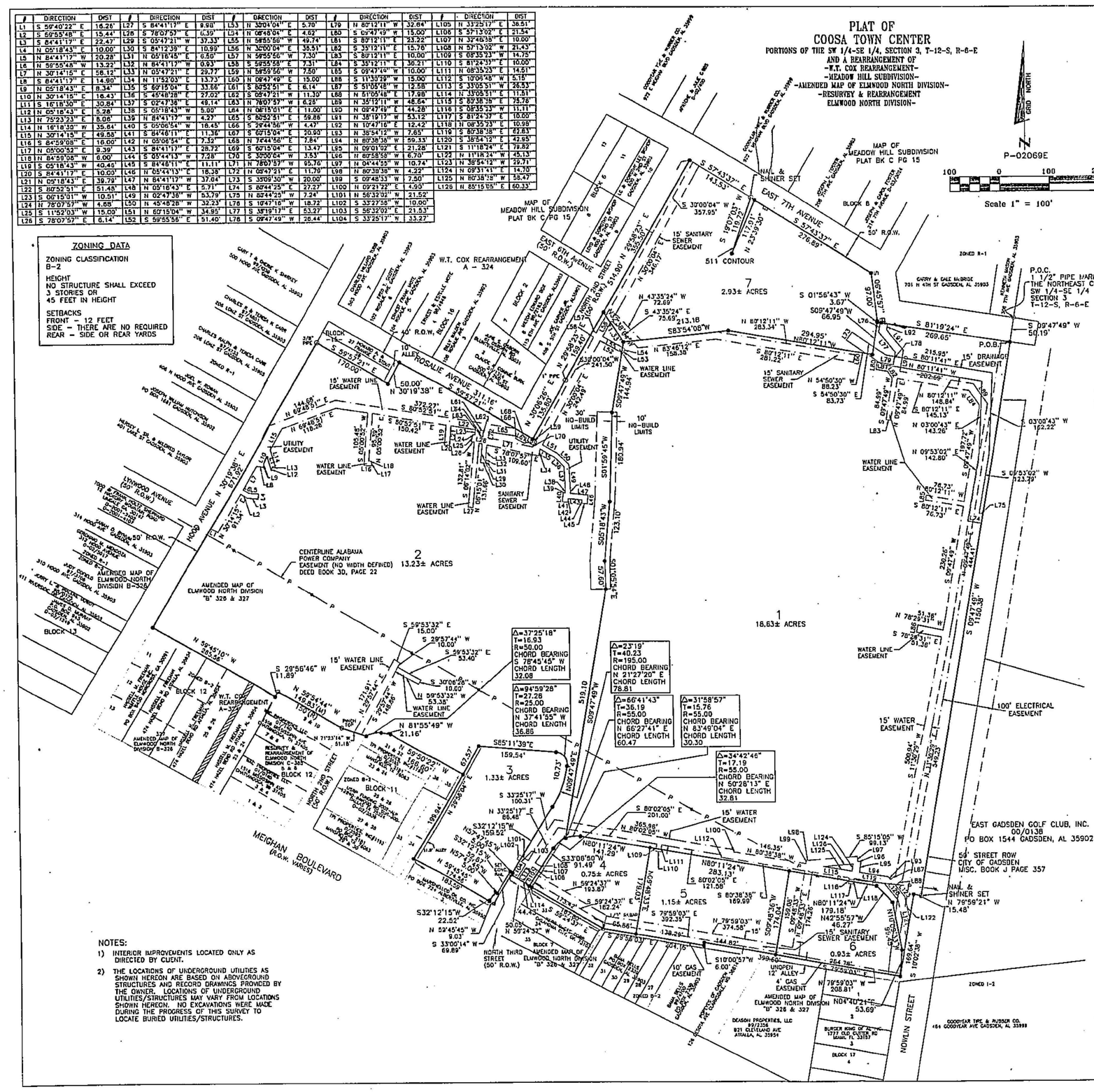
PLAT BOOK L PAGE 16

PLAT OF
COOSA TOWN CENTER

PORTIONS OF THE SW 1/4-SE 1/4, SECTION 3, T-12-S, R-6-E
AND A REARRANGEMENT OF
-W.T. COX REARRANGEMENT-
-MEADOW HILL SUBDIVISION-
-AMENDED MAP OF ELMWOOD NORTH DIVISION-
-RESURVEY & REARRANGEMENT
ELMWOOD NORTH DIVISION-

