WOODLA

A RESIDENTIAL SUBDIVISION LOCATED IN SECTION 1 TOWNSHIP 13 SOUTH, RANGE 5 EAST RAINBOW CITY, ETOWAH COUNTY, ALABAMA

CERTIFICATION OF APPROVAL FOR RECORDING

PLAT BOOK L PAGE 9

LOT TABLE ACREAGE LOT

T=46.96'
R=130.00'
CHORD LENGTH=88.34'
CH.BEARING=\$58'35'07'W

OWNER'S CERTIFICATE AND DEDICATION. We, the undersigned. Brett Watts and Florence Watts do hereby certify that we are the owners of and the only people having any right, title, or interest in the land shown on the PLot of Woodland Cove, and that the Plat presents a correct survey of the described property made without consent, and that we forever, and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the obstractor's certificate.

OWNER Thoma Walter

STATE OF ALABAMA COUNTY OF ETOWAH

My commission expires Helbit

HO BUILDINGS OR --- OBSTRUCTIONS ALLOWED

DEDICATED /

10, RUPLY

JBWT "CA0046LS" 74.52" JBWT "CA0046LS"

A=51'24'13"
T=62.57"
R=130.00'
CH.LENGTH=112.78'
CH.BEARING=S13'01'16'W

COMPANY EASEMENT

NOT A PART OF THIS PLAT

KENNETH BRETT WATTS P.O. BOX 305 GADSDEN AL 35902

589.49" (N) 589.56" (R)

N 0246'39" E

1 Land D Warmelens Notary Public in and for said County and State hereby certify that Brett Watts and Florence Watts whose names as owners of Woodland Cove have signed the foregoing instrument, and who are known to me, acknowledged before me on this date, that being informed of the contents, have executed the same voluntarily on the day the same

CH.BEARING=513'59'11 W

CURVE DATA

A=31'16'35"
1=64.38'
R=230 00'
CH LENGTH=124.00'
CH.BEARING=525'00'56'W

Witness my hand and seal this the acut day of April , 2003.

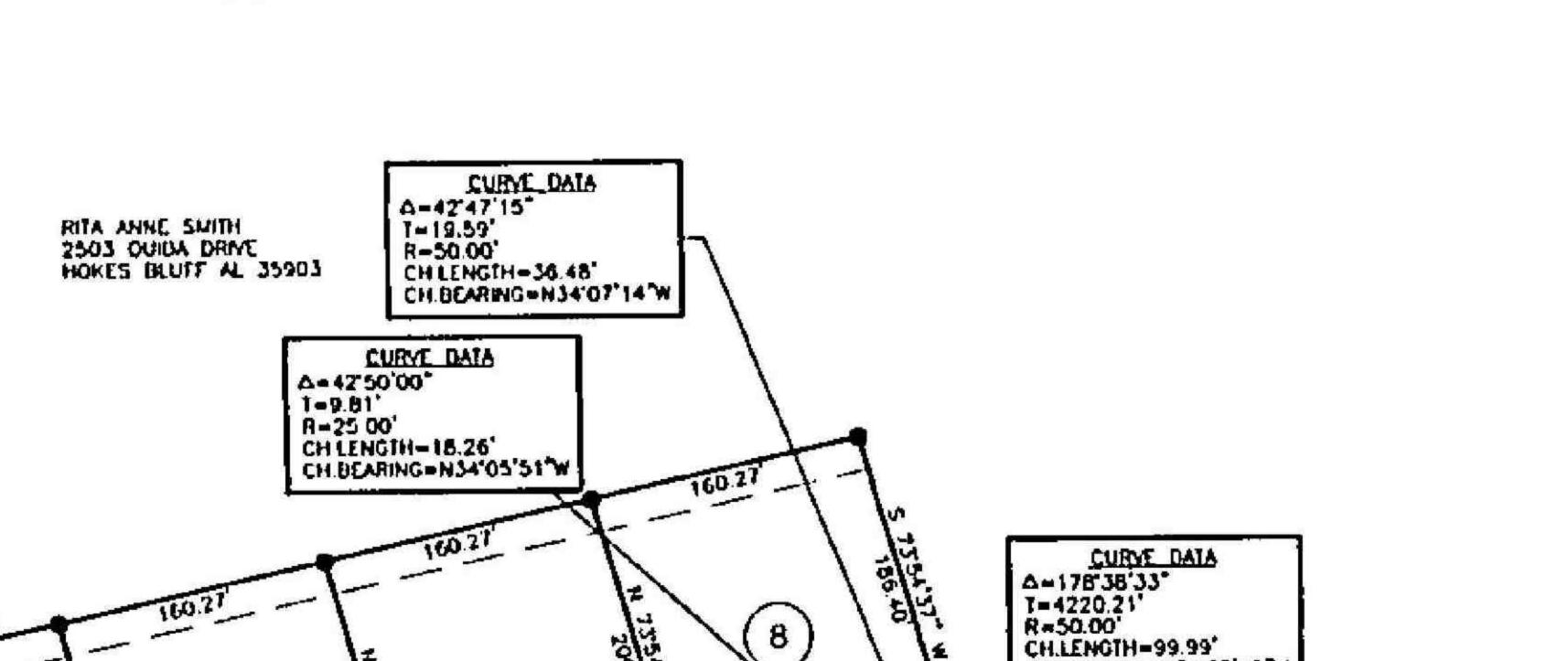
approved for recording in the office of the Probate Judge of Etowah County.

