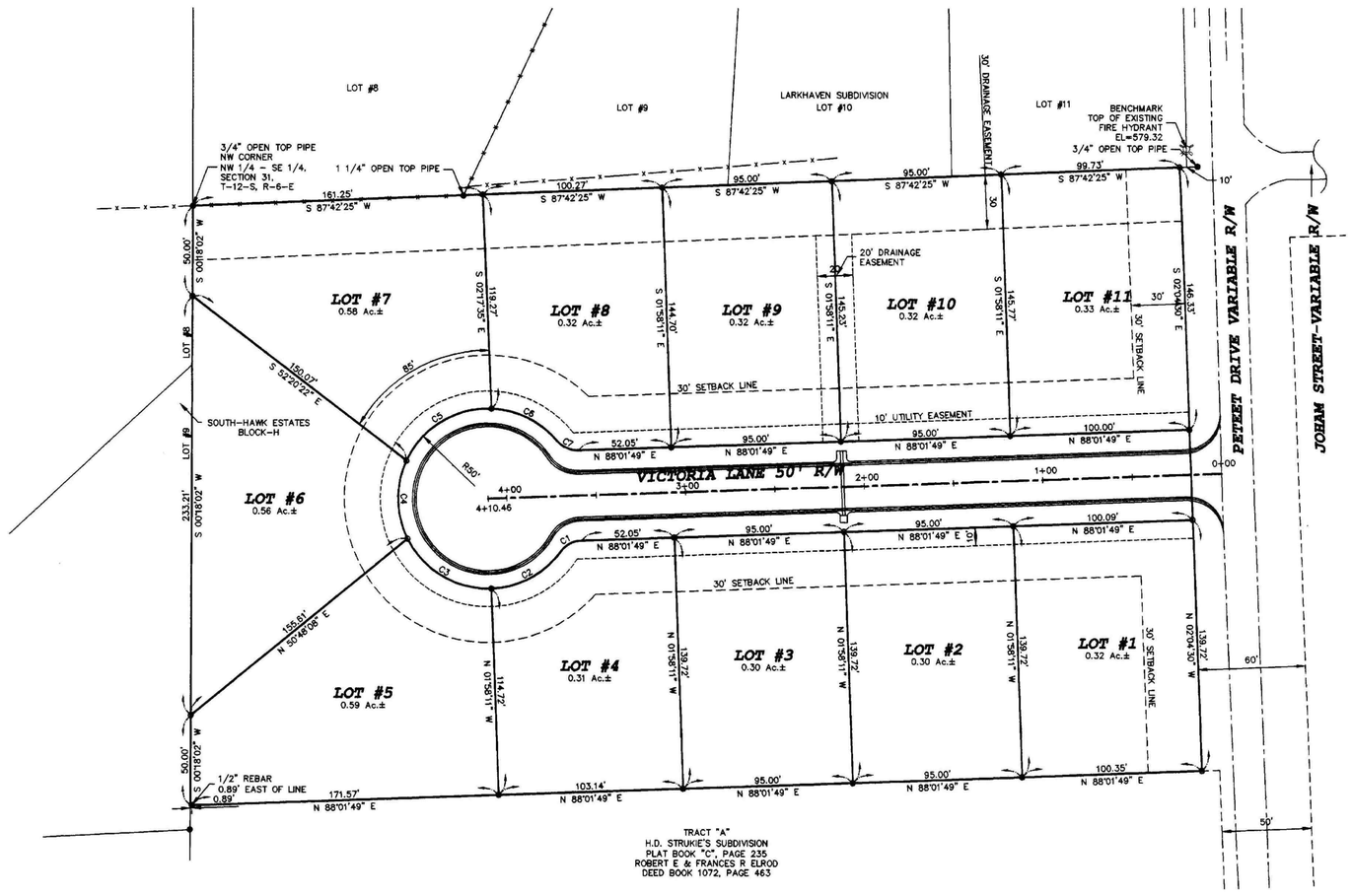
BK L Pg 84

PETEET ESTATES–PHASE II

A RESIDENTIAL SUBDIVISION
LOCATED IN SECTION 31, T-12-S, R-6-E,
RAINBOW CITY, ETOWAH COUNTY, ALABAMA

PLAT



OWNER'S CERTIFICATE AND DEDICATION. I, ~~Court~~ VICTORIA Barber, the undersigned, do hereby certify that I am the owner of and the only persons having any right, title, or interest in the land shown on the Plat of Peteet Estates–Phase II, and that the Plat presents a correct survey of the above described property made without consent, and that I 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. I hereby guarantee a clear title to all lands so dedicated from myself and my 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.

