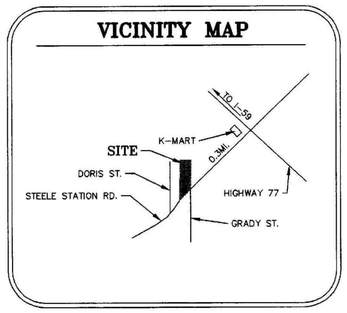
BK L PG 67

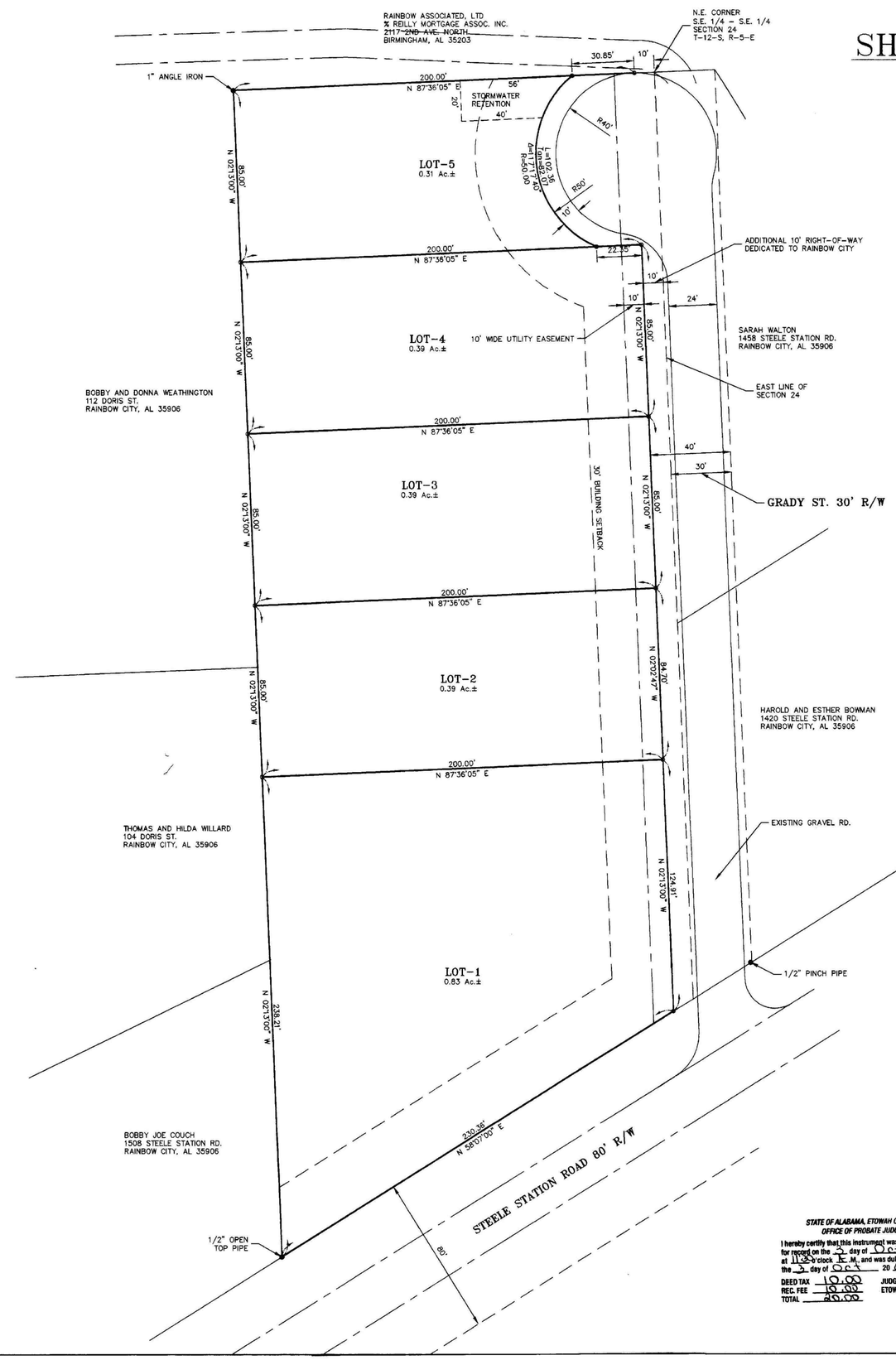
SHADY PINES SUBDIVISION

A RESIDENTIAL SUBDIVISION
LOCATED IN SECTION 24, T-12-S, R-5-E,
RAINBOW CITY, ETOWAH COUNTY, ALABAMA

PLAT

VICINITY MAP





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
- WATER VALVE
- WELL
- SANITARY SEWER MANHOLE
- DRAINAGE MANHOLE
- GRATE INLET
- CURB INLET
- FIRE HYDRANT
- LIGHT POST
- MARSH
- BENCH MARK
- TREE

