"RIVER TRACE SUBDIVISION"

LYING IN SECTION 19, TOWNSHIP 13 SOUTH, RANGE 6 EAST, ETOWAH COUNTY, ALABAMA

STATE OF ALABAMA:
COUNTY OF ETOWAH:

I, Larry W. Walker, a Licensed Professional Land Surveyor in the State of Alabama, for Larry Walker Land Surveying, Inc, state that this is a plat of an actual field survey of lots 1 thru 43, inclusive of "River Trace Subdivision".

I, hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

Larry W. Walker, PLS
Ala. License #21183
Within the State of Alabama

Date: 1-19-06

OWNERS CERTIFICATE

I/We the undersigned, (RPG DEVELOPMENT COMPANY, LLC,) do hereby certify that we are owners of and the only person having any right, title, or interest in the land shown on the plat of "River Trace Subdivision" a part of Section 19, T-13-S, R-6-E, Southside, Etowah county, Alabama, and that the plat represents a correct survey of the above described property made without consent, and that we hereby dedicate to the public use all the streetws as shown on said plat. The easements as shown on the plat are created for installation and maintenace of public utilities. We hereby guarantee a clear title to all lands so dedicated from ouselves 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.

this 31st day of January 20 06

Tommy Pope (manager) Phillip Richardson (manager) Joseph E. Gambert, Jr. (manager)

STATE OF ALABAMA:
COUNTY OF ETOWAH:

I, Elaine Turner Hughes Notary Public in and for said County, in said State, hereby certify that Tommy Pope, Phillip Richardson & Joseph E. Gambert, Jr. whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the content of the instrument, executed the same voluntarily.

Given under my hand and official seal this the 31st day of January, 20 06.

NOTARY PUBLIC My Commission Expires: 09/19/2009

WATER & SEWER BOARD OF THE CITY OF SOUTHSIDE

The undersigned, as authorized by the Utilities Board of the City of Southside, Alabama, hereby approve the within plat for the recording of the same in the Probate Office, Etowah County, Alabama, this the 26th day of Jan 2006.

CHAIRMAN
CITY OF SOUTHSIDE WATER & SEWER BOARD

ETOWAH COUNTY HEALTH DEPARTMENT

"All lots in River Trace Subdivision must be connected to public sewer."

I hereby approve the within plat for the recording of same in the Probate Office, of Etowah County, Alabama, this the 1st day of Feb 20 06.

PUBLIC HEALTH ENVIRONMENTALISTS

CITY OF SOUTHSIDE ENGINEER

The undersigned, as City Engineer of the City of Southside, Alabama, hereby approve the within plat for the recording of the same in the Probate Office of Etowah County, Alabama, this the 23rd day of January 20 06.

CDG Engineers & Associates, Inc.
CITY ENGINEER
CITY OF SOUTHSIDE

PLANNING COMMISSION

I CERRIFY THAT THE SUBDIVISION PLAT FOR " RIVER TRACE SUBDIVISION " HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR SOUTHSIDE, 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.

