

CHELSEA SUBDIVISION 2ND ADDITION

A RESIDENTIAL SUBDIVISION
 LOCATED IN SECTION 30, T-12-S, R-6-E,
 RAINBOW CITY, ETOWAH COUNTY, ALABAMA
 SAID PROPERTY BEING LOT 20 & A PORTION OF LOT 27 OF THE GRAND PARK SUBDIVISION AS
 RECORDED IN PLAT BOOK "E", PAGE 134, IN THE PROBATE OFFICE OF ETOWAH COUNTY,
 ALABAMA.



OWNER'S CERTIFICATE AND DEDICATION. We, MHC Properties, LLC 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 described herein, and that the plat presented is a correct and true copy of the original plat as recorded in the public records of Etowah County, Alabama. We hereby guarantee a clear title to all lands so dedicated from all encumbrances so that the title is clear, except as shown in the subdivision's subdivision map.

RESTRICTIONS: none

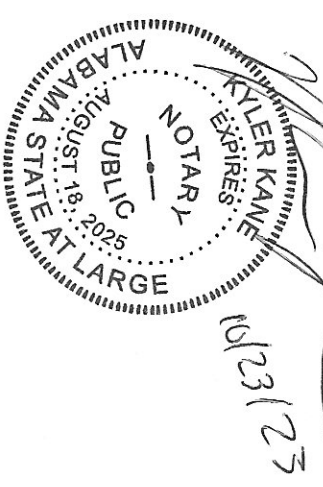
This 21 day of OCTOBER, 2023

Carol B. Sheppard
 Carol B. Sheppard
 Notary Public
 Alabama State at Large

OWNER: **TRUCKS POINT**
 OWNER: **Carol B. Sheppard**
 WITNESS: *[Signature]*

SUBJECT'S CERTIFICATE. I, Eddie Ferron Jr., the undersigned, do hereby certify that I am a duly licensed professional civil engineer and that the annexed map of Chelsea Subdivision consisting of 1 sheet, correctly represents a survey made under my supervision on the 23rd day of October, 2023.

Signature: *[Signature]*
 License # 20175
 Witness: *[Signature]*



CERTIFICATE OF APPROVAL FOR RECORDING
 I hereby certify that the subdivision plat for Chelsea Subdivision has been found to comply with the Subdivision Regulations for Rainbow City, Alabama with the exception of such variances, if any, as are shown on the plat. I have approved this plat for recording in the office of the Probate Judge of Etowah County, Alabama.

Approved as to form and legality this 24th day of October, A.D., 2023

ATTEST:
[Signature]
 Clerk

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 10/24/2023.

[Signature]
 Chairman, Planning Commission

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
 REAR YARD = 30 FEET MINIMUM

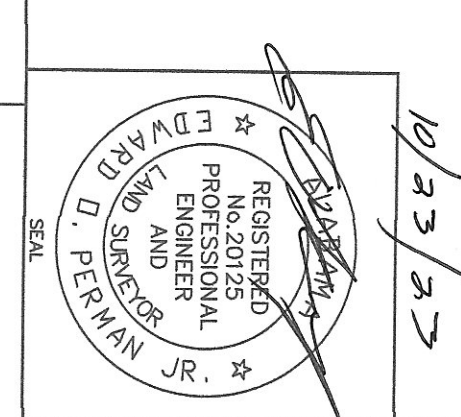
LEGAL DESCRIPTION. STORMWATER DETENTION AREA. (P.O.B. CAPPED REBAR WOODSMALL) AT THE NORTHEAST CORNER OF LOT 27 OF THE GRAND PARK SUBDIVISION AS RECORDED IN PLAT BOOK "E", PAGE 134, IN THE PROBATE OFFICE OF ETOWAH COUNTY, ALABAMA. THENCE RUN S00°07'19"E, A DISTANCE OF 128.16 FEET TO CONTINUE S00°15'39"E, A DISTANCE OF 128.16 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE S00°15'39"E, A DISTANCE OF 128.16 FEET TO THE POINT OF BEGINNING. THENCE RUN N00°07'10"W, A DISTANCE OF 276.00 FEET; THENCE RUN N00°07'10"W, A DISTANCE OF 40.00 FEET; THENCE RUN N89°28'37"E, A DISTANCE OF 140.01 FEET; THENCE RUN N00°07'10"W, A DISTANCE OF 276.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.44 ACRES, MORE OR LESS.

- NOTES:
 1) TOTAL ACREAGE OF SUBDIVISION = 5.82 ACRES
 2) TOTAL NUMBER OF LOTS = 12
 3) TOTAL NUMBER OF LOTS TO A (3') ROOT DRAINAGE EASEMENT BEHIND OFF-ROAD LOT LINE UNLESS OTHERWISE NOTED.

LEGEND

—500—	EXISTING 5' CONTOURS	—○—	EXISTING SANITARY SEWER MANHOLE
—499—	EXISTING 1' CONTOURS	—○—	EXISTING WATER VALVE
—500—	FINISH CONTOURS	—○—	EXISTING FIRE HYDRANT
—○—	EXISTING SPOT ELEV.	—○—	EXISTING LIGHT POLE
—○—	FINISHED SPOT ELEV.	—○—	EXISTING 3" x 3" WATER METER
—○—	NEW DITCHES & INVERT ELEV.	—○—	EXISTING TRAFFIC POLE
—○—	NEW ASPHALT PAVING	—○—	CONTROL POINT
—○—	EXISTING ASPHALT PAVING	—○—	ONE TREE
—○—	EXISTING FENCE	—○—	POST INDICATOR VALVE
—○—	EXISTING OVERHEAD ELECTRIC	—○—	PROPOSED SOIL BORINGS
—○—	EXISTING POTABLE WATER	—○—	MONITORING WELL
—○—	EXISTING SANITARY SEWER	—○—	IRON PIN FOUND
—○—	EXISTING STORM SEWERS	—○—	IRON PIN SET WITH CAP (STAMPED "PECO CA0438LS")
—○—	NEW FENCE	—○—	1/2" CAPPED REBAR (SKIPPER)
—○—	PROPERTY LINE	—○—	
—○—	RIGHT-OF-WAY LINE	—○—	
—○—	SILT FENCE	—○—	

DEVELOPER:
PERMAN ENGINEERING CO., LLC
 2425 Lumbley Road
 Rainbow City, AL 35906
 Tel. (256) 413-0433



NO.	DATE	REVISIONS	DATE	BY	APP'D

DESIGNED BY: PERMAN ENGINEERING CO., LLC
 ENGINEERS-Contractors-Developers
 2425 Lumbley Rd.
 Rainbow City, AL 35906
 Tel. (256) 413-0433
 Fax: (256) 442-0161
 E-mail: INFO@PERMANENG.COM

PERMAN ENGINEERING CO., LLC
 DEVELOPER
 PERMAN ENGINEERING CO.,
 CHELSEA SUBDIVISION
 2ND ADDITION
 RAINBOW CITY, AL

SHEET NO. 1 OF 50
 PROJECT NAME: CHELSEA SUBDIVISION
 PECO PROJECT # E230908
 DATE: 8/9/23
 REV. 0