RESTRICTIONS: none

This 1st day of AUGUST 20 07

OWNER Victoria Barber

WITNESS Court Barber

SURVEYOR'S CERTIFICATE. I, Eddie Perman Jr., the undersigned, do hereby certify that I am a professional land surveyor and civil engineer and that the annexed map of Peteet Estates–Phase II consisting of 1 sheet, correctly represents a survey made under my supervision on the 13th day of July, 2007.

Signature: EO Perman

License #: 20125

Witness: Sandra Perman

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat for Peteet Estates–Phase II has been found to comply with the Subdivision Regulations for Rainbow City, Alabama with the exception of such variances, if any as 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.

Approved as to form and legality this 31st day of July A.D., 2007

ATTEST:

Barbara J. Wates
Clerk

Terry John Calhoun
Mayor

Pursuant to the Rainbow City Subdivision Regulations all the requirements for approval have been fulfilled. This final plat was given Final Approval by the City of Rainbow City Planning Commission on

_____

Thomas R Moon
Chairman, Planning Commission

ETOWAH COUNTY HEALTH DEPARTMENT:
All lots contained in Peteet Estates (Phase II) must connect to public sewer. No onsite sewage treatment allowed. I hereby approve the within plat for the recording of same in the probate office of Etowah County, Alabama this the 2 day of August 2007

Public Health Environmentalists

STATE OF ALABAMA, ETOWAH COUNTY
OFFICE OF PROBATE JUDGE

I hereby certify that this instrument was filed in office for record on the 2 day of August 2007 at 9:00 o'clock AM., and was duly recorded on the 2 day of August 20 07

DEED TAX 11.00
REC. FEE 10.00
TOTAL 21.00

JUDGE OF PROBATE,
ETOWAH COUNTY, AL

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	13.62'	15.00'	52°01'12"	7.32'	S 62°01'13" W	13.16'
C2	45.25'	50.00'	51°51'15"	24.31'	N 61°56'14" E	43.72'
C3	57.43'	50.00'	65°48'21"	32.35'	S 59°13'58" E	54.32'
C4	44.64'	50.00'	51°09'20"	23.93'	S 00°45'07" E	43.17'
C5	58.86'	50.00'	67°28'38"	33.37'	S 58°32'52" W	55.52'
C6	41.70'	50.00'	47°46'51"	22.15'	N 63°50'24" W	40.50'
C7	13.62'	15.00'	52°01'12"	7.32'	S 65°57'34" E	13.16'

LEGEND

- IRON PIN FOUND
- IRON PIN SET WITH CAP (STAMPED "PECO CA0438LS")
- UTILITY POLE
- —x— EXISTING FENCE
- —O/E— OVERHEAD UTILITY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- (R) RECORD (BEARING, DISTANCE, OR ANGLE)
- (M) MEASURED (BEARING, DISTANCE, OR ANGLE)
- TRAVERSE STATION
- CALCULATED POINT
- PT PERCOLATION TEST HOLE
- TP TEST PIT OR SOIL BORING

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

(IN FEET)
1 inch = 40' ft.

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 MINIMUM
REAR YARD = 30 FEET MINIMUM

NOTES:
1) TOTAL ACREAGE OF SUBDIVISION = 4.29 ACRES
2) TOTAL NUMBER OF LOTS = 11
3) ALL LOTS ARE SUBJECT TO A SEVEN AND ONE HALF (7.5') FOOT DRAINAGE EASEMENT EVENLY OFF EACH LOT LINE UNLESS OTHERWISE NOTED.

7/24/07
DATE

EO Perman
SIGNATURE

ALABAMA
REGISTERED
No.20125
PROFESSIONAL
ENGINEER
AND
LAND SURVEYOR
EDWARD O. PERMAN JR.
SEAL

NO.	DATE	REVISIONS	DWN	CKD	APPRV'D

DRAWN BY JCA	DATE	CHECKED BY EOP	DATE
DESIGNED BY EOP	DATE	FIELD SURVEY BY MH, BY	FIELD SURVEY DATE

PECO PERMAN ENGINEERING CO.
Civil Engineering & Surveying
2425 Lumbley Rd.
Rainbow City, Al. 35906
Tel. (256) 413-0433
Fax: (256) 442-0161
E-mail: PECO@CYBRTYME.COM

PETEET ESTATES
PHASE II
RAINBOW CITY, AL

DEVELOPER
COURT BARBER

SCALE: 1"= 40'	DRAWING NO. S040712-203	
DATE: 2/6/07	CONTRACT S040712	REV. 0

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