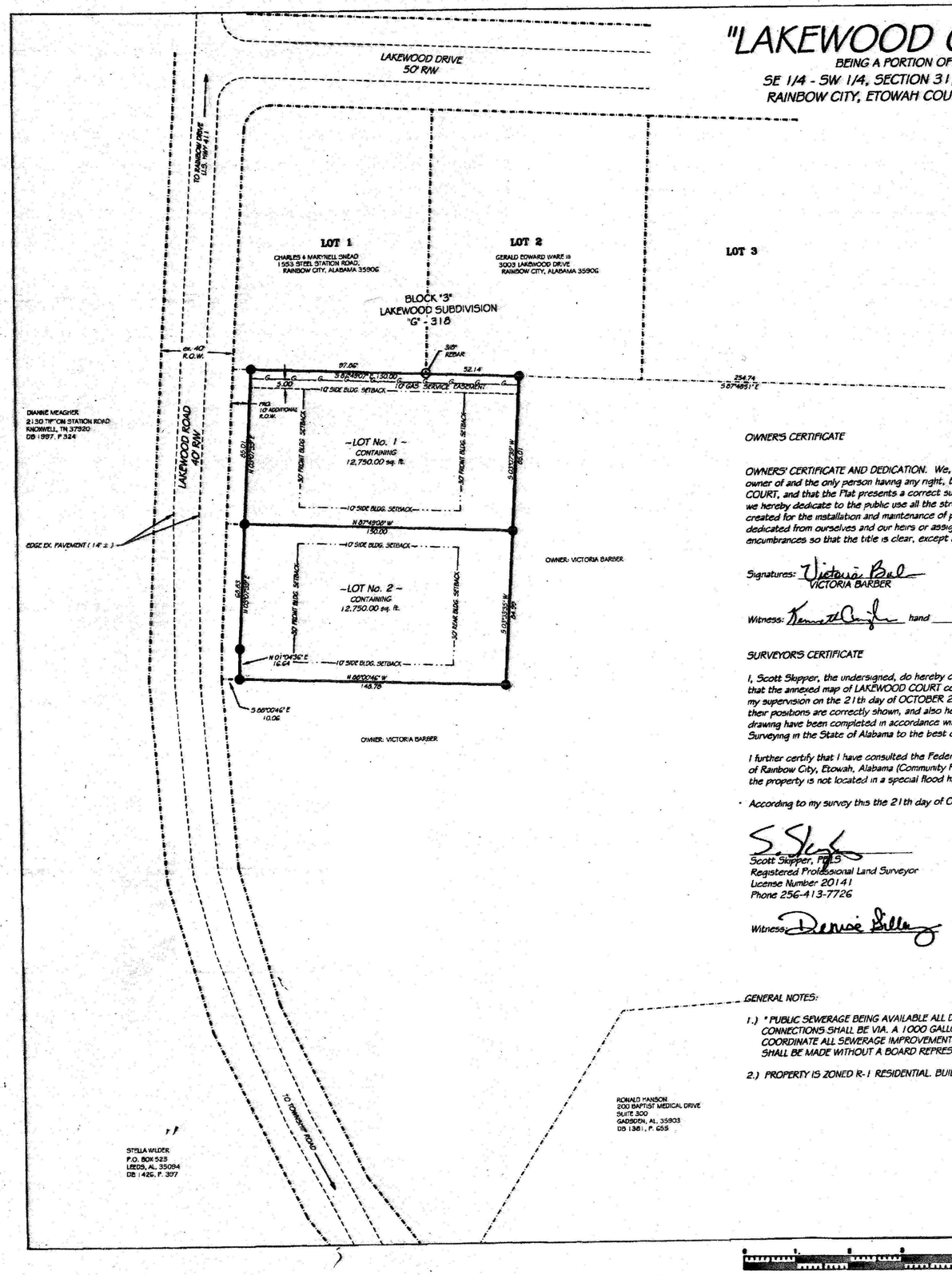
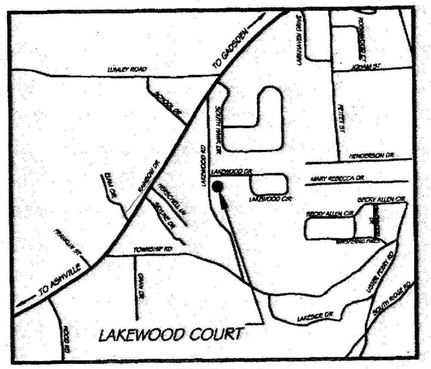
PLAT BOOK L PAGE 45