OWNER'S CERTIFICATE AND DEDICATION. I, Amanda Blalock, the undersigned, do hereby certify that I am the owner of and the only persons having any right, title, or interest in the land shown on the Plat of Shady Pines Subdivision, 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 our 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.

RESTRICTIONS: none

This 3rd day of Oct. 20 06

OWNER _____ OWNER _____

WITNESS _____

SURVEYOR'S CERTIFICATE. I, Eddie Perman Jr., the undersigned, do hereby certify that I am a professional land surveyor and civil engineer and that the annexed map of Shady Pines Subdivision consisting of 1 sheet, correctly represents a survey made under my supervision on the 23th day of August, 2006.

Signature: _____

License #: 20125

Witness: Marcey Bruce

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat for Shady Pines Subdivision has been found to comply with the Subdivision Regulations for Rainbow City, Alabama with the exception of such variances, if any as noted in the minutes of the Planning Commission, and that it has been approved for recording in the office of the Probate Judge of Etowah County.

Approved as to form and legality this 2nd day of October A.D., 20 06

ATTEST:

Clerk _____ Mayor _____

Pursuant to the Rainbow City Subdivision Regulations all the requirements for approval have been fulfilled. This final plat was given Final Approval by the City of Rainbow City Planning Commission on 9/26/06

Chairman, Planning Commission

ETOWAH COUNTY HEALTH DEPARTMENT:
All lots contained in Shady Pines Subdivision must connect to public sewer. No onsite sewage treatment allowed. I hereby approve the within plat for the recording of same in the probate office of Etowah County, Alabama this the 2 day of October 20 06

Public Health Environmentalists

CERTIFICATION OF THE APPROVAL OF WATER AND SEWAGE SYSTEMS
I hereby certify that the water supply and sewage disposal utility systems installed or proposed for installation in the subdivision plat entitled, Shady Pines Subdivision fully meet the requirements of The Utilities Board of the City of Rainbow City and are hereby approved as shown.

This 3rd day of Oct. 2006

Chairman, The Utilities Board of the City of Rainbow City

NOTES:
1) TOTAL ACREAGE OF SUBDIVISION = 2.5 ACRES
2) TOTAL NUMBER OF LOTS = 5
3) ALL LOTS ARE SUBJECT TO A 7.5 FOOT DRAINAGE EASEMENT EVENLY OFF EACH LOT LINE UNLESS OTHERWISE NOTED.

ZONING REQUIREMENTS

DIVISION 3, SECTION 50
R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

LOT SIZE
MINIMUM LOT AREA = 12750 SQ. FT.
MINIMUM LOT WIDTH = 85 FEET
SETBACKS
FRONT YARD = 30 FEET MINIMUM
SIDE YARD = 10 FEET MINIMUM
REAR YARD = 30 FEET MINIMUM

STATE OF ALABAMA, ETOWAH COUNTY
OFFICE OF PROBATE JUDGE
I hereby certify that this instrument was filed in office for record on the 2 day of Oct 2006 at 11:30 o'clock A.M., and was duly recorded on the 3 day of Oct 20 06.
DEED TAX 10.00
REC. FEE 10.00
TOTAL 20.00
JUDGE OF PROBATE, ETOWAH COUNTY, AL

9/8/06
DATE

SIGNATURE

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

NO.	DATE	REVISIONS	DWN	CKD	APPRV'D

DRAWN BY	DATE	CHECKED BY	DATE
MSH		EOP	
DESIGNED BY	DATE	FIELD SURVEY BY	FIELD SURVEY DATE
EOP	9/8/06	MH, BY	

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@CYBRTYME.COM

SHADY PINES SUBDIVISION
RAINBOW CITY, AL

DEVELOPER:
AMANDA BLALOCK

SCALE: 1"= 30'	DRAWING NO. E060705-004	
DATE: 7/10/06	CONTRACT E060705	REV. 0

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

0 1 2 3 4 5 6