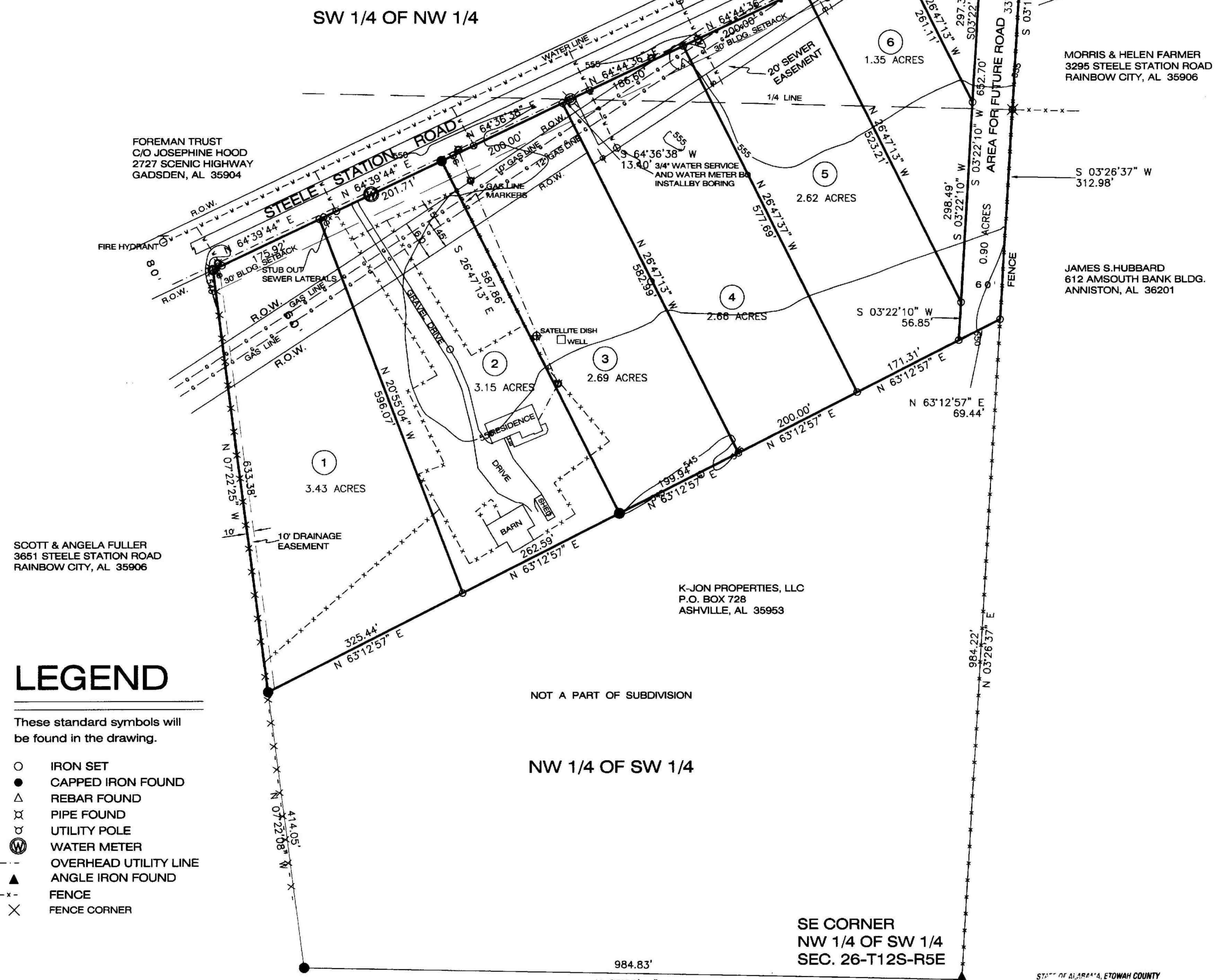
