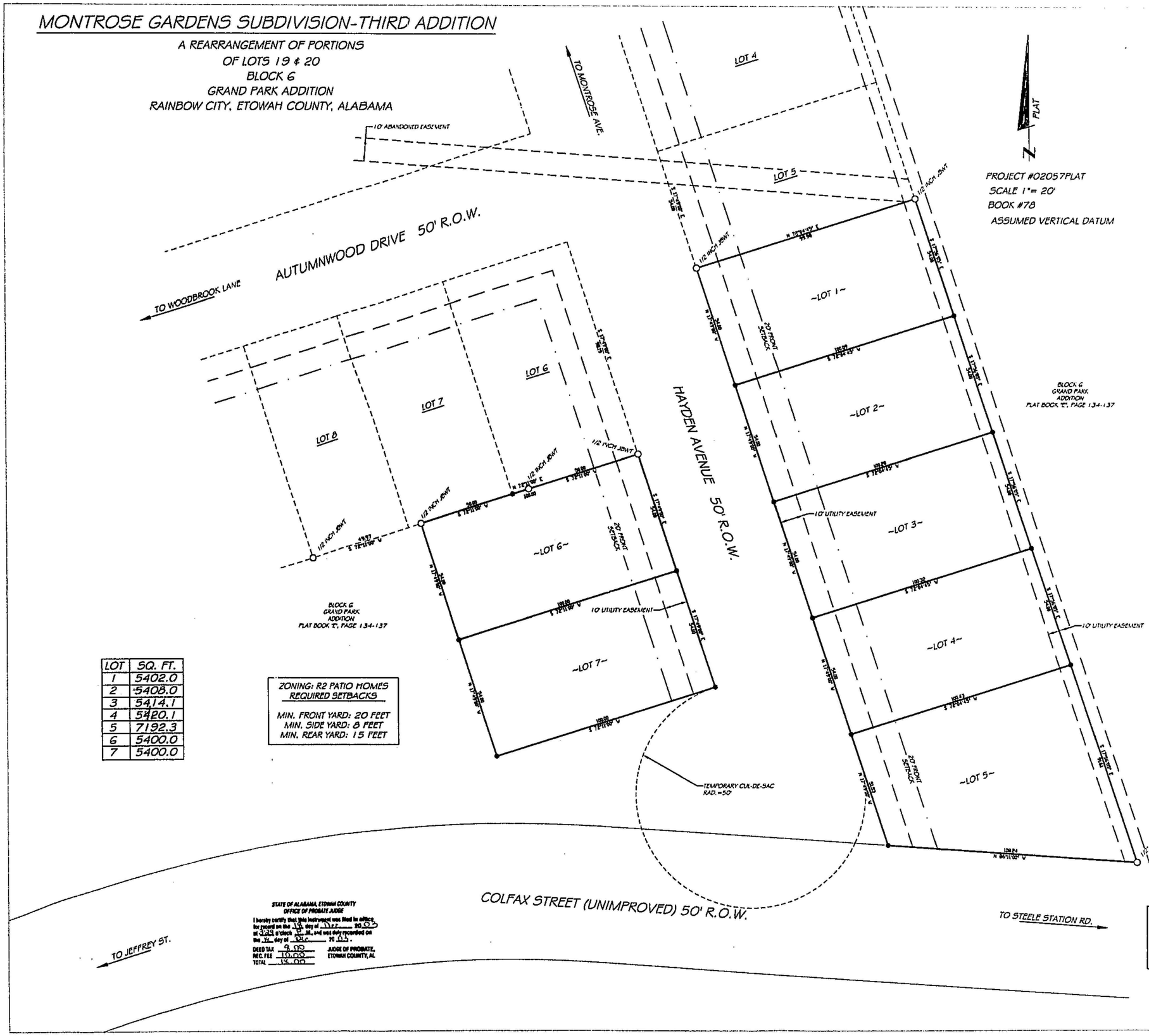
MONTROSE GARDENS SUBDIVISION-THIRD ADDITION

A REARRANGEMENT OF PORTIONS
OF LOTS 19 & 20
BLOCK 6
GRAND PARK ADDITION
RAINBOW CITY, ETOWAH COUNTY, ALABAMA

PLAT BOOK L PAGE 12



LOT	SQ. FT.
1	5402.0
2	5408.0
3	5414.1
4	5420.1
5	7192.3
6	5400.0
7	5400.0

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 16 day of Dec. 20 03 at 4:23 o'clock P.M. and was duly recorded on the 16 day of Dec. 20 03.

DEED TAX 9.00
REC. FEE 10.00
TOTAL 19.00

JUDGE OF PROBATE, ETOWAH COUNTY, AL

OWNER'S CERTIFICATE

OWNERS' CERTIFICATE AND DEDICATION. We, the undersigned, George David Cummans and Ronald H. Towers, do hereby certify that we are the owners of and the only person having any right, title, or interest in the land shown on the Plat of Montrose Gardens Third 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. 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.

Signatures: George David Cummans — Ronald H. Towers

Witness: Christopher A. Martin hand this 12th day of Dec. 2003.

SURVEYOR'S CERTIFICATE

I, Scott Skipper, the undersigned, do hereby certify that I am a professional land surveyor and civil engineer and that the annexed map of Montrose Gardens Third Addition consisting of (1) one sheet, correctly represents a survey made under my supervision on the 10th day of December 2003; and that all of the monuments shown hereon actually exist and their positions are correctly shown, and also hereby certify to George David Cummans and Ronald H. Towers, that all parts of this survey and drawing have been completed in accordance with the current requirements of Standards of Practice of Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

I further certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map for the City of Rainbow City, Etowah, Alabama (Community Panel No. 010351 0001 C, dated January 6, 1982) and found that the property is not located in a special flood hazard area.

According to my survey this the 10th day of December, 2003.

Scott Skipper, PLS
Registered Professional Land Surveyor
License Number 20141
Phone 256-413-7726

ALABAMA REGISTERED No. 20141 PROFESSIONAL ENGINEER & LAND SURVEYOR SCOTT SKIPPER

Witness:

CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat for Montrose Gardens Third 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, Alabama.

John Watson, Planning Commission Chairman — ATTEST: Kathy Hill, Recording Secretary

Approved as to form and legality this 16th day of December A.D., 2003.

ATTEST: Barbara T. Wester, Clerk — Sue L. Glidewell, Mayor

CERTIFICATION OF APPROVAL OF UTILITIES

I hereby certify that utilities have been installed in an acceptable manner according to the Rainbow City Water Works and Sewer Board specifications.

Rainbow City Water Works and Sewer Board Chairman

CERTIFICATE OF APPROVAL BY ETOWAH COUNTY HEALTH DEPARTMENT

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 if set out hereon. "Note: All lots must connect to public water and sewer".

Approved By: Philip L. Selman - Etowah County Health Department — Date

PREPARED BY:
SKIPPER ENGINEERING, INC.
CIVIL ENGINEERING & SURVEYING
171 WOODLAND DR.
RAINBOW CITY, AL 35906
PHONE 256-413-7726

LEGEND

—●	IRON PIN SET (1/2" x 18" IRON ROD w/ YELLOW CAP STAMPED "SKIPPER ENGINEERS")
—○	IRON PIN FOUND
LOT 5	MONTROSE GARDENS 2ND ADDITION PLAT BOOK "K", PAGE "118"
~LOT 5~	MONTROSE GARDENS 3RD ADDITION