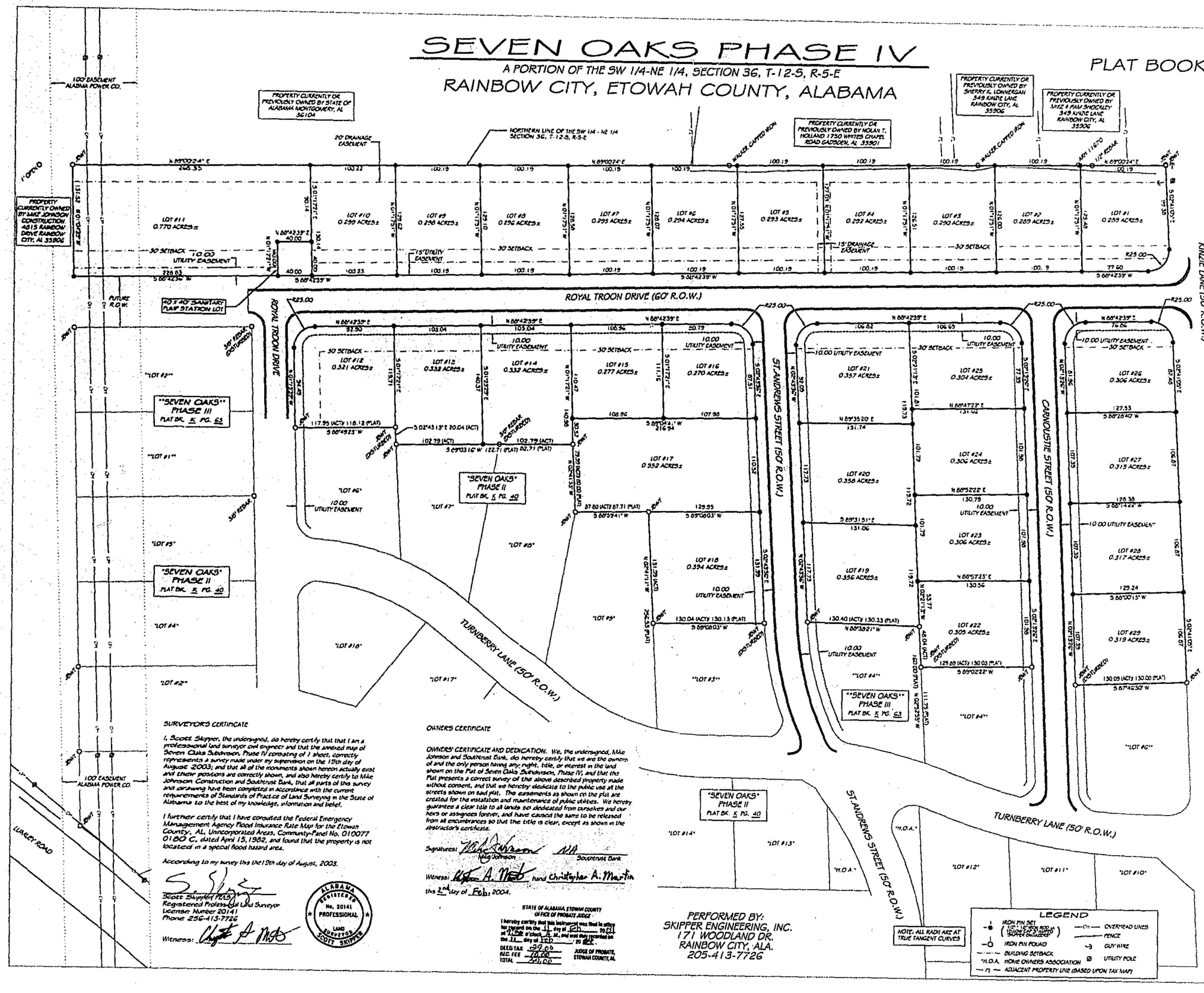
SEVEN OAKS PHASE IV

A PORTION OF THE SW 1/4-NE 1/4, SECTION 36, T-12-S, R-5-E

RAINBOW CITY, ETOWAH COUNTY, ALABAMA

PLAT BOOK L, PAGE 15



PERFORMED BY:
SKIPPER ENGINEERING, INC.
171 WOODLAND DR.
RAINBOW CITY, ALA.
205-413-7726

SURVEYOR'S CERTIFICATE

I, Scott Skipper, the undersigned, do hereby certify that that I am a professional land surveyor civil engineer and that the annexed map of Seven Oaks Subdivision, Phase IV consisting of 1 sheet, correctly represents a survey made under my supervision on the 15th day of August 2003; and that all of the monuments shown hereon actually exist and their positions are correctly shown, and also hereby certify to Mike Johnson Construction and Southtrust Bank, that all parts of the 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 Emergency Management Agency Flood Insurance Rate Map for the Etowah County, AL. Unincorporated Areas, Community-Panel No. 010077 0100 C, dated April 15, 1982, and found that the property is not located in a special flood hazard area.

According to my survey this the 15th day of August, 2003.

Scott Skipper (R.L.S.)
Registered Professional Land Surveyor
License Number 20141
Phone 256-413-7726

Witness:

ALABAMA REGISTERED No. 20141 PROFESSIONAL LAND SURVEYOR SCOTT SKIPPER

OWNER'S CERTIFICATE

OWNERS' CERTIFICATE AND DEDICATION. We, the undersigned, Mike Johnson and Southtrust Bank, 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 Seven Oaks Subdivision, Phase IV, 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: Mike Johnson / NA Southtrust Bank

Witness: hand Christopher A. Martin

this 2nd day of Feb., 2004.

STATE OF ALABAMA, ETOWAH COUNTY
OFFICE OF PROBATE JUDGE

I hereby certify that this instrument was filed in this office for record on the 11 day of Feb 20 04 at 12:00 o'clock P.M., and was duly recorded on the 11 day of Feb 20 04.

DEED TAX 59.00
REC. FEE 10.00
TOTAL 69.00

JUDGE OF PROBATE, ETOWAH COUNTY, AL

PROJECT #02111PLAT
SCALE 1"= 50'
BOOK # 71

CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat for [name of subdivision] 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; I further certify that a security bond in the amount of $15,000.00 has been posted with the Planning Commission to assure completion of all required improvements in case of default.

