

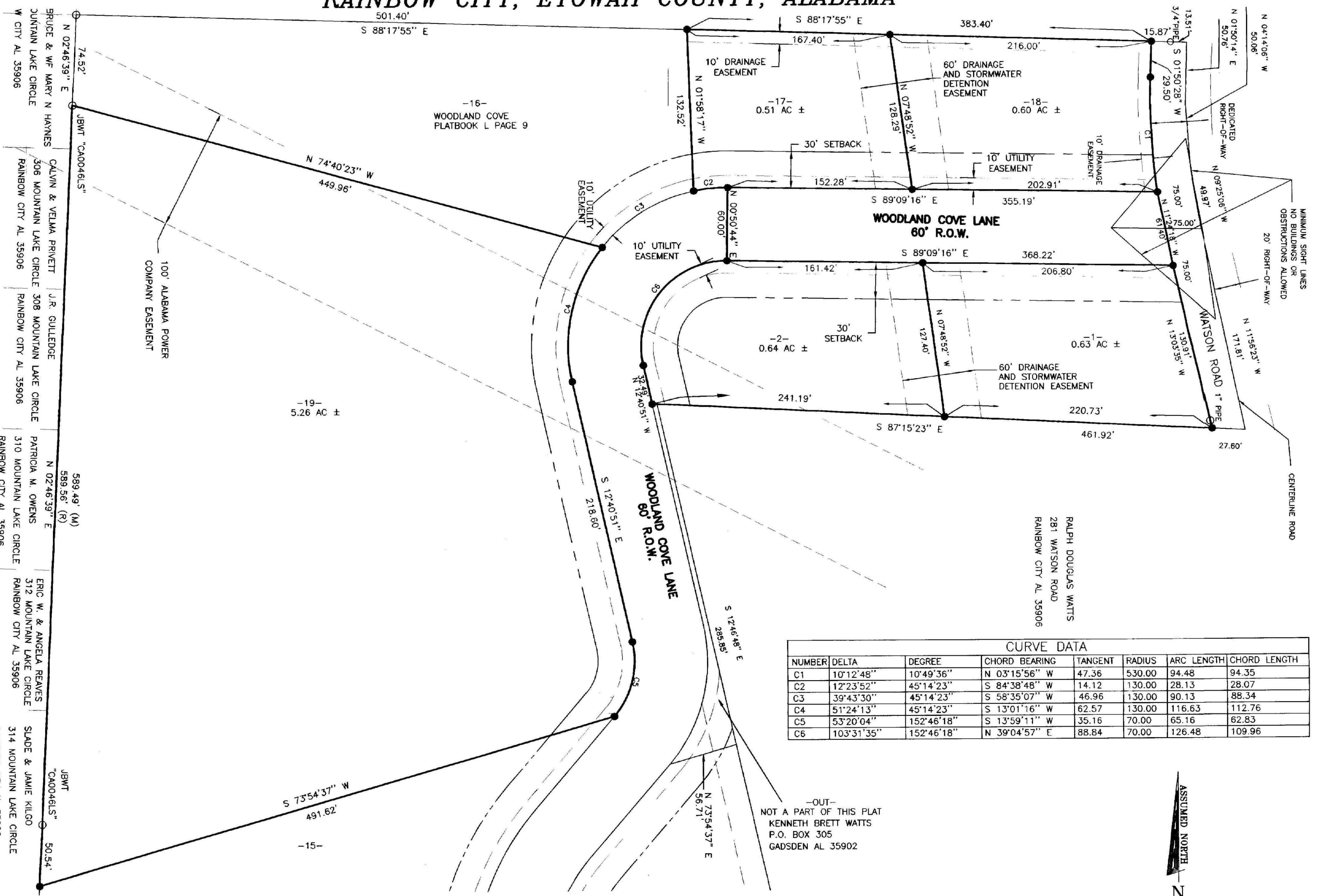
# WOODLAND COVE, ADDITION 1

## A RESIDENTIAL SUBDIVISION LOCATED IN SECTION 1

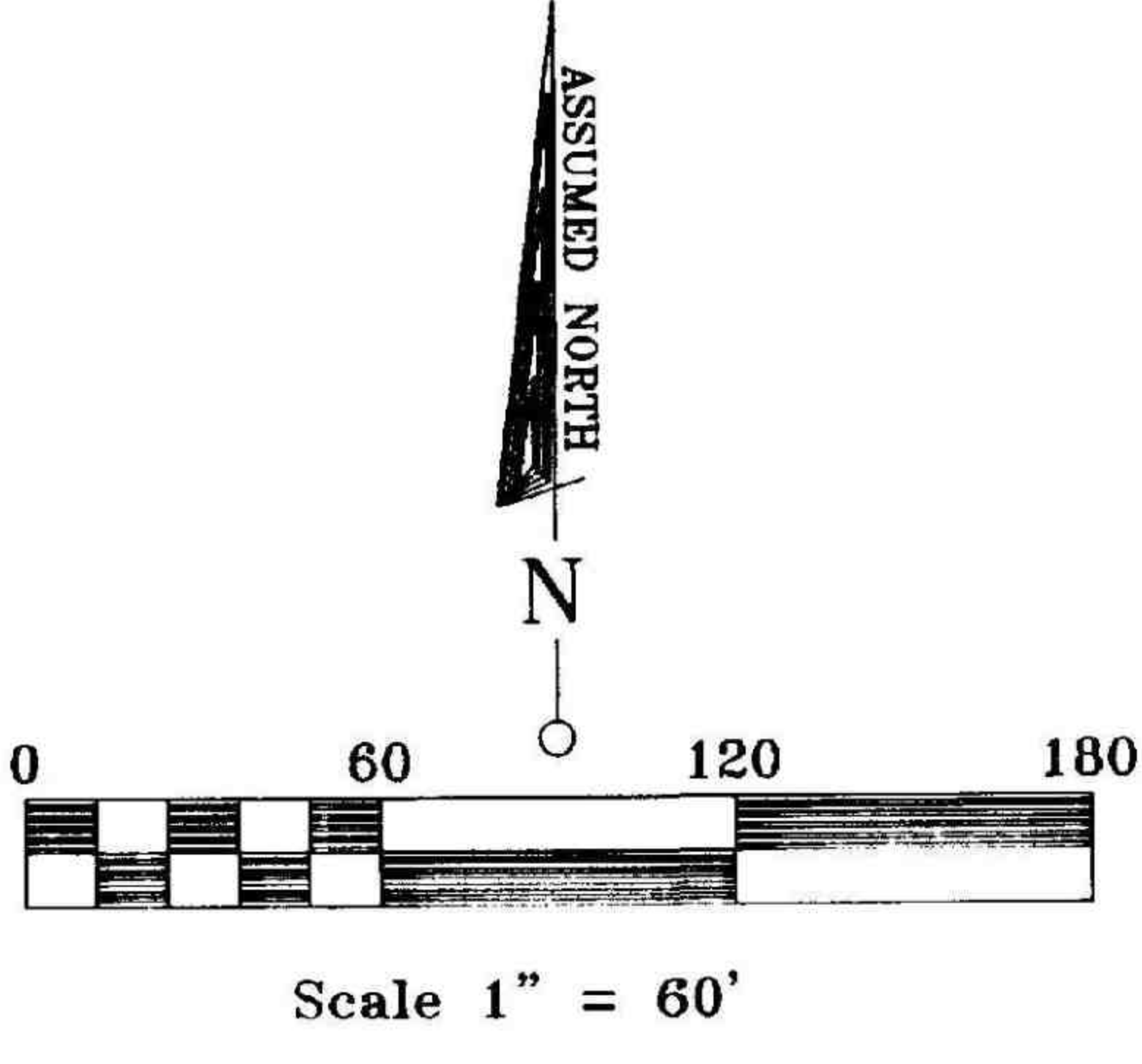
### TOWNSHIP 13 SOUTH, RANGE 5 EAST

### RAINBOW CITY, ETOWAH COUNTY, ALABAMA

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NUMBER	DELTA	DEGREE	CHORD BEARING	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	10°12'48"	10°49'36"	N 03°15'56" W	47.36	530.00	94.48	94.35
C2	12°23'52"	45°14'23"	S 84°38'48" W	14.12	130.00	28.13	28.07
C3	39°43'30"	45°14'23"	S 58°35'07" W	46.96	130.00	90.13	88.34
C4	51°24'13"	45°14'23"	S 13°01'16" W	62.57	130.00	116.63	112.76
C5	53°20'04"	152°46'18"	S 13°59'11" W	35.16	70.00	65.16	62.83
C6	103°31'35"	152°46'18"	N 39°04'57" E	88.84	70.00	126.48	109.96



