PLAT BOOK L PAGE 28

WYNGATE SUBDIVISION PHASE I

BEING THE E 1/2 THE NW 1/4
(LYING NORTH OF LUMLEY RD.),
SECTION 36, T-12-S, R-5-E
OF THE HUNTSVILLE MERIDIAN
RAINBOW CITY, ETOWAH COUNTY, ALABAMA

ASSUMED N

PROJECT #03137LAYOUT
(SEE PACSOFT 99038)
SCALE 1"= 60'
BOOK #25

SURVEYORS CERTIFICATE

I, Scott Skipper, the undersigned, do hereby certify that that I am a professional land surveyor and civil engineer and that the annexed map of Wyngate Subdivision Phase I consisting of (1) one sheet, correctly represents a survey made under my supervision on the 30th day of August, 2004; and that all of the monuments shown hereon actually exist and their positions are correctly shown, and also hereby certify to Mike Johnson, 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 Etowah County, Alabama (Unincorporated Areas) Community Panel No. 010077 0180 C, dated April 15, 1982 and found that the property is not located in a special flood hazard area.

According to my survey this the 30th day of August, 2004.

Scott Skipper, P.E./L.S.
Registered Professional Land Surveyor
License Number 20141
Phone 256-413-7726

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

Witness: D. Vigneola

CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat for WynGate Subdivision Phase I 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 14th day of Sept., A.D., 2004.

ATTEST: Barbara T. Wester, Clerk — Sue L. Gildewell, 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

OWNERS' CERTIFICATE

OWNERS' CERTIFICATE AND DEDICATION. We, the undersigned, Mike Johnson, 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 WynGate Subdivision Phase I, 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: Mike Johnson
Witness: D. Vigneola hand _____ this ___ day of _____ 2004.

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 — 9/21/04 Date

STATE OF ALABAMA, ETOWAH COUNTY
OFFICE OF PROBATE JUDGE
I hereby certify that this instrument was filed in office for record on the 21 day of Sept 20 04 at 3:00 o'clock P. M., and was duly recorded on the 21 day of Sept 20 04.
DEED TAX 46.00
REC. FEE 10.00
TOTAL Staff
JUDGE OF PROBATE, ETOWAH COUNTY, AL

LINE	BEARING	DISTANCE
L1	S 70°35'30" E	50.94
L2	S 00°30'22" E	51.83
L3	S 00°30'22" E	44.46
L4	S 69°09'45" W	14.06
L5	S 79°38'53" W	30.27
L6	S 89°09'45" W	11.65
L7	S 88°21'49" W	58.49
L8	N 00°30'22" W	32.62
L9	N 00°30'22" W	48.70
L10	N 78°03'49" W	60.94
L11	N 61°31'27" W	39.40
L12	N 09°17'34" W	38.19
L13	N 09°45'19" E	44.54
L14	N 73°04'20" E	69.29
L15	N 22°42'00" E	21.70
L16	N 50°58'03" W	55.42
L17	N 88°53'26" E	38.65
L18	S 01°01'41" E	30.00

GENERAL NOTES:
1.) LOTS LINES IN CURVES ARE DIMENSIONED VIA. CHORD BEARING AND DISTANCE; SEE CENTERLINE CURVE DATA FOR CURVE DESCRIPTION.
2.) AREA DESIGNATED * RESERVED LANDSCAPE AREA * DEPICTS ZONE TO BE UTILIZED FOR COMMUNITY PRIVACY IMPROVEMENTS. THERE SHALL BE NO FURTHER IMPROVEMENTS NOR DISTURBANCE TO EXISTING IMPROVEMENTS WITHIN THIS REGION.

PROPERTY ZONED R-2
(PATIO HOME AND TOWNHOUSE)

R-2 SETBACKS
MINIMUM FRONT YARD: 30 FEET
MINIMUM SIDE YARD: 10 FEET
MINIMUM REAR YARD: 30 FEET

LEGEND
IRON PIN SET (1/2" x 18" IRON ROD w/ YELLOW CAP STAMPED SKIPPER ENGINEERING)
IRON PIN FOUND
NOT TO SCALE (N.T.S.)
R/W RIGHT OF WAY
10' UTILITY EASEMENT
30' BUILDING SETBACK

PREPARED BY:
SKIPPER ENGINEERING, INC.
CIVIL ENGINEERING & SURVEYING
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