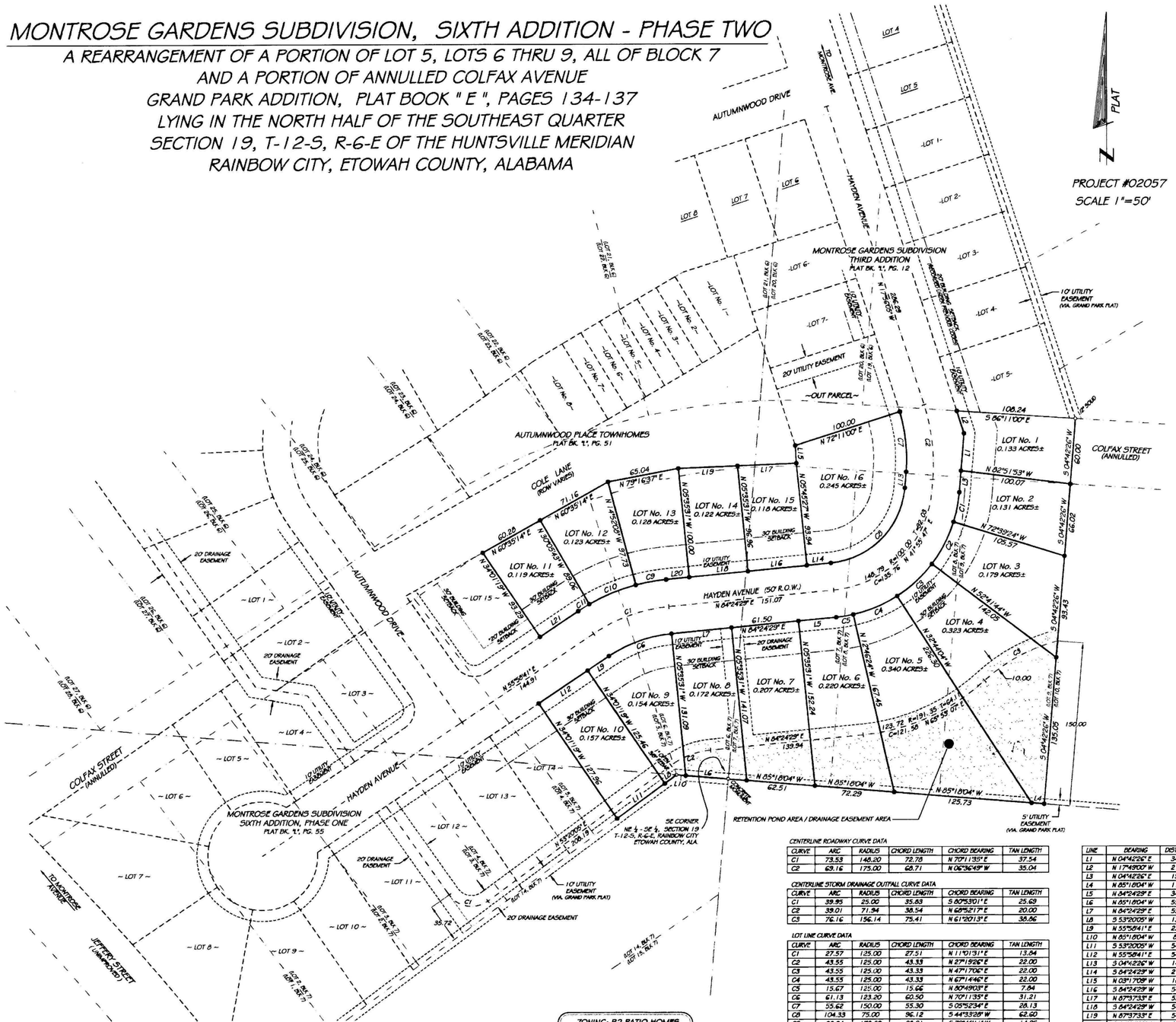
PLAT BOOK "L", PAGE 85

MONTROSE GARDENS SUBDIVISION, SIXTH ADDITION - PHASE TWO

A REARRANGEMENT OF A PORTION OF LOT 5, LOTS 6 THRU 9, ALL OF BLOCK 7 AND A PORTION OF ANNULLED COLFAX AVENUE GRAND PARK ADDITION, PLAT BOOK "E", PAGES 134-137 LYING IN THE NORTH HALF OF THE SOUTHEAST QUARTER SECTION 19, T-12-S, R-6-E OF THE HUNTSVILLE MERIDIAN RAINBOW CITY, ETOWAH COUNTY, ALABAMA

PROJECT #02057
SCALE 1"=50'



ZONING: R2 PATIO HOMES
REQUIRED SETBACKS

MIN. FRONT YARD: 30 FEET*
MIN. SIDE YARD: 8 FEET
MIN. REAR YARD: 15 FEET

*NOTE: DOUBLE FRONTAGE LOTS MAY REDUCE ONE FRONTING SIDE TO 20' SETBACK IF NO ACCESS IS PROVIDED TO SAID LINE. REDUCED SETBACK MAY ALSO BE DEPENDENT ON THE POSITION OF SEPTIC TANK / PUMP UNIT. (CONSULT R.B.C. BLDG. DEPT. FOR DETAILS)

NOTE: ALL LOTS ARE SUBJECT TO A 5' DRAINAGE EASEMENT EVENLY OFF EACH SIDE OF EVERY LOT LINE UNLESS OTHERWISE NOTED.

