BK L Pg 88

PLAT

LAUREL RIDGE SUBDIVISION

A RESIDENTIAL SUBDIVISION
LOCATED IN SECTION 32, T-12-S, R-6-E, RAINBOW CITY, ETOWAH COUNTY, ALABAMA

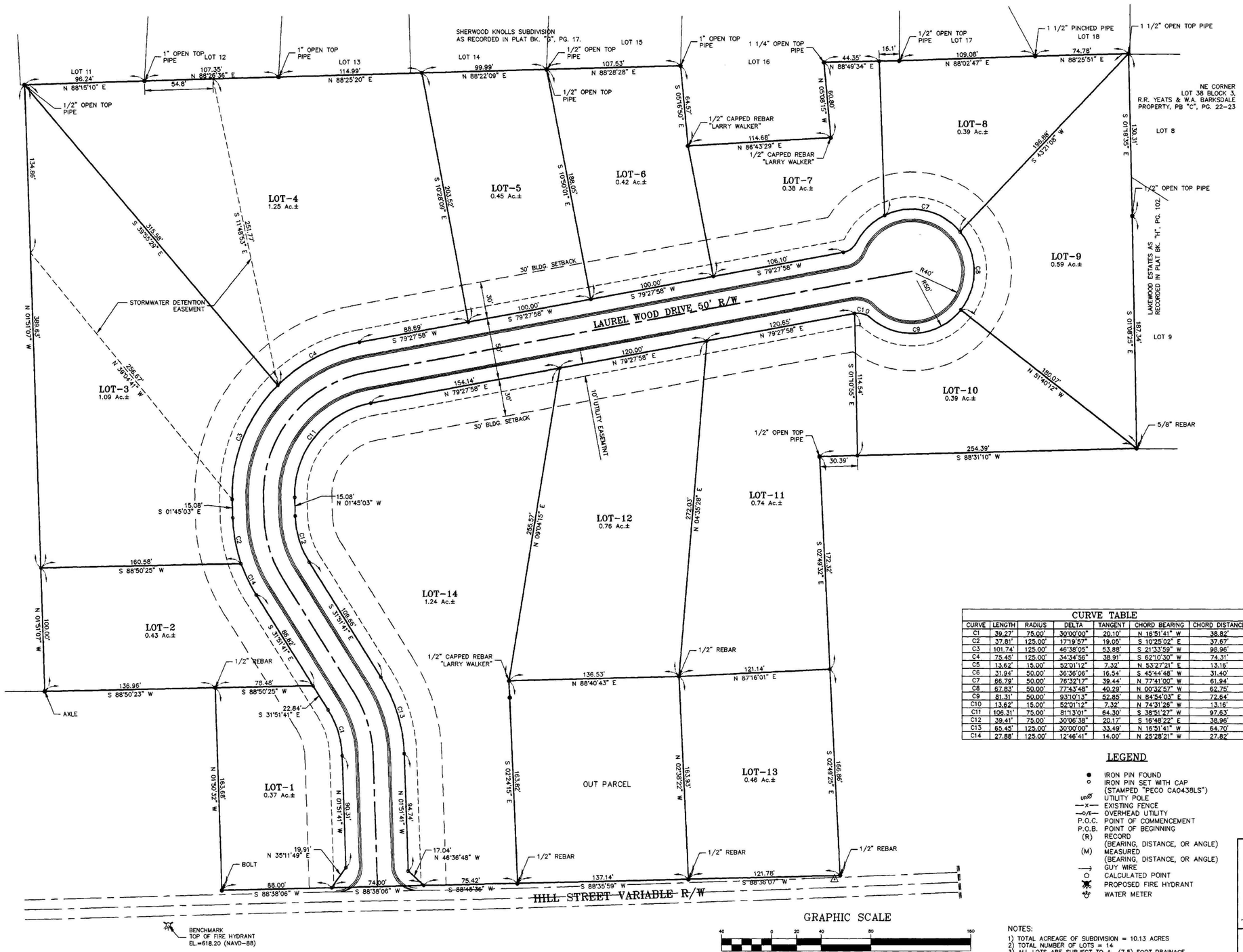
SAID PROPERTY BEING LOTS 34 & A PORTION OF LOT 38, 37, 36, 35, 33 & 32 BLOCK 3 OF R.R. YEATES & W.A. BARKSDALE PROPERTY AS RECORDED IN PLAT BOOK "C", PAGES 22-23 IN THE PROBATE OFFICE OF ETOWAH COUNTY, ALABAMA. DEED OR RECORD BOOK 1891, PAGE 85.

