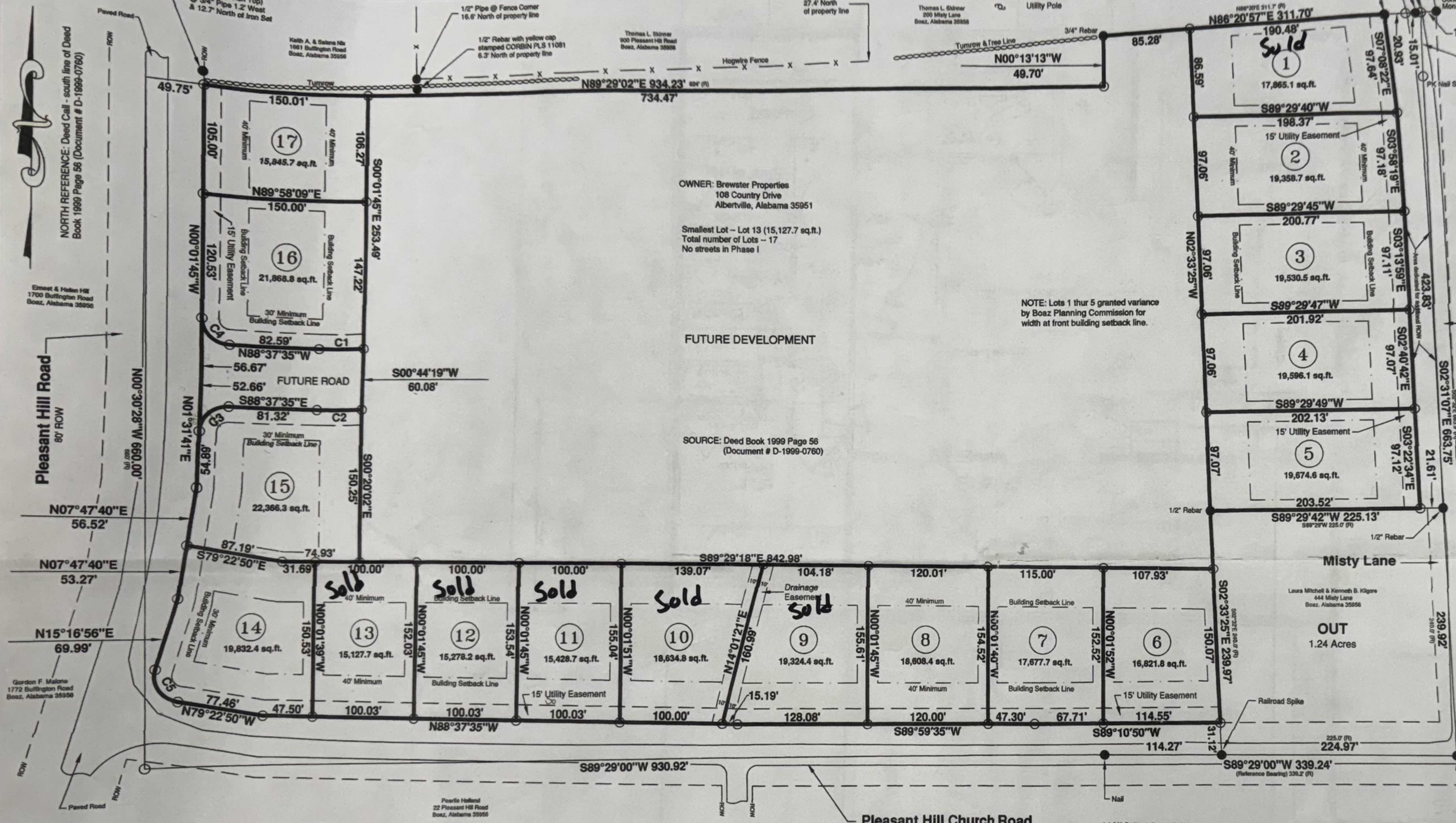
**LEGEND**

- Iron Monument Found and Type
- 5/8 inch Diameter Rebar Set with Yellow Cap Stamped CDG CA-0028-LS
- POC Point of Commencement
- PCB Point of Beginning
- (R) Record (Bearing, Distance, Angle, or Description)
- U - Overhead Electric, Telephone, and/or Cable (TV)
- X - Existing Fence (As Labeled)
- Line Not to Scale
- ROW Right-of-Way
- Utility Pole



SCALE: 1" = 60'

CURVE NUMBER	CURVE TABLE			CHORD BEARING AND DISTANCE
	RADIUS	ARC LENGTH		
C1	670.00'	43.06'		N89°31'59"E 43.05'
C2	730.00'	43.74'		N89°39'26"E 43.73'
C3	25.00'	39.20'		S46°27'03"W 35.31'
C4	25.00'	38.66'		S44°19'40"E 34.92'
C5	25.00'	41.32'		N32°02'07"W 36.77'



OWNER: Brewster Properties  
108 Country Drive  
Albertville, Alabama 35951

Smallest Lot - Lot 13 (15,127.7 sq.ft.)  
Total number of Lots - 17  
No streets in Phase I

NOTE: Lots 1 thru 5 granted variance by Boaz Planning Commission for width at front building setback line.

