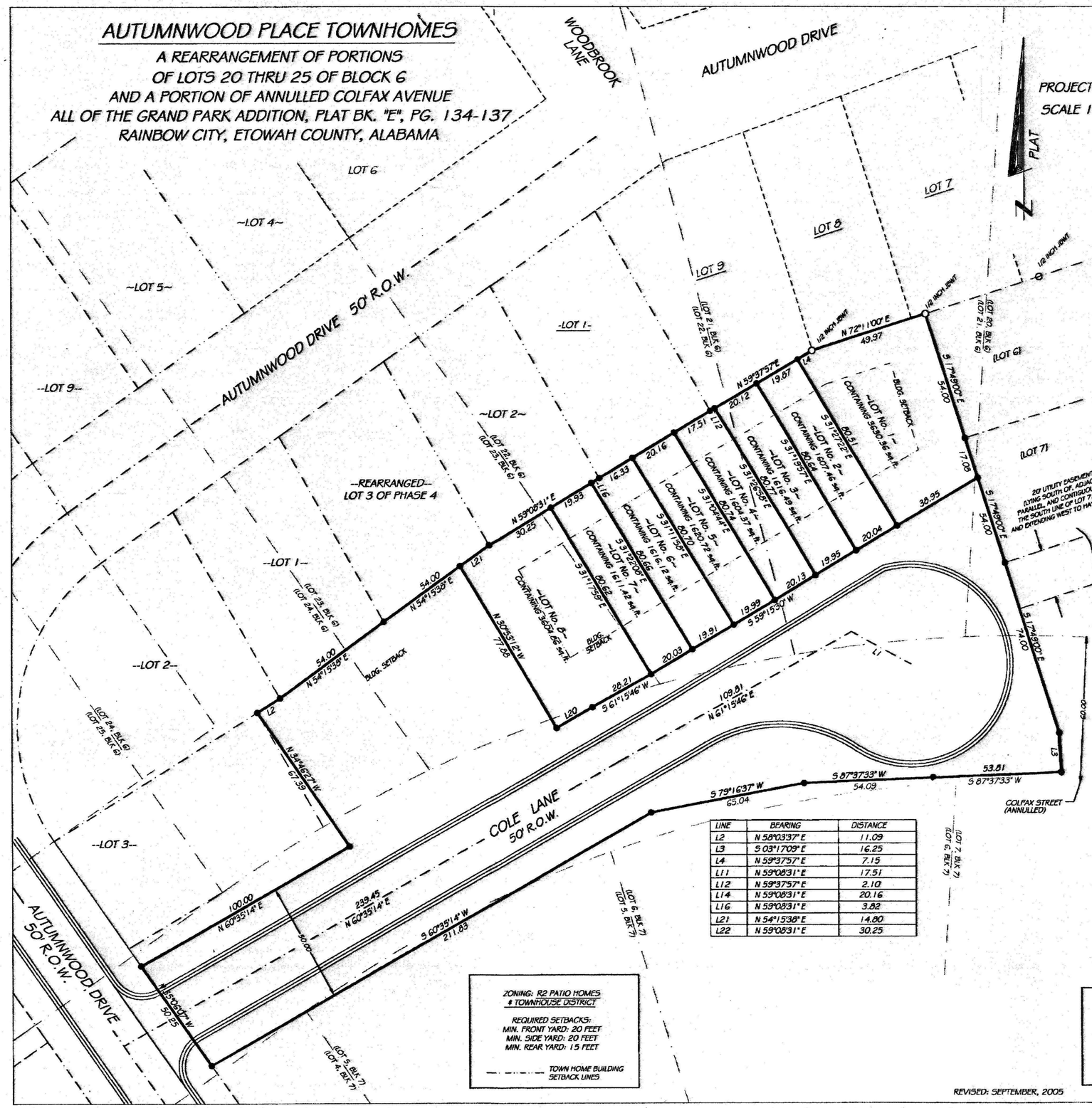
AUTUMNWOOD PLACE TOWNHOMES

A REARRANGEMENT OF PORTIONS
OF LOTS 20 THRU 25 OF BLOCK 6
AND A PORTION OF ANNULLED COLFAX AVENUE
ALL OF THE GRAND PARK ADDITION, PLAT BK. "E", PG. 134-137
RAINBOW CITY, ETOWAH COUNTY, ALABAMA

PLAT BOOK 6 PAGE 51

PROJECT #02057 \TOWNHOME_PLAT
SCALE 1"= 30'



LINE	BEARING	DISTANCE
L2	N 58°03'37" E	11.09
L3	S 03°17'09" E	16.25
L4	N 59°37'57" E	7.15
L11	N 59°08'31" E	17.51
L12	N 59°37'57" E	2.10
L14	N 59°08'31" E	20.16
L16	N 59°08'31" E	3.82
L21	N 54°15'38" E	14.80
L22	N 59°08'31" E	30.25

ZONING: R2 PATIO HOMES & TOWNHOUSE DISTRICT

REQUIRED SETBACKS:
MIN. FRONT YARD: 20 FEET
MIN. SIDE YARD: 20 FEET
MIN. REAR YARD: 15 FEET

TOWN HOME BUILDING SETBACK LINES

REVISED: SEPTEMBER, 2005

STATE OF ALABAMA, ETOWAH COUNTY
OFFICE OF PROBATE JUDGE

I hereby certify that this instrument was filed in office for record on the 26 day of January 20 06 at 2:45 o'clock P M., and was duly recorded on the 26 day of January 20 06

DEED TAX 8.00
REC. FEE 10.00
TOTAL 18.00

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 Autumnwood Place Townhomes, 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: Lacey C. Lee hand Lacey C. Lee this 16th day of September 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 Autumnwood Place Townhomes consisting of (1) one sheet, correctly represents a survey made under my supervision on the 16th day of May 2005; 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 16th day of May, 2005.

Scott Skipper, PE, PLS
Registered Professional Land Surveyor
License Number 201141
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 Autumnwood Place Townhomes 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 $28,000.00 to assure completion of all required improvements in case of default.

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

Approved as to form and legality this 28th day of September A.D., 2005.

ATTEST: Barbara T. Wester, Clerk Terry John Calhoun, Mayor

CERTIFICATION OF APPROVAL OF UTILITIES

I hereby certify the subdivision plat for Autumnwood Place Townhomes 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 L. Gelman - Etowah County Health Department 1/26/06 Date

LEGEND

IRON PIN SET (1/2" x 18" IRON ROD w/ YELLOW CAP STAMPED "SKIPPER ENGINEERS")
IRON PIN FOUND
~LOT 5~ MONTROSE TOWNHOMES
--LOT 5-- MONTROSE GARDENS 5th ADDITION PLAT BOOK "L", PAGE "29"
(LOT 5, BLK 6) LOTS OF GRANDPARK ADDITION E-135
LOT 5 MONTROSE GARDENS 1st ADDITION PLAT BOOK "K", PAGE "111"
LOT 5 MONTROSE GARDENS 2nd ADDITION PLAT BOOK "K", PAGE "118"
(LOT 5) MONTROSE GARDENS 3rd ADDITION PLAT BOOK "K", PAGE "118"
-LOT 5- MONTROSE GARDENS 4th ADDITION PLAT BOOK "L", PAGE "22"

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