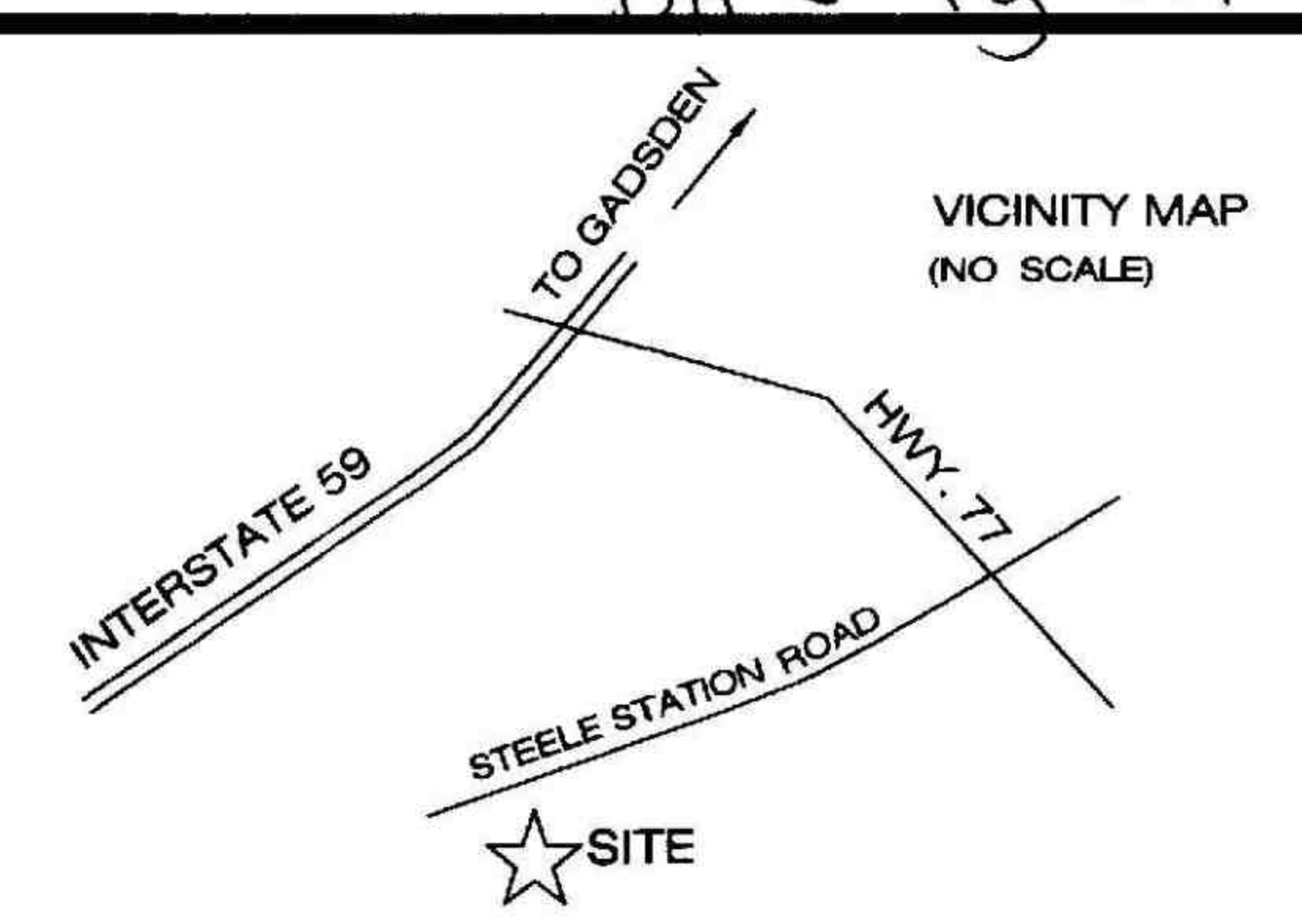