#	DIRECTION	DIST	#	DIRECTION	DIST	#	DIRECTION	DIST	#	DIRECTION	DIST	#	DIRECTION	DIST
L1	S 59°40'22" E	16.26'	L27	S 84°41'17" E	9.98'	L53	N 33°04'11" E	5.70'	L79	N 80°12'11" W	32.64'	L105	N 33°25'17" E	36.51'
L2	S 59°55'48" E	15.44'	L28	S 78°07'57" E	6.39'	L54	N 08°48'04" E	4.62'	L80	S 09°47'49" W	15.00'	L106	S 57°13'02" E	21.54'
L3	S 84°41'17" E	22.47'	L29	S 05°47'21" W	37.33'	L55	N 59°55'56" W	49.74'	L81	S 80°12'11" E	23.32'	L107	N 32°46'18" E	10.00'
L4	N 05°18'43" E	10.00'	L30	S 84°12'39" E	10.99'	L56	N 30°00'04" E	35.51'	L82	S 35°12'11" E	15.70'	L108	N 57°13'02" W	21.43'
L5	N 84°41'17" W	20.28'	L31	N 05°18'45" E	6.50'	L57	N 59°55'56" W	7.30'	L83	S 80°12'11" E	10.00'	L109	S 08°35'23" W	14.75'
L6	N 59°55'48" W	13.22'	L32	N 84°41'17" W	0.93'	L58	S 59°55'56" E	7.31'	L84	S 35°12'11" E	36.21'	L110	S 81°24'37" E	10.00'
L7	N 30°14'15" E	56.12'	L33	N 05°47'21" E	29.77'	L59	N 59°55'56" W	7.50'	L85	S 09°47'49" W	10.00'	L111	N 08°35'23" E	14.51'
L8	S 84°41'17" E	14.90'	L34	N 11°52'03" E	13.73'	L60	N 08°47'49" E	15.00'	L86	S 11°30'29" W	15.00'	L112	S 10°09'48" W	5.18'
L9	N 05°18'43" E	8.34'	L35	S 60°15'04" E	33.66'	L61	S 80°52'51" E	6.14'	L87	S 51°05'48" W	12.58'	L113	S 33°05'51" W	26.53'
L10	N 30°14'15" E	16.43'	L36	S 45°48'28" E	27.02'	L62	S 05°47'21" W	11.30'	L88	S 11°05'48" E	17.98'	L114	N 33°05'51" E	11.51'
L11	S 16°18'30" E	30.84'	L37	S 02°47'38" E	48.14'	L63	N 78°07'57" W	6.26'	L89	N 35°12'11" W	46.64'	L115	S 80°38'16" E	75.78'
L12	N 05°18'43" E	5.26'	L38	S 05°18'43" W	5.00'	L64	N 08°15'01" E	11.00'	L90	N 09°47'49" E	44.28'	L116	S 08°35'23" W	11.11'
L13	N 75°23'23" E	8.06'	L39	N 84°41'17" W	4.27'	L65	S 80°52'51" E	59.68'	L91	N 38°10'17" W	53.12'	L117	S 81°24'37" E	10.00'
L14	N 16°18'30" W	35.64'	L40	S 05°06'54" W	16.45'	L66	S 29°44'56" W	4.47'	L92	N 10°47'16" E	12.42'	L118	N 08°35'23" E	10.98'
L15	N 30°14'15" E	49.58'	L41	S 84°46'11" W	11.36'	L67	S 60°15'04" E	20.90'	L93	N 35°54'12" W	7.65'	L119	S 80°38'18" E	62.83'
L16	S 84°59'08" E	16.00'	L42	N 05°06'54" E	7.32'	L68	N 74°44'56" E	7.84'	L94	N 80°38'38" W	59.33'	L120	S 36°54'12" E	42.95'
L17	N 05°00'52" E	9.39'	L43	S 84°41'17" E	28.72'	L69	S 60°15'04" E	13.47'	L95	N 09°01'02" E	21.28'	L121	S 11°18'24" E	79.82'
L18	N 84°59'08" W	6.00'	L44	S 05°41'13" W	7.28'	L70	S 30°00'04" W	3.53'	L96	N 80°58'58" W	6.70'	L122	N 11°18'24" W	45.13'
L19	S 05°18'43" W	40.48'	L45	S 84°46'11" E	11.11'	L71	N 78°07'57" W	95.76'	L97	N 04°44'55" W	10.74'	L123	N 36°54'12" W	29.71'
L20	S 84°41'17" E	10.00'	L46	N 05°44'13" E	16.38'	L72	N 05°47'21" E	11.79'	L98	N 80°38'38" W	4.22'	L124	N 09°31'41" E	14.70'
L21	N 05°18'43" E	39.79'	L47	N 84°41'17" W	37.04'	L73	S 35°09'30" W	20.00'	L99	S 09°48'33" W	7.50'	L125	N 80°38'18" W	58.47'
L22	S 80°52'51" E	51.48'	L48	N 05°18'43" E	5.71'	L74	S 80°44'25" E	27.27'	L100	N 09°21'22" E	4.99'	L126	N 85°15'05" E	60.33'
L23	S 06°15'01" W	10.51'	L49	N 02°47'38" W	53.79'	L75	N 80°44'25" W	7.24'	L101	N 56°32'02" W	21.52'			
L24	N 78°07'57" W	4.65'	L50	N 45°48'28" W	32.23'	L76	S 10°47'16" W	18.72'	L102	S 33°27'58" W	10.00'			
L25	S 11°52'03" W	15.00'	L51	N 60°15'04" W	34.95'	L77	S 38°19'17" E	53.27'	L103	S 56°32'02" E	21.53'			
L26	S 78°07'57" E	6.14'	L52	S 59°55'56" E	51.40'	L78	S 09°47'49" W	26.44'	L104	S 33°25'17" W	33.27'			