FUTURE DEVELOPMENT

SOURCE: Deed Book 1999 Page 56 (Document # D-1999-0760)

**CERTIFICATE OF APPROVAL BY ALABAMA POWER**

The undersigned, as authorized by Alabama Power, hereby approved the within plat for the recording of same in the Probate Office of Etowah, Alabama, this 1st day of JUNE, 2004.

*Gregory J. Hester*  
Gregory J. Hester  
Alabama Power

**CERTIFICATE OF APPROVAL BY THE WATER BOARD**

The undersigned, as authorized by the Douglas Water Authority hereby approved the within plat for the recording of same in the Probate Office of Etowah, Alabama, this 1st day of JUNE, 2004.

*Bird L. Lee*  
Bird L. Lee  
Douglas Water and Sewer Board  
Authority

**CERTIFICATE OF APPROVAL BY THE BOAZ GAS BOARD**

The undersigned, as authorized by the Boaz Gas Board, hereby approved the within plat for the recording of same in the Probate Office of Etowah, Alabama, this 1st day of JUNE, 2004.

*Gregory J. Hester*  
Gregory J. Hester  
Boaz Gas Board

**CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION**

The within plat of PLEASANT HILL PHASE I, BOAZ, ALABAMA is hereby approved by the Planning Commission of the City of Boaz, Alabama, this 6 day of February, 2004.

*James Don Jims*  
James Don Jims  
Chairman, City of Boaz, Alabama  
Planning Commission

**CERTIFICATE OF APPROVAL BY THE CITY ENGINEER**

The undersigned, as Engineer for the City of Boaz, Etowah County, Alabama, hereby approved the within plat for the recording of same in the Probate Office of Etowah, Alabama, this 1st day of JUNE, 2004.

*James Blair Waldrop*  
James Blair Waldrop  
City Engineer, City of Boaz, Alabama

**CERTIFICATE OF RECORDING OFFICE OF THE JUDGE OF PROBATE**

I hereby certify that this Plat or Map was filed in this office for record this 1st day of JUNE, 2004, at 10 o'clock AM, and was duly recorded on the 15 day of JUNE, 2004.

Judge of Probate,  
Etowah County, Alabama

**DEDICATION AND ACKNOWLEDGMENT**

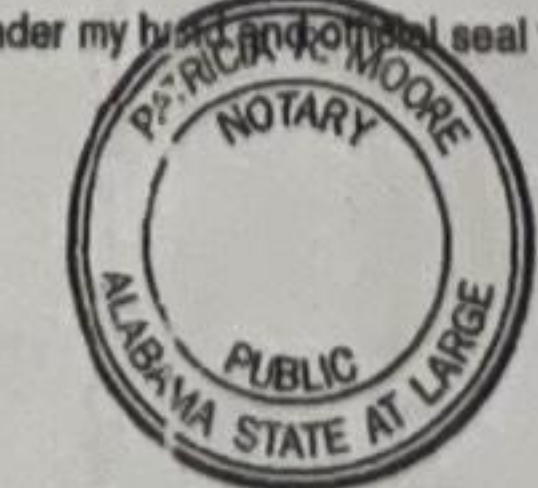
I, Mary Brewster, manager member, Brewster Properties LLC, as proprietor(s), have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as PLEASANT HILL PHASE I, BOAZ, ALABAMA, being a part of Section 13, Township 10 South, Range 4 East in the City of Boaz, Etowah County, Alabama.

*Mary Brewster*  
Mary Brewster, manager member  
Brewster Properties LLC

**STATE OF ALABAMA  
COUNTY OF ETOWAH**

I, Patricia B. Moore, Notary Public in and for said County, in said State, hereby certify that Mary Brewster, whose name as manager member for Brewster Properties LLC is signed to the foregoing instrument, and who are known to me, acknowledge before me on this day that, being informed of the contents of the instrument, they with full authority, executed the same voluntarily.

GIVEN under my hand and official seal this 2nd day of JUNE, 2004.



*Patricia B. Moore*  
NOTARY PUBLIC  
1-11-05

STATE OF ALABAMA, ETOWAH COUNTY  
OFFICE OF PROBATE JUDGE

I hereby certify that this instrument was filed in office for record on the 15 day of JUNE, 2004, at 10:00 o'clock AM, and was duly recorded on the 15 day of JUNE, 2004.

REC. FEE \$10.00  
TOTAL \$10.00  
ETOWAH COUNTY, AL