

# HOWELL FARM TRACTS

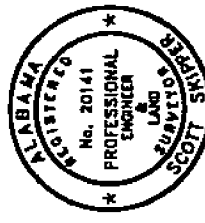
BEING A PORTION OF THE EAST 1/2 OF THE NW 1/4 AND THE N 1/2 OF THE NE 1/4 OF THE SW 1/4, SECTION 4, T-13-S, R-5-E RAINBOW CITY, ETOWAH COUNTY, ALABAMA

STATE OF ALABAMA  
COUNTY OF ETOWAH

I, Scott Skipper, a Registered Engineer and Land Surveyor of Alabama, hereby certify to Manon A. & wife, Beverly Howell that all parts of this survey and drawing have been completed in accordance with the requirements of the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama. I further certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map for the Etowah County, Alabama (Community Flood No. 010077 0180 C, dated April 15, 1982) and found that a portion of the property is located in a special flood hazard area (Zone A).

According to my survey this the 29th day of April, 2000.

Scott Skipper  
Registered Professional Land Surveyor  
License Number 20141  
Phone 256-415-7756



I, the undersigned, Manon A. & wife, Beverly Howell, being the owner of the land embraced within the foregoing plat, do hereby ratify, confirm and adopt the same as being true and correct, this the 29th day of April, 2000.

Manon A. Howell  
Beverly Howell

STATE OF ALABAMA  
COUNTY OF ETOWAH

I, \_\_\_\_\_, as Notary Public in and for said County and State, hereby certify that Manon A. & wife, Beverly Howell has signed the within map, and when it is known to me, and acknowledged before me on this date, that being informed of the contents, have executed the same voluntarily on the day the same here date.

Witness my hand and seal this the \_\_\_\_\_ day of \_\_\_\_\_, 2000.

My commission expires \_\_\_\_\_ A NOTARY PUBLIC

We the undersigned, hereby approve the subdivision represented by the foregoing plat, with the exceptions as noted, if any. Said lots having access to public water.

Approved By: \_\_\_\_\_ DATE: \_\_\_\_\_

Approved By: \_\_\_\_\_ DATE: \_\_\_\_\_

Approved By: \_\_\_\_\_ DATE: \_\_\_\_\_

Approved By: \_\_\_\_\_ DATE: \_\_\_\_\_

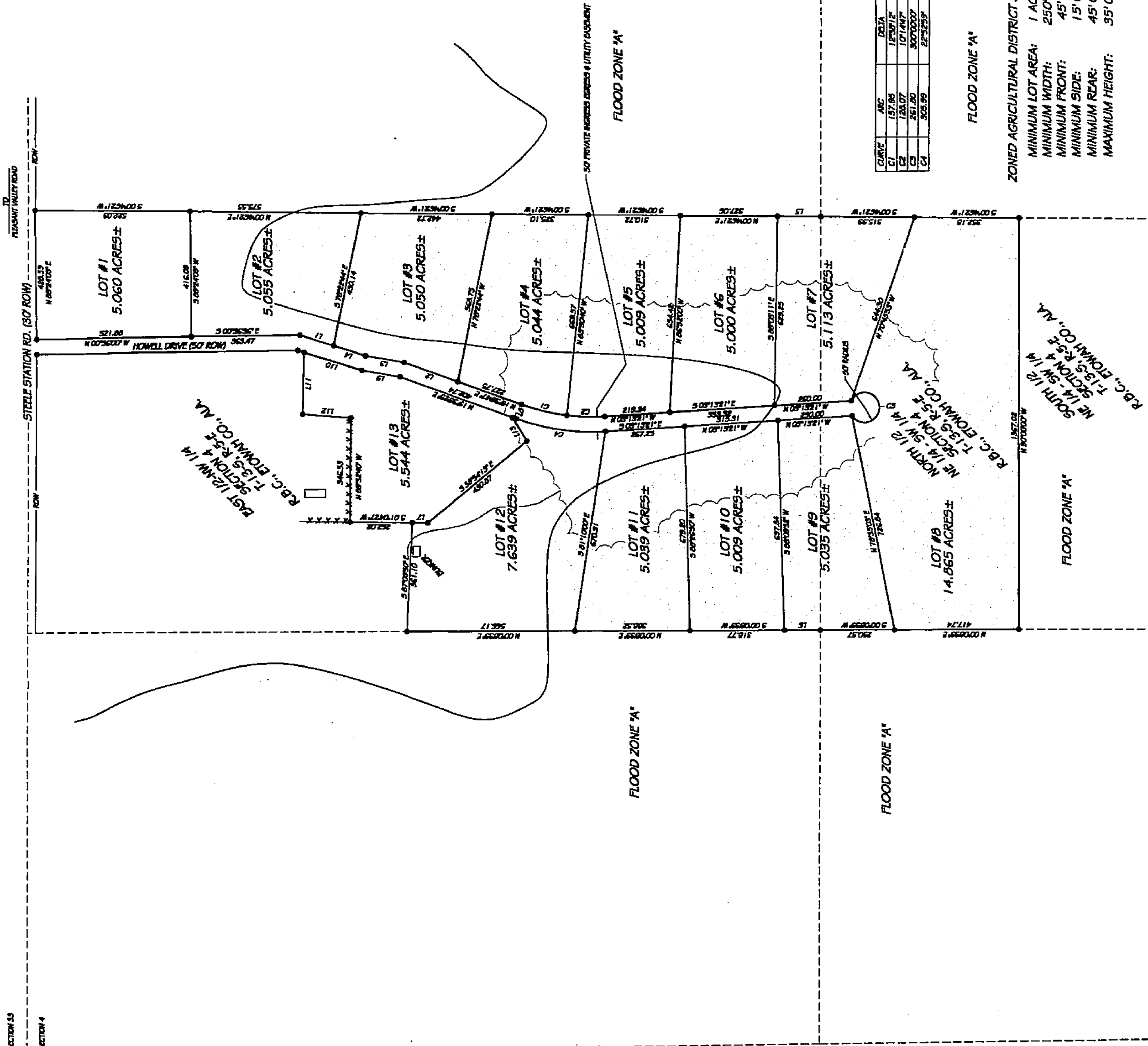
Approved By: \_\_\_\_\_ DATE: \_\_\_\_\_