ZONING DATA

ZONING CLASSIFICATION
B-2

HEIGHT
NO STRUCTURE SHALL EXCEED
3 STORIES OR
45 FEET IN HEIGHT

SETBACKS
FRONT - 12 FEET
SIDE - THERE ARE NO REQUIRED
REAR - SIDE OR REAR YARDS

NOTES:

1) INTERIOR IMPROVEMENTS LOCATED ONLY AS DIRECTED BY CLIENT.

2) THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED BY THE OWNER. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

DESCRIPTION OF LAND PLATTED

Commence at an existing 1-1/2" pipe marking the Northeast corner of the SW 1/4 of the SE 1/4, Section 3, T-12-S, R-6-E, and run South 09°47'49" West along the East line of the SW 1/4 of the SE 1/4 a distance of 50.19 feet to an iron pin set (1/2" rebar with cap stamped JBW&T INC. CA0046LS) marking the Northeast corner of Block 4 of the Meadow Hill Subdivision as recorded in Plat Book "C", Page 15, Etowah County Probate Office and the point of beginning. From said point of beginning continue South 09°47'49" West and along the East line of the SW 1/4 of the SE 1/4 a distance of 1150.38 feet to a nail and shiner set on the South right-of-way line of Nowlin Street; thence run North 79°59'21" West along said South right-of-way line a distance of 15.48 feet to an iron pin set marking the Northeast corner of Lot 1, Block 7 of the Amended Map of Elmwood North Division as recorded in Plat Book "B", Pages 328 & 327, Etowah County Probate Office; thence run South 10° 02'38" West along the East line of Lot 1 a distance of 189.64 feet to an iron pin set marking the Southeast corner of Lot 1; thence run North 79°59'03" West along the South line of Block 7 a distance of 399.60 feet to an iron pin set; thence run South 10°00'57" West a distance of 6.00 feet to an iron pin set on the centerline of a 12 foot annulled alley; thence run North 79°59'03" West along said centerline a distance of 204.15 feet to an existing 1/2" rebar with cap stamped JBW&T INC. CA0046LS; thence run North 59°24'37" West and continue along the centerline of said annulled alley a distance of 167.80 feet to an iron pin set on the Southeasterly right-of-way line of North Third Street; thence continue North 59°24'37" West a distance of 50.05 feet to a concrete nail set on the Northwesterly right-of-way line of North Third Street; thence run South 33°00'14" West along said right-of-way line a distance of 69.89 feet to an iron pin set marking the most Southerly corner of Lot 5, Block 11 of the Amended Map of Elmwood North Division; thence run North 59°45'45" West along the Southwesterly line of Lot 5 a distance of 183.59 feet to an iron pin set on the centerline of a 11.5 foot alley; thence run North 29°56'04" East along the centerline of said alley a distance of 199.94 feet to an iron pin set; thence run North 59°50'22" West along the extension of the Southwesterly line of Lot 20, Block 11 and the Southwesterly line of said Lot 20 of the Resurvey and Rearrangement of Elmwood North Division as recorded in Plat Book C, Page 385, Etowah County Probate Office a distance of 166.60 feet to an iron pin set; thence run North 81°55'49" West a distance of 21.16 feet to an iron pin set; thence run along a curve to the left having Delta = 37°25'18", Radius = 50.00 feet, a distance of 32.08 feet