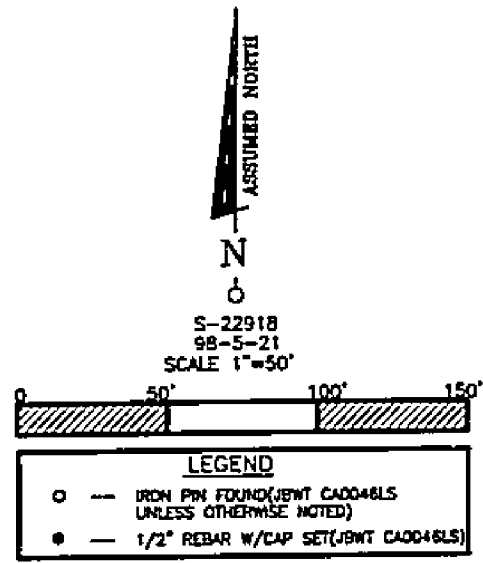


MONTROSE GARDENS SECOND ADDITION A REARRANGEMENT OF PORTIONS OF LOTS 8, 9, 10, 21 & 22 BLOCK 6 GRAND PARK ADDITION RAINBOW CITY, ETOWAH COUNTY, ALABAMA

PLAT BOOK K PAGE 118



NUMBER	DIRECTION	DISTANCE
L1	S 28°53'03" E	6.39'
L2	S 28°53'03" E	10.36'

LOT	ACRES(±)	SQ FT(±)
10	0.13	5730.28
11	0.13	5866.53
12	0.12	5018.45
13	0.12	5261.24
14	0.15	6596.75
1	0.15	6551.53
2	0.13	5589.33
3	0.12	5409.93
4	0.12	5400.00
5	0.12	5400.00
6	0.11	5000.00
7	0.11	4818.84
8	0.11	4770.45
9	0.12	5279.12

NUMBER	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD LENGTH
C7	01°05'35"	542.58	5.18	S 86°43'48" E	10.35
C8	14°19'26"	160.00	20.10	S 03°20'43" E	39.90
C9	18°22'37"	160.00	25.86	S 19°41'44" E	51.10
C10	05°15'40"	475.00	21.82	S 26°15'13" E	43.60
C11	05°48'23"	475.00	24.09	S 20°43'12" E	48.12
C12	32°42'03"	110.00	32.27	S 12°33'07" E	61.93
C13	01°41'38"	525.00	7.76	S 28°02'14" E	15.52
C14	05°55'59"	525.00	27.21	S 24°13'25" E	54.34
C15	03°26'26"	525.00	15.77	S 19°32'13" E	31.52

NOTE: ALL LOTS ARE SUBJECT TO A 5' DRAINAGE EASEMENT EVENLY OFF EACH SIDE OF EVERY LOT LINE UNLESS OTHERWISE NOTED.

OWNER'S CERTIFICATE

OWNER'S CERTIFICATE AND DEDICATION.

The undersigned George David Cummins and Ronald H. Towers, do hereby certify that we are the owners of and the only party having any right, title, or interest in the land shown on the plat of Montrose Gardens Second Addition, and that the plat presents a correct survey of the above described property made without consent, and that we 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 and/or drainage. We hereby guarantee a clear title to all lands so dedicated from ourselves 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.

Witness my hand this 11th day of October, 2001.

WITNESS Ernie Matthews OWNER George David Cummins

OWNER Ronald H. Towers
Ronald H. Towers

SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATE.

I, Doyle W. Blair, the under-signed, do hereby certify that I am a professional land surveyor and civil engineer and that the annexed map of Montrose Gardens Second Addition consisting of 1 sheet, correctly represents a survey made under my supervision on the 15th day of May, 2001; and that all of the monuments shown hereon actually exist and their positions are correctly shown. And further certify that to the best of my knowledge and belief all parts of this survey and drawing of the following described property have been completed with the requirements of the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama.

Signature: Doyle W. Blair
License # Ala Reg. No. 4795
Jones, Blair, Waldrop & Tucker Inc.
305 N. 5th Street
Gadsden, AL 35902 (256)547-6379



CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat for Montrose Gardens Second Addition has been found to comply with the Subdivision Regulations for Rainbow City, Alabama with the exception of such variances if any, as are 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.

Date: 9/6/01

ATTEST: Lady Hill
SECRETARY

John Watson
Chairman Planning Commission

Approved as to form and legality this 6th day of Sept, A.D., 2001.

ATTEST: Bobby A. Vetter
Clerk

Don L. Thidwell
Mayor

FOR RECORDING PURPOSES ONLY, ETOWAH COUNTY HEALTH DEPARTMENT.

9/24/01
DATE

CERTIFICATION OF THE APPROVAL OF UTILITIES

I hereby certify: That utilities and other improvements have been installed in an acceptable manner according to City specifications in the subdivision entitled Montrose Gardens Second Addition or, that a security bond in the amount of \$ NA has been posted with the Planning Commission to assure completion of all required improvements in case of default.

DATE 09-06-01

Approving Agent

ZONING: R2 PATIO HOMES
REQUIRED SETBACKS:
MIN. FRONT YARD: 20 FEET
MIN. SIDE YARD: 8 FEET
MIN. REAR YARD: 15 FEET

STATE OF ALABAMA, ETOWAH COUNTY

OFFICE OF PROBATE JUDGE
I hereby certify that this instrument was filed in office for record on the 11 day of Oct, 2001, at 4:23 o'clock PM, and was duly recorded on the 11 day of Oct, 2001.
MTC. TAX 12.120
DEED TAX 52.00
REC. FEE 22.20
TOTAL 86.32
JUDGE OF PROBATE,
ETOWAH COUNTY, AL
CASE NO: _____