CITY COUNCIL ACCEPTANCE OF PUBLIC DEDICATION

BE IT RESOLVED by the City Council of the City of Rainbow City. Alabama, that the dedication shown on the attached plot of Woodland Cove Subdivision, are hereby accepted. Adopted by the City Council of the City of Rainbow City, Alabama, this 234 day of

I hereby certify that the subdivision plat for Woddland Cove subdivision 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



Scale 1" = 100' 5 01'50'28" W RALPH DOUGLAS WATTS 281 WATSON ROAD RAINBOW CITY AL 35906 60' DRAINAGE AND STORMWATER
DETENTION EASEMENT CH BEARING-NOJ' 15'56'W NOT A PART OF THIS PLAT ID' DRAINAGE CH BEARING-57635'40'W CH LENGTH = 152.59" CH BEARING = N13'59'11"E CH.LENGTH=109.96' CH.DEARING=N39'04'57"E CH.LENGTH=28.07" CH BEARING=584"38"48"W R=50.00' CH.LENGTH=37.65" AUDIE L HARRIS 255 WATSON ROAD RAINBOW CITY AL 35906

N 02'46'39" E

SLADE & JAMIE KILGO 314 MOUNTAIN LAKE CIRCLE RAINBOW CITY AL 35906

LEE ESTATES ADDITION NUMBER PLAT BOOK I, PAGE 22

A Notary Public

S-21130 02-2-64

CURVE_DATA

A=27'03'30"
T=44.83'
R=225.00"
CH.LENGTH=88.00'
CH.BEARING=501'39'06"E IS' DRAINAGE -NOTES: 1) INTERIOR IMPROVEMENTS LOCATED ONLY AS DIRECTED BY CLIENT. SW CORNER NW 1/4-SE 1/4 SECTION 1 5-13-5, R-5-E STREAM CHANNEL ---THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE OWNER. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. KENNETH B &
FLORENCE C WATTS
P.O. BOX 305
GADSDEN AL 35902 CA0046LS 50 54

DETENTION EASEMENT

WOODSTOCK ENTERPRISES LLC 335 MONTCLAIR DRIVE CADSDEN AL 35901

45' DRANAGE -EASEMENT

WOODSTOCK ENTERPRISES LLC 335 MONICLAIR DRIVE GADSDEN AL 35901

30, ZEIBYCK 7

3) ALL LOTS ARE SUBJECT TO A FIVE (5) FOOT DRAINAGE EASEMENT EVENLY OFF EACH LOT LINE UNLESS OTHERWISE NOTED. TOTAL ACREAGE OF SUBDIVISION = 19.04 ACRES

TOTAL NUMBER OF LOTS = 14 REVISED THIS THE 31st DAY OF MARCH TO REMOVE LOTS 1, 2, 17, AND 18 AND TO ADDRESS COMMENTS.