measured along the chord of said curve having a chord bearing of South 78°45'45" West to an iron pin set on the Southeasterly right-of-way line of North Second Street; thence run North 71°23'14" West a distance of 51.18 feet to an existing pinch top pipe marking the most Southerly corner of Lot 11, Block 12 of the Resurvey and Rearrangement of Elmwood North Division; thence run North 59°54'44" West along the Southwesterly line of Lot 11 a distance of 149.83 feet to an existing pinch top pipe marking the most Westerly corner of Lot 11; thence run South 29°56'46" West along the Southeasterly line of Lot 19, Block 12 a distance of 11.89 feet to an iron pin set; thence run North 59°45'10" West a distance of 285.56 feet to an iron pin set on the Southeasterly right-of-way line of Hood Avenue; thence run North 30°19'38" East along said Southeasterly right-of-way line a distance of 571.92 feet to an existing 3/8" pipe marking the most Northerly corner of Lot 29, Block 15 of the W. T. Cox Rearrangement as recorded in Plat Book "A", Page 324, Etowah County Probate Office; thence run South 59°57'21" East along the Northeasterly line of Lot 29 and said line extended a distance of 170.00 feet to an iron pin set on the Southeasterly right-of-way line of a 10 foot alley; thence run North 30°19'38" East along said right-of-way line a distance of 50.00 feet to an iron pin set on the Southwesterly right-of-way line of Rosalie Avenue; thence run South 59°57'21" East along said right-of-way line and said line extended a distance of 311.16 feet to an iron pin set on the South-easterly right-of-way line of North Second Street; thence run North 30°08'26" East along said right-of-way line a distance of 135.80 feet to an existing 1" pipe marking the most Westerly corner of Lot 1, Block 3, Meadow Hill Subdivision as recorded in Plat Book C, Page 15, Etowah County Probate Office; thence run North 29°58'23" East along said right-of-way line a distance of 514.90 feet to an iron pin set marking the most Northerly corner of Lot 21, Block 5 of the aforementioned subdivision; thence run South 57° 43'37" East along the Northeasterly line of Block 5, also being the Southwesterly right-of-way line of East Seventh Avenue a distance of 143.53 feet to a nail and shiner set in crossties on the 511 Contour of the H. Neely Henry Reservoir; thence run South 19°07'03" West along said 511 Contour a distance of 119.72 feet to an iron pin set; thence continue along said 511 Contour North 23°39'30" East a distance of 117.91 feet to an iron pin set on the Southwesterly right-of-way line of East Seventh Avenue; thence run South 57°43'37" East along said right-of-way line a distance of 276.69 feet to an iron pin set; thence run South 05°45'57" East along the Southwesterly right-of-way line of North Fourth Street a distance of 97.00 feet to an iron pin set; thence run South 01°56'43" West and continue along said right-of-way line a distance of 3.67 feet to an iron pin set with the intersection of the North line of Block 4 of the Meadow Hill Subdivision extended; thence run South 81°19'24" East along said extended line and the North line of Block 4 a distance of 269.65 feet to the point of beginning.