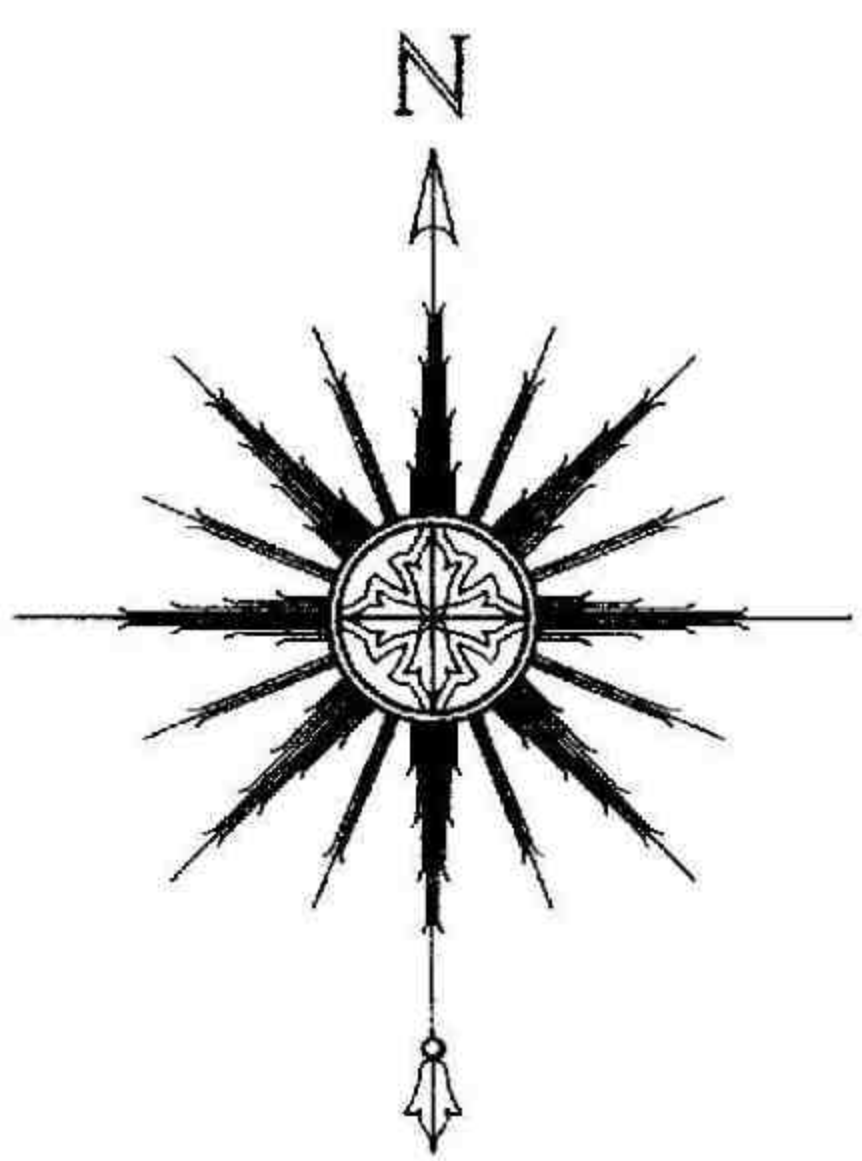


