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Plat K-page 11

-CORPORATE PARK-
SUBDIVISION
RAINBOW CITY, AL

ZONING DATA

ZONING CLASSIFICATION: THE PROPERTY IS ZONED HIGHWAY COMMERCIAL DISTRICT

HEIGHT: ZONING REQUIREMENTS IS A MAXIMUM OF 45 FEET.

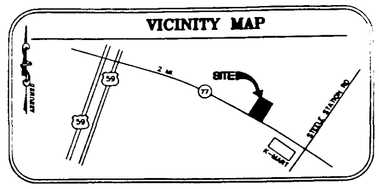
SETBACKS: ZONING CODE REQUIRES A MINIMUM SETBACK OF 45 FEET FOR FRONT, 10 FEET FOR SIDE AND 5 FEET FOR REAR

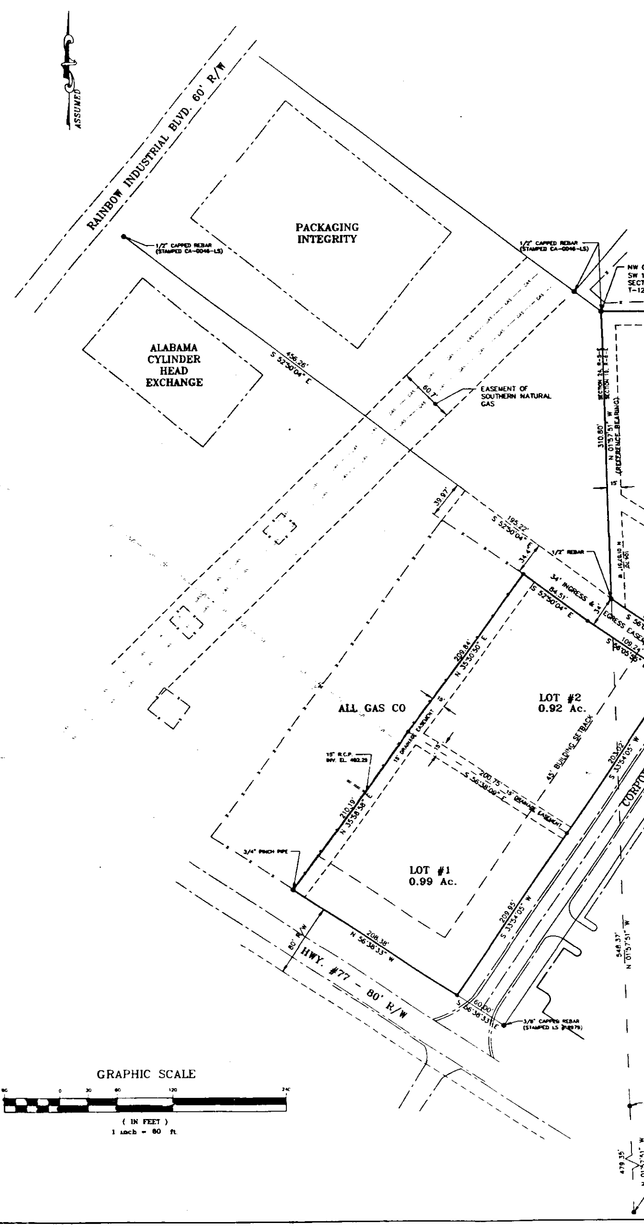
OTHER ZONING REQUIREMENTS APPLY. BEFORE DESIGN OR CONSTRUCTION, THE CITY OF RAINBOW CITY, ALABAMA SHOULD BE CONTACTED FOR FURTHER INFORMATION OR CLARIFICATION.

LEGEND

- IRON PIN FOUND
- IRON PIN SET WITH CAP (STAMPED "LS#21183")
- UTILITY POLE
- EXISTING FENCE
- 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
- EXISTING GAS LINE
- EXISTING SANITARY SEWER
- WATER VALVE
- WELL
- SANITARY SEWER MANHOLE
- DRAINAGE MANHOLE
- GRATE INLET
- CURB INLET
- FIRE HYDRANT
- LIGHT POST
- MARSH
- BENCH MARK
- TREE (12" DIA. AND LARGER)
- 1' CONTOURS
- 5' CONTOURS

VICINITY MAP





CURVE TABLE							
CURVE	CURVE LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	18.88'	25.00'	43°26'00"	9.91'	18.38'	N1°29'00"E
C2	88.50'	50.00'	101°24'36"	81.10'	77.38'	S41°46'24"W
C3	50.00'	50.00'	57°17'45"	27.52'	47.94'	N28°21'52"W
C4	50.00'	50.00'	57°17'45"	27.52'	47.94'	N61°34'40"W
C5	43.34'	50.00'	48°39'37"	23.14'	42.00'	N61°34'08"E
C6	18.88'	25.00'	43°26'00"	9.91'	18.38'	S33°19'05"W

OWNER'S CERTIFICATE AND DEDICATION. I, Hugh Baskin, the undersigned, do hereby certify that I am the owner of and the only person having any right, title, or interest in the land shown on the Plat of Corporate Park, 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 drawn in the abstractor's certificate.

RESTRICTIONS: none

This 1st day of AUGUST, 2000 OWNER Hugh Baskin

WITNESS

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 Corporate Park consisting of 1 sheet, correctly represents a survey made under my supervision on the 5th day of January, 2000.

Signature

License # 20125

Witness

CERTIFICATE OF APPROVAL OF THE FINAL PLAT BY THE PLANNING COMMISSION

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 July 25, 2000

John Walton
Chairman, Planning Commission

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat for Corporate Park 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 28th day of July A.D. 2000

ATTEST

Barbara D. Walton
Clerk

Hugh K. Baskin
Mayor

STATE OF ALABAMA ETOWAH COUNTY
OFFICE OF PROBATE JUDGE

REG. TAX
DEED TAX
REC. FEE
TOTAL

JUDGE OF PROBATE, ET. AND COUNTY, AL

CASE NO.

7/24/00
DATE

SIGNATURE

ALABAMA REGISTERED No. 20125 PROFESSIONAL ENGINEER EDWARD D. PERMAN, JR. SEAL

NO	DATE	REVISIONS	BY	CK'D	APPR'D
DRAWN BY		DATE	CHECKED BY		DATE
DESIGNED BY E. PERMAN		DATE	DRAWING #		DATE

PERMAN, MADDEN & ASSOCIATES, LLC
Civil Engineering & Surveying
600 Perman Lake Road, Rainbow City, Alabama 35906
office (256)413-0432 fax (256)442-016
111 North Chandler Road, Gadsden, Alabama 35903
office (205)547-1778 fax (205)547-1779

CORPORATE PARK
COMMERCIAL SUBDIVISION
RAINBOW CITY, AL

DEVELOPER
HUGH BASKIN

SCALE: 1"= 60'
DATE
DRAWING NO. ECOOIOSE D.W.G
JOB NO. EC0010S
REV. 0

BUSINESS RECORDS CORPORATION