STATE OF ALABAMA, ETOWAH COUNTY
OFFICE OF PROBATE JUDGE

I hereby certify that this instrument was filed in office for record on the 5 day of 04 20 07 at 11:30 o'clock A M., and was duly recorded on the 5 day of 04 20 07.

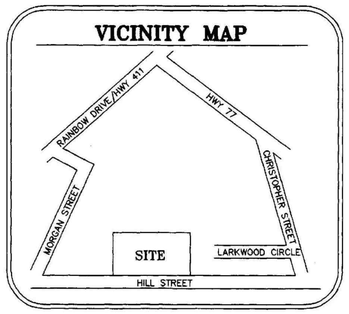
DEED TAX 4.00
REC. FEE 10.00
TOTAL 24.00

JUDGE OF PROBATE, ETOWAH COUNTY, AL



GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

VICINITY MAP



OWNER'S CERTIFICATE AND DEDICATION. We, Jon and Owen Noojin, the undersigned, do hereby certify that we are the owners of and the only persons having any right, title, or interest in the land shown on the Plat of Laurel Ridge Subdivision, 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 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 October 2007

OWNER _____

OWNER _____

WITNESS Ralph Allred

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 Laurel Ridge Subdivision consisting of 1 sheet, correctly represents a survey made under my supervision on the 14th day of June, 2007.

Signature: _____

License #: 20125

Witness: Mercey Bauce

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat for Laurel Ridge Subdivision 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 5 day of Oct A.D., 2007

ATTEST:

Barbara Walker — 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 5th DAY OF Oct 2007

Thomas R. Moon
V - Chairman, Planning Commission

ETOWAH COUNTY HEALTH DEPARTMENT:
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 herein. This Subdivision is served by Public Water provided by the Utility Board of Rainbow City.

Approved By: _____ Etowah County Health Department — Date 6/25/07

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	39.27'	75.00'	30°00'00"	20.10'	N 16°51'41" W	38.82'
C2	37.81'	125.00'	17°19'57"	19.05'	S 10°25'02" E	37.67'
C3	101.74'	125.00'	46°38'05"	53.88'	S 21°33'59" W	98.96'
C4	75.45'	125.00'	34°34'56"	38.91'	S 62°10'30" W	74.31'
C5	13.62'	15.00'	52°01'12"	7.32'	N 53°27'21" E	13.16'
C6	31.94'	50.00'	36°36'06"	16.54'	S 45°44'48" W	31.40'
C7	66.79'	50.00'	76°32'17"	39.44'	N 77°41'00" W	61.94'
C8	67.83'	50.00'	77°43'48"	40.29'	N 00°32'57" W	62.75'
C9	81.31'	50.00'	93°10'13"	52.85'	N 84°54'03" E	72.64'
C10	13.62'	15.00'	52°01'12"	7.32'	N 74°31'28" W	13.16'
C11	106.31'	75.00'	81°13'01"	64.30'	S 38°51'27" W	97.63'
C12	39.41'	75.00'	30°06'38"	20.17'	S 16°48'22" E	38.96'
C13	65.45'	125.00'	30°00'00"	33.49'	N 16°51'41" W	64.70'
C14	27.88'	125.00'	12°46'41"	14.00'	N 25°28'21" W	27.82'

LEGEND

- ● IRON PIN FOUND
- ○ IRON PIN SET WITH CAP (STAMPED "PECO CA0438LS")
- UP — 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)
- GUY WIRE
- ○ CALCULATED POINT
- PROPOSED FIRE HYDRANT
- WATER METER

NOTES:
1) TOTAL ACREAGE OF SUBDIVISION = 10.13 ACRES
2) TOTAL NUMBER OF LOTS = 14
3) ALL LOTS ARE SUBJECT TO A (7.5) FOOT DRAINAGE EASEMENT EVENLY OFF EACH LOT LINE UNLESS OTHERWISE NOTED.

ZONING REQUIREMENTS
DIVISION 3, SECTION 50
R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

MINIMUM LOT AREA = 12750 SQ. FT.
MINIMUM LOT WIDTH = 85 FEET

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

8/29/07
DATE:

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

SIGNATURE — SEAL

NO.	DATE	REVISIONS	DWN	CKD	APPRV'D

DRAWN BY	DATE	CHECKED BY	DATE
MSH		EOP	
DESIGNED BY	DATE	FIELD SURVEY BY	FIELD SURVEY DATE
EOP			

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@CYBERTYME.COM

LAUREL RIDGE SUBDIVISION
RAINBOW CITY, AL

DEVELOPER
JON & OWEN NOOJIN

SCALE: 1"= 40'	DRAWING NO. S070102-004	
DATE: 6/15/07	CONTRACT S070102	REV. 0