FINAL STATION ROAD

A SINGLE FAMILY RESIDENTIAL SUBDIVISION LOCATED IN SECTION 26, TOWNSHIP 12 SOUTH, RANGE 5 EAST, ETOWAH COUNTY, ALABAMA.



LEGEND

- These standard symbols will be found in the drawing.
- IRON SET
 - CAPPED IRON FOUND
 - △ REBAR FOUND
 - ⊕ PIPE FOUND
 - ⊖ UTILITY POLE
 - ⊙ WATER METER
 - OVERHEAD UTILITY LINE
 - ▲ ANGLE IRON FOUND
 - - - - - FENCE
 - × FENCE CORNER

OWNER'S CERTIFICATE AND DEDICATION

I, PAUL KELL, PARTNER OF K-JON PROPERTIES, LLC, HEREBY CERTIFY THAT K-JON PROPERTIES, LLC IS THE OWNER OF, AND THE ONLY PEOPLE THAT HAVE ANY RIGHT, TITLE OR INTEREST IN THE LAND SHOWN ON THE PLAT OF STATION ROAD AND THAT THE PLAT REPRESENTS A CORRECT SURVEY OF THE DESCRIBED PROPERTY AND THAT WE DEDICATE TO THE PUBLIC USE ALL THE STREETS SHOWN ON SAID PLAT. 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.

THIS THE 4th DAY OF March, 2007.

Paul Kell
PAUL KELL, PARTNER
K-JON PROPERTIES, LLC

ETOWAH COUNTY HEALTH DEPARTMENT
FOR RECORDING PURPOSES ONLY *On public sewer.*

[Signature] 4/17/07
ETOWAH COUNTY HEALTH DEPT. DATE

ETOWAH COUNTY ENGINEER'S OFFICE
FOR RECORDING PURPOSES ONLY

[Signature] 5/18/07
TIM GRAVES, COUNTY ENGINEER DATE

STATE OF ALABAMA, COUNTY OF ETOWAH

I, Jeannine Farmer, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT PAUL KELL, WHOSE NAME IS SIGNED HEREON, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT BEING INFORMED ON THE CONTENTS, DID EXECUTE THE SAME VOLUNTARILY. WITNESS MY HAND AND SEAL THIS THE 6th DAY OF March, 2007.

Jeannine Farmer
NOTARY PUBLIC 9-30-08
COMMISSION EXPIRES

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 THE CITY SPECIFICATIONS IN STATION ROAD OR, 2) THAT A SECURITY BOND OR LETTER OF CREDIT IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CERTIFICATION OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT FOR STATION ROAD 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.

ATTEST: *Kathy Hill* SECRETARY BY: *John Walden* CHAIRMAN
APPROVED AS TO FORM AND LEGALITY THIS THE 3rd DAY OF April, 2007.

UTILITY BOARD OF RAINBOW CITY APPROVING AGENT: *[Signature]*
4-9-07
DATE

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 STATION ROAD, IS HEREBY ACCEPTED. ADOPTED BY THE CITY COUNCIL OF THE CITY OF RAINBOW CITY, ALABAMA THIS THE _____ DAY OF _____, 2007.

ATTEST: *[Signature]* CLERK MAYOR: *[Signature]*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS FOR THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. I ALSO CERTIFY THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, ACCORDING TO A SURVEY MADE BY ME ON THE 4TH DAY OF JANUARY, 2007.

ASHVILLE LAND SURVEYING, L.L.C.
P.O. BOX 728, ASHVILLE, AL 35953
TELEPHONE (205) 594-7114

[Signature]
TERRY L. GILLILAND, ALA. L.S. NO. 13408

NOTES:

- TOTAL ACREAGE OF SUBDIVISION = 17.25 ACRES.
- TOTAL NUMBER OF LOTS = 7.
- ALL LOTS ARE SUBJECT TO A (7.5) FOOT DRAINAGE EASEMENT EVENLY OFF EACH LOT LINE UNLESS OTHERWISE NOTED.
- BENCHMARK EL 564.0, LOCATED AT STEELE STATION ROAD AND LUMBLEY ROAD.

ZONING REQUIREMENTS
R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
MINIMUM LOT AREA = 12750 SQ. FT.
MINIMUM LOT WIDTH = 85 FEET

SETBACKS
FRONT YARD = 30 FEET MINIMUM
SIDE YARD = 10 FEET MINIMUM
REAR YARD = 30 FEET MINIMUM

K-JON PROPERTIES		
DRAWN	DATE	FINAL
SANDY	03/06/07	STATION ROAD
APPROVED	DATE	
T.L.C.		
SCALE	SHEET	PROJECT NO.
1" = 100'		JOB #235-06

