

Restrictions and Limitations for Cedar Point Estates - Section No. One

Whereas, N. A. Pilgrim, W. E. Buffington, and J. D. Buffington are the owners of the property embraced in the Cedar Point Estates - Section No. One, Cherokee County, Alabama as evidenced by Plat of Survey of said subdivision made by Simon Fogarty, Engineer, on April 14, 1967 and recorded in Plat Book 6, Page 104, in the office of the Probate Judge of Cherokee County, Alabama; and

Whereas, the said Section No. One is intended for residential purposes only;

Now, therefore, in consideration of the foregoing and the benefits flowing to the present and future owners of the property included in the said Section No. One, the owners do hereby impose the following protective and/or restrictive covenants which shall be applicable to all lots contained in Section No. One of said Cedar Point Estates - Section No. One in Cherokee County, Alabama;

1. The residential lots shall be restricted to building of single family residences with a minimum of 900 sq. ft. of living area, exclusive of porches.
2. No house trailer or mobile homes for permanent occupancy shall be permitted upon the property. Any occupancy beyond 90 days shall be considered a permanent occupancy.
3. No boat houses shall be constructed so as to be used as living quarters.
4. No lot shall be used or maintained as a dumping ground for rubbish, trash, or garbage. Other waste shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of garbage and trash shall be kept in a clean and sanitary condition.

Signed: N. A. Pilgrim
(N. A. Pilgrim)

W. E. Buffington
(W. E. Buffington)

J. D. Buffington
(J. D. Buffington)

State of Alabama, Cherokee County
I hereby certify that this instrument was filed
in this office for record on the 27 day of May,
1967 at 11:55 A.M. and duly recorded.
Certifying Fee 25 Recording Fee 2.10 102 33
Paul C. Jordan
Judge of Probate, Cherokee County

1804

WE; N. A. PILGRIM, W. E. BUFFINGTON,
AND J. D. BUFFINGTON, OWNERS OF
THE PROPERTY SHOWN HEREON HEREBY
RECOGNIZE THIS AS BEING A TRUE AND
CORRECT PLAT AND ADOPT THE PLAN
FOR SUBDIVISION. WE ALSO INTEND
AND DEDICATE CEDAR POINT DRIVE
AND BUFF DRIVE TO PUBLIC USE.

N. A. Pilgrim
N. A. PILGRIM
W. E. Buffington
W. E. BUFFINGTON
J. D. Buffington
J. D. BUFFINGTON

STATE OF ALABAMA
COUNTY OF CHEROKEE:

I, Paul C. Jordan, Notary Public
in and for said State and County HEREBY
CERTIFY THAT N. A. PILGRIM, W. E. BUFFINGTON,
AND J. D. BUFFINGTON, WHOSE NAMES
ARE SIGNED TO THIS PLAT, ACKNOWLEDGE
THAT BEING INFORMED OF THE CONTENTS
THEREOF THEY EXECUTED THE SAME VOLUNTARILY
ON THIS DATE.