"LAKEWOOD COURT"

BEING A PORTION OF THE
SE 1/4 - SW 1/4, SECTION 31, T-12-S, R-6-E
RAINBOW CITY, ETOWAH COUNTY, ALABAMA





VICINITY MAP
N-T-S

N RECORD

PROJECT #05057
SCALE 1"= 30'
GRAPHIC SCALE
30' 15' 0 15' 30'
(IN FEET)

STATE OF ALABAMA, ETOWAH COUNTY
OFFICE OF PROBATE JUDGE
I hereby certify that this instrument filed in office for record on this 3 day of 2005 at 2:00 o'clock P.M. and was duly recorded on the 3 day of 2005 in 32.
RECD TAX 0.00
REC FEE 18.00
TOTAL 18.00
JUDGE OF PROBATE, ETOWAH COUNTY, AL

OWNER'S CERTIFICATE

OWNERS' CERTIFICATE AND DEDICATION. We, the undersigned, VICTORIA BARBER, do hereby certify that I am the owner of and the only person having any right, title, or interest in the land shown on the Plat of LAKEWOOD COURT, 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: Victoria Barber
VICTORIA BARBER

Witness: Kenneth Cayler hand _____ this 24 day of Oct 2005.

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 LAKEWOOD COURT consisting of (1) one sheet, correctly represents a survey made under my supervision on the 21th day of OCTOBER 2005; and that all of the monuments shown hereon actually exist and their positions are correctly shown, and also hereby certify to COURT BARBER, 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 21th day of OCTOBER, 2005.

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

Witness: Denise Gilley

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

CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat for LAKEWOOD COURT 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 having posted with the Planning Commission a security bond in the amount of $_____ to assure completion of all required improvements in case of default.

John Watson
John Watson, Planning Commission Chairman

ATTEST: Kathy Hill
Kathy Hill, Recording Secretary

Approved as to form and legality this 2nd day of November A.D., 2005.

ATTEST: Barbara T. Wester
Barbara T. Wester, Clerk

Terry John Calhoun
Terry John Calhoun, Mayor

CERTIFICATION OF APPROVAL OF UTILITIES

I hereby certify the subdivision plat for LAKEWOOD COURT has been found to comply with the requirements of the Rainbow City Water Works and Sewer Board and that it has been approved for recording after having posted with the Board a security bond on the amount of $_____ to assure completion of all required improvements in case of default.

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 U. Selman
Philip U. Selman - Etowah County Health Department

11/8/05
Date

GENERAL NOTES:

1.) * PUBLIC SEWERAGE BEING AVAILABLE ALL DWELLINGS MUST CONNECT. CONNECTIONS SHALL BE VIA. A 1000 GALLON SEPTIC TANK FOLLOWED BY AN EFFLUENT PUMP / VAULT. COORDINATE ALL SEWERAGE IMPROVEMENTS FROM DWELLING TO TIE IN W/ UTILITY BOARD. ABSOLUTELY NO TAP SHALL BE MADE WITHOUT A BOARD REPRESENTATIVE PRESENT.

2.) PROPERTY IS ZONED R-1 RESIDENTIAL. BUILDING SETBACKS ARE 30' FRONT & REAR AND 10' SIDE.

PREPARED BY:
SKIPPER ENGINEERING, INC.
CIVIL ENGINEERING & SURVEYING
171 WOODLAND DR.
RAINBOW CITY, AL. 35906
PHONE 256-413-7726/7720
FAX 256-413-7727

LEGEND

- IRON PIN SET OR TO BE SET 1/2" x 18" IRON ROD w/ YELLOW CAP STAMPED "J. DOWDY 18978"
- IRON PIN FOUND
- SS — SANITARY SEWER
- W — WATER
- POWER POLE
- FIRE HYDRANT
- G — GAS LINE