REVISED THIS THE 21st DAY OF APRIL TO MOVE THE NORTH LINE OF LOT 15 AS DIRECTED BY OWNER.

ETOWAH COUNTY HEALTH DEPARTMENT CERTIFICATION

This Subdivision meets the approval of Etowah County Health Department subject to certain conditions of approval and/or lot deletions on file with said Health Department, which conditions are made a part of this approval as if set out hereon. This Subdivision is served by Public Water provided by the Utility Board of Rainbow City.

CERTIFICATION OF THE APPROVAL OF STREETS AND LITHLITIES

1 hereby certify: 1) That streets, utilities and other improvements have been installed in an acceptable manner according to City specifications in the Woodland Cove subdivision or.

2) that a security band or letter of credit in the amount of \$1 ________ has been posted with the Planning Commission to assure completion of all required improvements in case of default.

UTILITY BOARD OF RAINBOW CITY

04-25-05

SURVEYOR'S CERTIFICATE.

Houston E Jenkins Jr., the undersigned, do hereby certify that I am a professional land surveyor and Engineer and that the annexed map of Woodland Cove consisting of 1 sheet, correctly represents a survey made under my supervision on the 21st day of April, 2003: and that all of the monuments shown hereon actually exist and their positions are correctly shown. I further certify that all parts of this survey and drawing have been completed in accordance with the Standards of Practice for Surveying in the State of Alabama, to the best of my knowledge, information and belief.



STATE OF ALABAMA, ETOMAN COUNTY OFFICE OF PROBATE JUDGE

I hereby cortify that the instrument was filed in office for recorded as the 12 day of 5000 to 1000 as 1000 as

		2000	_			
LEGEND						
P.O.B.		POINT OF BEGINNING	€		CUY WIRE	
P.O.C.		POINT OF COMMENCEMENT	Q		TELEPHONE RISER	
(M)		MEASURED	545	2	SPRINKLER HEAD	
(R)		RECORD	ó.		MANHOLE	
0		IRON FOUND	*		BUSH	
		1/2" REBAR SET W/CAP	\bigcirc	-	TREE	
	STA	MPED JBW&T INC CA0046LS	Ö		SHRUB	
		CONCRETE MONUMENT	A		HANDICAPPED PARKING	
0	-	NAIL & CAP	-w -w -		WATER LINE	
٨	_	FIRE HYDRANT	-c -c -		GAS LINE	
œ		WATER METER	-PP		POWER LINE	
8		WATER VALVE	-r -r -		TELEPHONE LINE	
Φ		GAS METER	-rv-rv-		CABLE TELEVISION	
•	***	GAS VALVE	-55-55-		SANITARY SEWER	
4	-	GAS VENT PIPE	-51ST-		STORM SEWER	
2		GAS REGULATOR	-UP-UP-		UNDERGROUND POWER	
×		POWER POLE	-x -x -		FENCE	
Ø		TELEPHONE POLE	R.O.W.		RIGHT-OF-WAY	

ZONING REQUIREMENTS R-1 SINGLE FAMILY RESIDENTIAL DISTRICT MINIMUM LOT AREA - 12750 SQ. FT. MINIMUM LOT WIDTH - 85 FEET FRONT YARD - JO FEET MINIMUM SIDE YARD - 10 FEET MIN. REAR YARD - 30 FEET MINIMUM OTHER APPLICABLE REQUIREMENTS 1) MAX. BUILDING HEIGHT - 35 FEET 2) SEE ZONING REGULATIONS FOR -OFF STREET PARKING

170-189

210-299

-SCREENING AND BUFFER YARD 190-209

-\$- -- LIGHT POLE

DIVISION 3. SECTION 50

-SIGN REGULATIONS

LOT SIZE

SETBACKS

S-21130

Jones, Blair, Waldrup and Tucker, Inc. Consulting Engineers and Land Surveyors 306 No. Fifth Street - P.O. Box 631 - Gadsden, AL 35902 Phone 258-547-6379 Fax 256-547-3464

WOODLAND COVE SUBDIVISION

BRETT WATTS

SCALE 1"=100" DATE 4-21-03 File name: L:\DOCUMENT\SURVEY\21130\PLAT

02-2-64