John Watson, Planning Commission Chairman

ATTEST: Kathy Hill
Kathy Hill, Recording Secretary

Approved as to form and legality this 10th day of February A.D., 2004.

Sue L. Gidewell, Mayor

ATTEST: Barbara T. Wester
Barbara T. Wester, Clerk

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, _____ as Principal and the undersigned Surety, are held and firmly bound unto the City of Rainbow City, Alabama hereafter called the City, in the full sum of $15,000.00, for the payment of which, well and truly to be made, we, and each of us, bind ourselves jointly and severally, by these presents.

Dated this _____ day of _____ A.D., 2004. The conditions of this obligation are such that, WHEREAS, PRINCIPAL has submitted to the Planning Commission a preliminary plat for subdivision of a tract of land described as follows:
AND, WHEREAS, PRINCIPAL has, pursuant to the Subdivision Regulations of the City of Rainbow City elected to file this bond in lieu of actual completion of improvements and utilities in the above-subdivision. NOW, THEREFORE, if the PRINCIPAL shall, within twelve (12) months from the date of approval of the final plat of the subdivision, faithfully install complete improvements and utilities in the rules and regulations of the City and pay all bills for contractors, subcontractors, labor and materials incurred in completion thereof; and shall hold harmless and indemnify the City and all interest property owners against liability, loss or damage by reason of failure of PRINCIPAL to faithfully perform the conditions hereof, then this obligation shall be null and void, otherwise to remain full force and effect; PROVIDED, however, that actions upon this bond by contractors, subcontractors, laborers or material men shall be limited to six months from and after completion of the improvements and utilities above referred to. Signed, sealed and delivered the day and year first above written.

_____
Principal

ATTEST: _____
Secretary

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. Sigman 2/10/04
Philip L. Sigman / Etowah County Health Department - Date

CERTIFICATION OF APPROVAL OF UTILITIES

I hereby certify that utilities have been installed in an acceptable manner according to the Rainbow City Water Works and Sewer Board specifications.

Rainbow City Water Works and Sewer Board Chairman