WITNESS MY HAND AND SEAL, THIS 15 DAY
OF APRIL, 1967

Paul C. Jordan
NOTARY PUBLIC

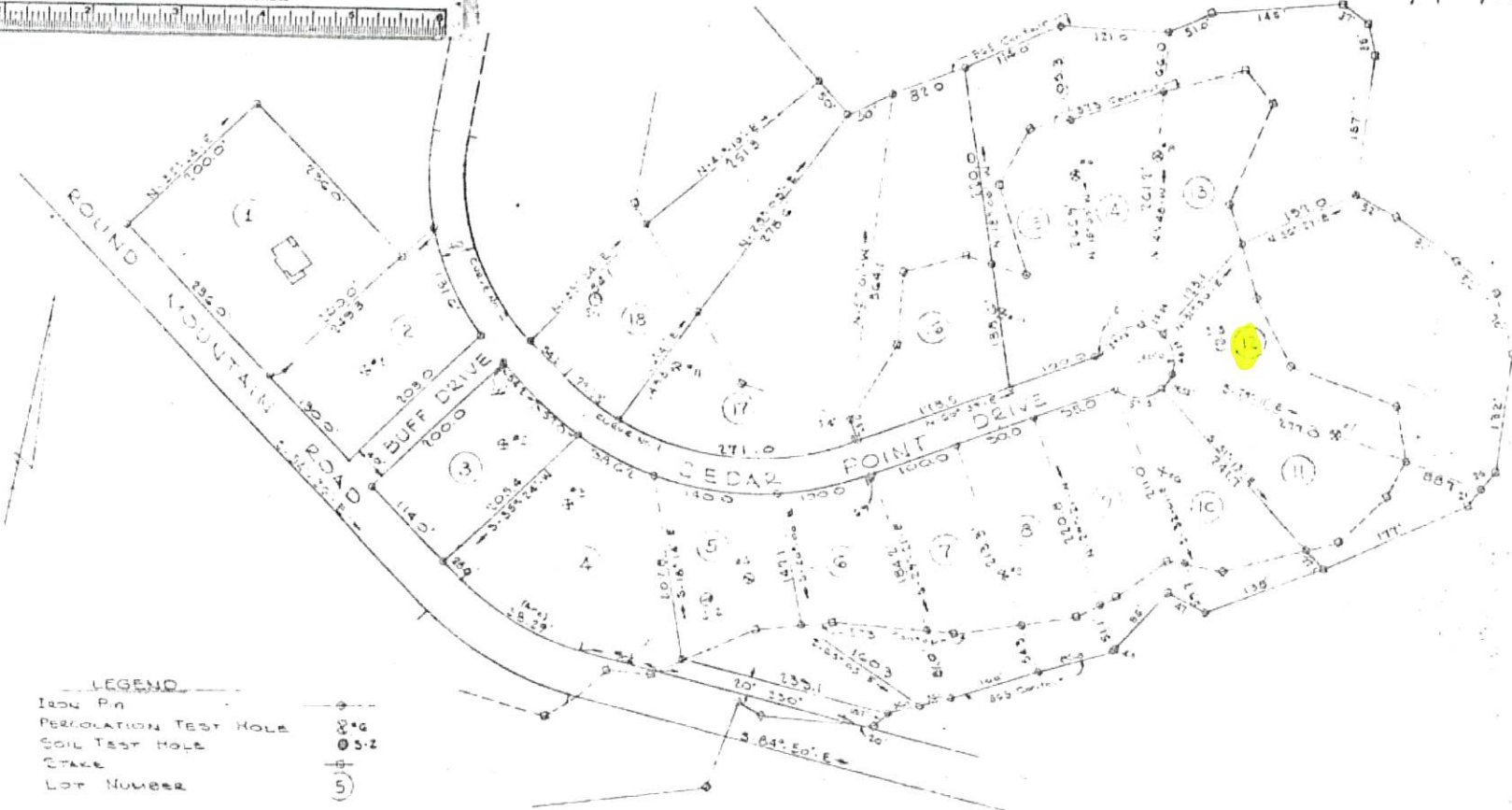
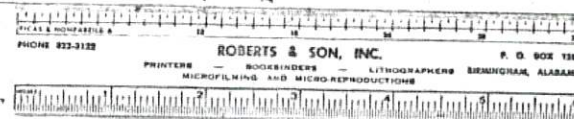
THIS SUBDIVISION MEETS ALL STATE
AND COUNTY HEALTH REQUIREMENTS
AND IS APPROVED BY THE CHEROKEE
COUNTY HEALTH DEPARTMENT THIS
15TH DAY OF MAY, 1967.

Paul C. Jordan
COUNTY SANITARIAN



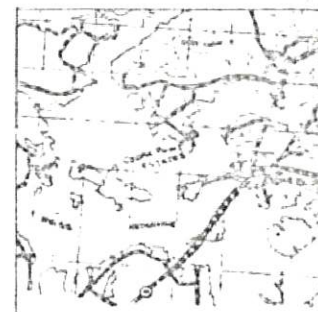
CERTIFIED TO BE A TRUE AND CORRECT
REPRESENTATION OF EXISTING CONDITIONS

Simon Fogarty, Jr.
SIMON FOGARTY, JR.
R.L.S. CERT. NO. 5476



NOTES:
WATER LINE (PROPERTY LINE) ELEV. 565
BASEMENT LINE ELEVATION 573
LOTS 1 THROUGH 18 CONSTITUTE SECTION ONE

NOTE:
Each Septic Tank and a special
system and each water supply
system shall be individually
permitted and installed under the
supervision of the Cherokee
County Health Department.



VICINITY MAP
SCALE: 1" = 2 MILES

CEDAR POINT ESTATES SECTION ONE

LOCATED IN THE NW 1/4 OF SECTION 30,
T-9-S, R-10-E OF CHEROKEE COUNTY, ALA.

SCALE: 1" = 100'

APRIL 14, 1967

CURVE NO.	CENTRAL ANGLE	DEGREE OF CURVE	RADIUS	TANGENT	LENGTH OF CURVE	DEFL. PER FOOT (M/G)
#1 INSIDE	54°45'	18°28'	51.0	195.71	350.03	5.54
#1 OUTSIDE	54°45'	18°28'	350'	221.25	375.01	4.81
#2 OUTSIDE	54°52'	18°06'	300'	155.71	287.26	5.73