**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 Plat of Woodland Cove Addition 1 and that the Plat presents a correct survey of the described property made without consent, and that we hereby dedicate to the public use all the streets shown on said plat. The easements 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.

**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.  
 Approved By: *[Signature]* Date: 8/1/06  
 Etowah County Health Department

This the 14<sup>th</sup> day of February, 2006  
 OWNER Brett Watts  
 OWNER Florence Watts

**CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES**  
 I hereby certify: 1) That streets, utilities and other improvements have been installed in an acceptable manner according to City specifications in the Woodland Cove Addition 1 or 2) that a security bond or letter of credit in the amount of \$ N/A has been posted with the Planning Commission to assure completion of all required improvements in case of default.  
 UTILITY BOARD OF RAINBOW CITY  
*[Signature]* Date: 9/5/06  
 Approving Agent

**ZONING REQUIREMENTS**

DIVISION 3, SECTION 50

R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

LOT SIZE  
 MINIMUM LOT AREA - 12750 SQ. FT.  
 MINIMUM LOT WIDTH - 85 FEET

SETBACKS  
 FRONT YARD - 30 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  
 -SCREENING AND BUFFER YARD 190-209  
 -SIGN REGULATIONS 210-299

**STATE OF ALABAMA, COUNTY OF ETOWAH**  
 I, Beth G. Lee as Notary Public in and for said County and State hereby certify that Brett Watts and Florence Watts whose names as owners of Woodland Cove Addition 1 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 bears date.  
 Witness my hand and seal this the 14<sup>th</sup> day of February, 2006  
 My commission expires June 27, 2007  
*[Signature]*  
 A Notary Public

**SURVEYOR'S CERTIFICATE**  
 I Maurice J. Wildman, the undersigned, do hereby certify that I am a professional land surveyor and that the annexed map of Woodland Cove Addition 1 consisting of 1 sheet, correctly represents a survey made under my supervision on the 13th day of February, 2006; 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.  
*[Signature]*  
 MAURICE J. WILDMAN  
 ALABAMA REG. No. 22684



**CERTIFICATION OF APPROVAL FOR RECORDING**  
 I hereby certify that the subdivision plat for Woodland Cove Addition 1 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.  
 Date:  
 ATTEST: *[Signature]* BY: *[Signature]* CHAIRMAN  
 SECRETARY  
 Approved as to form and legality this 22<sup>nd</sup> day of August A.D., 2006.

S-24070 02-2-64

**JBW&T**

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

**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 plat of Woodland Cove Addition 1, are hereby accepted.  
 Adopted by the City Council of the City of Rainbow City, Alabama, this 23 day of Aug, 2006  
*[Signature]*  
 Mayor  
*[Signature]*  
 Clerk

STATE OF ALABAMA, ETOWAH COUNTY  
 OFFICE OF PROBATE JUDGE  
 I hereby certify that this instrument was filed in office for record on the 6<sup>th</sup> day of Sept, 2006 at 2:00 o'clock P.M. and was duly recorded on the 6<sup>th</sup> day of Sept, 2006  
 DEED TAX 5.00 JUDGE OF PROBATE,  
 REC. FEE 10.00 ETOWAH COUNTY, AL  
 TOTAL 15.00

NOTE: WOODLAND COVE  
 LOTS 3-16 RECORDED  
 IN PLAT BOOK L, PAGE 9

**WOODLAND COVE ADDITION 1**

FOR  
**BRETT WATTS**

DRAWN MDG,JMN APPROVED SCALE 1"=50' DATE 2-13-06