This subdivision meets the approval of the Etowah County Health Department subject to certain conditions of approval and/or lot deletions on file with the said health department, which conditions are made a part of this approval as it set out hereon.

Approved By: \_\_\_\_\_ DATE: \_\_\_\_\_

**GENERAL NOTES:**

- 1.) This subdivision was developed utilizing the Health Department's exemption to the subdivision rule (420-3-1-.39) of the rules of State Board of Health for Onsite Sewer Disposal and Subdivision Onsite Sewer Systems, in which the tracts being five acres or greater in size have NOT been submitted to the local health department for approval. Prior to improvements, the lots must be submitted to the local health department with required percolation/boring application/plot plan.
- 2.) The proposed roadway serves as a private ingress/egress and utility easement. The City will NOT be responsible for maintenance and upkeep. Garbage collection will be at Steele Station Road. Upkeep and maintenance will be the responsibility of the adjacent owners (see restrictive covenants).
- 3.) Lots of this subdivision further divided to have less than 2.50 foot frontage and one acre will require rezoning.
- 4.) A portion of this property is located in a special flood hazard area (FEMA Zone "A").
- 5.) Each homeowner shall conform to Rainbow City building code with regard to flood plate.



**LEGEND**

- IRON PIN SET (WITH IRON PIN AND IRON PIN FOUND)
- IRON PIN FOUND
- TRACE LINE
- REDS HAZARD AREA AS SHOWN ON FEMA FLOOD HAZARD MAPS

STATE OF ALABAMA ETOWAH COUNTY  
I hereby certify that this instrument was filed in office for record on the \_\_\_\_\_ day of \_\_\_\_\_, 2000, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and that the same is a true and correct copy of the original as recorded on the \_\_\_\_\_ day of \_\_\_\_\_, 2000, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. in Book \_\_\_\_\_ Page \_\_\_\_\_ of the Public Records of Etowah County, Alabama.  
NOTARY PUBLIC  
ETOWAH COUNTY, AL  
TOTAL \_\_\_\_\_ GATE NO. \_\_\_\_\_

PROJECT #00054PLAT  
SCALE 1" = 200'  
BOOK #40



LINE	BEARING	DISTANCE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
L1	S 17°36'16" W	184.68					
L2	N 17°36'16" E	184.68					
L3	N 17°36'16" E	184.68					
L4	N 17°36'16" E	184.68					
L5	S 0°06'52" W	145.00					
L6	S 0°06'52" W	145.00					
L7	S 17°36'16" E	184.68					
L8	N 17°36'16" E	184.68					
L9	N 17°36'16" E	184.68					
L10	N 17°36'16" E	184.68					
L11	N 17°36'16" E	184.68					
L12	S 0°06'52" W	145.00					
L13	N 17°36'16" E	184.68					
C1			157.85	17°36'16"	716.14	157.85	N 17°36'16" E
C2			157.85	17°36'16"	716.14	157.85	N 17°36'16" E
C3			303.70	34°72'32"	303.70	303.70	N 34°72'32" E
C4			303.70	34°72'32"	303.70	303.70	N 34°72'32" E

**ZONED AGRICULTURAL DISTRICT SETBACKS**

MINIMUM LOT AREA: 1 ACRE  
MINIMUM WIDTH: 250' 0"  
MINIMUM FRONT: 45' 0"  
MINIMUM SIDE: 15' 0"  
MINIMUM REAR: 45' 0"  
MAXIMUM HEIGHT: 35' 0"

PREPARED BY:  
SKIPPER ENGINEERING, INC.  
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RAINBOW CITY, AL 35906  
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SKIPPER@CIVILTIME.COM



BUSINESS RECORDS CORPORATION