Said parcel of land being a portion of Meadow Hill Subdivision as recorded in Plat Book "C", Page 15, a portion of the Amended Map of Elmwood North Division as recorded in Plat Book "B", Pages 326 & 327, a portion of the Resurvey and Rearrangement of Elmwood North Division as recorded in Plat Book "C", Page 385, a portion of the W. T. Cox Rearrangement as recorded in Plat Book "A", Page 324, all recorded in the Etowah County Probate Office; also being a portion of the unplatted property in the SW 1/4 of the SE 1/4, Section 3, T-12-S, R-6-E, being subject to various easements and alley shown on the map, lying and being in Gadsden, Etowah County, Alabama and containing 38.95 acres, more or less, including said exceptions.

OWNER'S CERTIFICATE

OWNER'S CERTIFICATE AND DEDICATION.
The undersigned Scott Williamson, as manager of Coosa Town Center, L.L.C., does hereby certify that Coosa Town Center, L.L.C. is the owner of the land shown on the Plat of Coosa Town Center, and that the Plat presents a correct survey of the above described property. The easements as shown on the plat are created for the installation and maintenance of public utilities and or drainage.

Witness my hand this 17th day of February, 2004.

WITNESS _____ MANAGER Scott Williamson

NOTARY CERTIFICATE
STATE OF Tennessee
COUNTY OF Hamilton

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Scott Williamson, whose name as Manager of Coosa Town Center, L.L.C., is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument he, as such manager, and with full authority, executed the same voluntarily for and as the act of said limited liability company.
Given under my hand official seal of office this the 19th day of February 2004.

Trinitie Barnett
A NOTARY PUBLIC
5/8/06
My commission expires

STATE OF ALABAMA, ETOWAH COUNTY
OFFICE OF PROBATE JUDGE
I hereby certify that this instrument was filed in office for record on the 3 day of Feb 2004 at 3:00 o'clock 3 M., and was duly recorded on the 3 day of Feb 2004.
DEED TAX 10.00
REC. FEE 10.00
TOTAL 20.00
JUDGE OF PROBATE, ETOWAH COUNTY, AL

SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATE.
I Maurice J. Wildman, the under-signed, do hereby certify that I am a professional land surveyor and that the annexed map of Coosa Town Center consisting of 1 sheet, correctly represents a survey made under my supervision on the 17th day of February 2004; and that all of the monuments shown hereon actually exist and their positions are correctly shown. And further certify that all parts of this survey and drawing have been completed in accordance with the current requirements for the Practice of Land Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Signature: Maurice J. Wildman
License # Ala. Reg. No. 22684
Jones, Blair, Waldrup & Tucker Inc.
306 N. 5th Street
Gadsden, Al 35901 (256)547-6379

LEGEND

P.O.B.	--	POINT OF BEGINNING
P.O.C.	--	POINT OF COMMENCEMENT
(M)	--	MEASURED
(R)	--	RECORD
○	--	IRON FOUND
●	--	1/2" REBAR SET W/CAP STAMPED JBW&T INC CA0046LS
□	--	CONCRETE MONUMENT
⊙	--	NAIL & SHINER
⊗	--	CONCRETE NAIL

CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat for Coosa Town Center has been found to comply with the Subdivision Regulations for Gadsden, 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.

Ronald Clemmer
Chairman Planning Commission
Date: 2-24-04

ATTEST: N/A BY: N/A SECRETARY

Ronald C. Crisler
Gadsden City Engineer
Date: 2-24-04

Tim Nail
Etowah County Engineer
For Recording Purposes Only
Date 3/3/04

Etowah County Health Department
For Recording Purposes Only
Date 3/3/04

NOTE: This subdivision is served with public water and sewer provided by the Water Works and Sewer Board of the City of Gadsden.

REVISED: 11-5-03 TO CHANGE BOUNDARY AND EASEMENTS
REVISED: 12-2-03 TO ADD GAS LINE EASEMENT
REVISED: 1-8-04 TO CHANGE BOUNDARY AND DESCRIPTION

P-02069E

JBW&T
Jones, Blair, Waldrup and Tucker, Inc.
Consulting Engineers and Land Surveyors
306 No. Fifth Street - P.O. Box 681 - Gadsden, AL 35902
Phone 256-547-6379 Fax 256-547-3484

PLAT OF
COOSA TOWN CENTER
FOR
COOSA TOWN CENTER L.L.C.

DRAWN MDG	APPROVED	SCALE 1"=100'	DATE 2-17-04

File name: L:\DOCUMENT\PROJECT\02069\PLAT