NOTE: THE PUBLIC SANITARY SEWER COLLECTION SYSTEM THAT SERVES THIS DEVELOPMENT IS A PRESSURIZED SEPTIC TANK EFFLUENT COLLECTION SYSTEM AND REQUIRES THE INCORPORATION OF A 1000 GALLON SEPTIC TANK FOLLOWED BY A PUMP UNIT PRIOR TO ENTERING THE COLLECTION MAIN. DETAILS, SPECIFICATIONS, AND REQUIRED PROCEDURES CAN BE OBTAINED FROM THE UTILITY BOARD.

CENTERLINE ROADWAY CURVE DATA

CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	73.53	146.20	72.78	N 70°11'35" E	37.54
C2	69.16	175.00	68.71	N 06°36'49" W	35.04

CENTERLINE STORM DRAINAGE OUTFALL CURVE DATA

CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	39.95	25.00	35.63	S 60°53'01" E	25.69
C2	39.01	71.94	38.54	N 68°52'17" E	20.00
C3	76.16	156.14	75.41	N 61°20'13" E	38.86

LOT LINE CURVE DATA

CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	27.57	125.00	27.51	N 11°01'31" E	13.84
C2	43.55	125.00	43.33	N 27°19'26" E	22.00
C3	43.55	125.00	43.33	N 47°17'06" E	22.00
C4	43.55	125.00	43.33	N 67°14'46" E	22.00
C5	15.67	125.00	15.66	N 80°49'03" E	7.84
C6	61.13	123.20	60.50	N 70°11'35" E	31.21
C7	55.62	150.00	55.30	S 05°52'34" E	28.13
C8	104.33	75.00	96.12	S 44°53'28" W	62.60
C9	28.04	173.20	28.01	S 75°46'11" W	14.05
C10	46.03	173.20	45.88	S 67°31'05" W	23.15
C11	11.87	173.20	11.87	S 51°56'23" W	5.94

LINE	BEARING	DISTANCE
L1	N 04°42'26" E	34.20
L2	N 17°49'00" W	21.52
L3	N 04°42'26" E	19.52
L4	N 85°18'04" W	11.41
L5	N 84°24'29" E	34.57
L6	N 85°18'04" W	55.90
L7	N 84°24'29" E	55.00
L8	S 53°20'05" W	13.13
L9	N 55°58'41" E	23.46
L10	N 85°18'04" W	8.43
L11	S 53°20'05" W	54.06
L12	N 55°58'41" E	54.00
L13	S 04°42'26" W	14.70
L14	S 84°24'29" W	21.57
L15	N 03°17'05" W	16.25
L16	S 84°24'29" W	54.00
L17	N 87°37'33" E	53.61
L18	S 84°24'29" W	54.00
L19	N 87°37'33" E	54.08
L20	S 84°24'29" W	21.10
L21	S 55°58'41" W	42.13

LEGEND

IRON PIN SET (1/2" x 18" IRON ROD w/ YELLOW CAP STAMPED "SKIPPER ENGINEERING")

IRON PIN FOUND

(LOT 5, BLK. 6) LOTS OF GRAND PARK ADDITION PLAT BOOK "E", PAGES "134-137"

(LOT 5) MONTROSE GARDENS 1st ADDITION PLAT BOOK "K", PAGE "111"

LOT 5 MONTROSE GARDENS 2nd ADDITION PLAT BOOK "K", PAGE "116"

-LOT 5- MONTROSE GARDENS 3rd ADDITION PLAT BOOK "L", PAGE "12"

-LOT 1- MONTROSE GARDENS 4th ADDITION PLAT BOOK "L", PAGE "22"

-LOT 5- MONTROSE GARDENS 5th ADDITION PLAT BOOK "L", PAGE "29"

-LOT 5- MONTROSE GARDENS 6th ADDITION, PHASE ONE PLAT BOOK "L", PAGE "55"

-LOT No. 5- AUTUMNWOOD PLACE TOWNHOMES PLAT BOOK "L", PAGE "51"

UTILITY OR DRAINAGE EASEMENT

FRONT BUILDING SETBACK LINE

GRAND PARK ADDITION

PREVIOUS MONTROSE OR TOWNHOME PLAT

FORTY LINE (APPROX.)

CENTERLINE ROADWAY OR EASEMENT

0 1 2 3 4 5 6

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 Montrose Gardens - Sixth Addition, Phase Two 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: _____ this ___ day of _____ 2007.

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 Montrose Gardens - Sixth Addition, Phase Two consisting of (1) one sheet, correctly represents a survey made under my supervision on the 26th day of March 2007; 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 26th day of March, 2007.

Scott Skipper, PELS
Registered Professional Land Surveyor
License Number 20141
Phone 256-413-7726

Witness: Diane Mafrone

ALABAMA REGISTERED No. 20141 PROFESSIONAL ENGINEER LAND SURVEYOR SCOTT SKIPPER

STATE OF ALABAMA, ETOWAH COUNTY
OFFICE OF PROBATE JUDGE
I hereby certify that this instrument was filed in office for record on the 15th day of Aug 20 07 at 7:02 o'clock A.M., and was duly recorded on the 15th day of Aug 20 07
DEED TAX 16.00
REC. FEE 10.00
TOTAL 26.00
JUDGE OF PROBATE, ETOWAH COUNTY, AL

CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat for Montrose Gardens - Sixth Addition, Phase Two 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 31,000.00 dollars to assure completion of all required improvements in case of default.

~~John Watson, Planning Commission Chairman~~ Thomas R. Moore ATTEST: Kathy Hill, Recording Secretary

Approved as to form and legality this 30th day of April A.D., 2007.

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

CERTIFICATION OF APPROVAL OF UTILITIES

I hereby certify the subdivision for Montrose Gardens - Sixth Addition, Phase Two has been found to comply with the requirements of the Rainbow City Water Works and Sewer Board and that the final plat for said subdivision has been approved for recording.

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. Selman - Etowah County Health Department 8/14/07 Date

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