1-25th 20 06

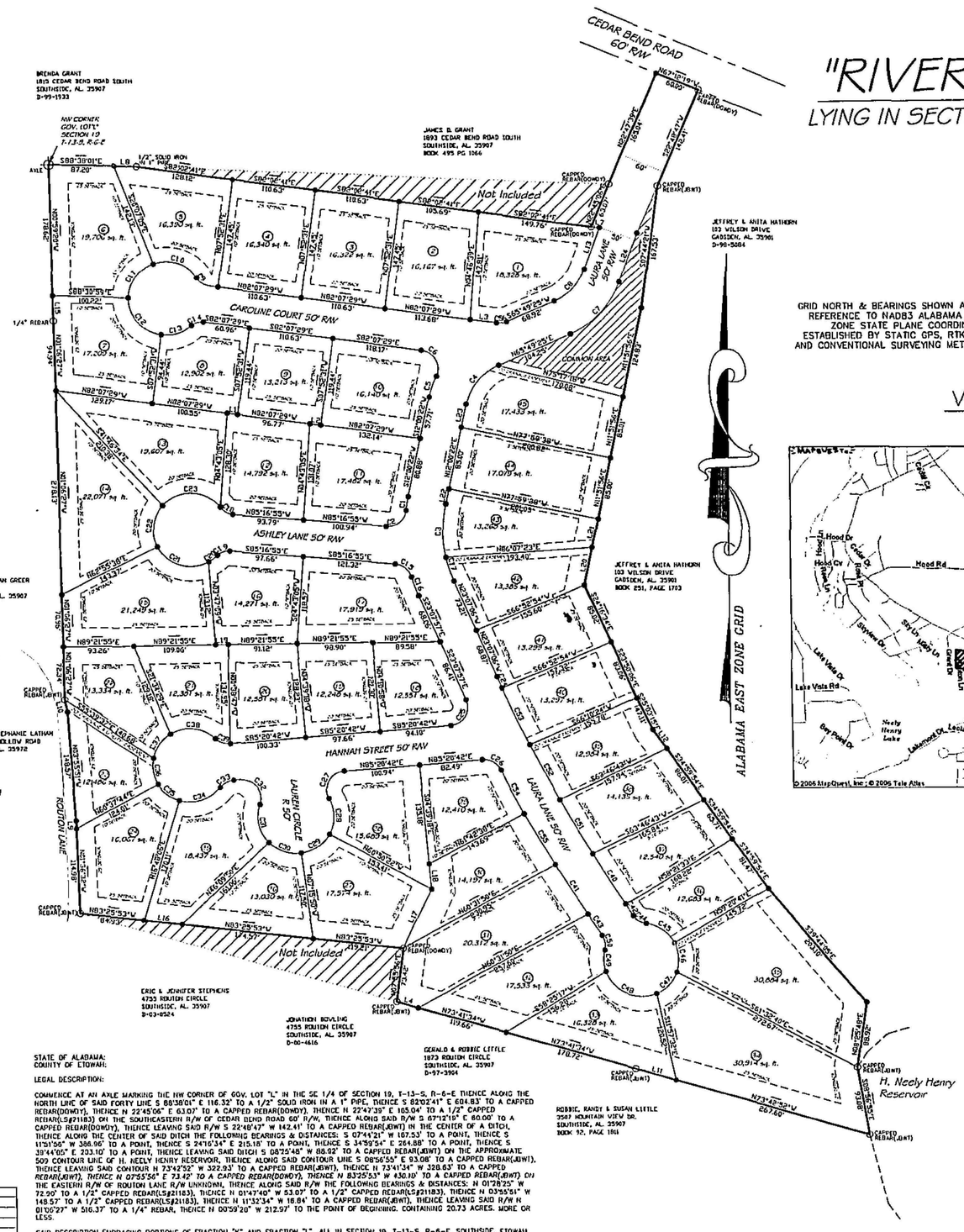
SECRETARY, PLANNING COMMISSION

CITY COUNCIL ACCEPTANCE OF PUBLIC DEDICATION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTHSIDE, ALABAMA, THAT THE DEDICATIONS SHOWN ON THE ATTACHED PLAT OF "RIVER TRACE SUBDIVISION" ARE HEREBY FROM SOUTHSIDE.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTHSIDE, ALABAMA THIS ____ DAY OF _____ 20__

MAYOR

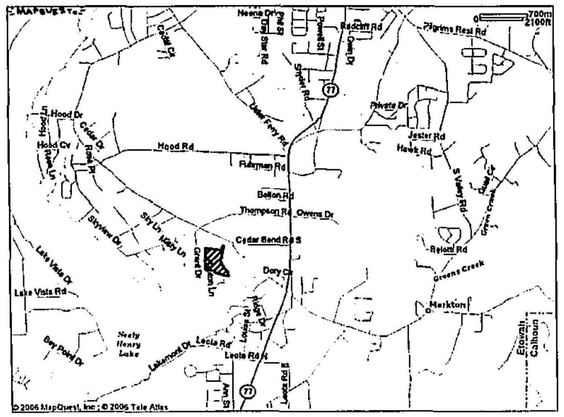


GRID NORTH & BEARINGS SHOWN ARE IN REFERENCE TO NAD83 ALABAMA EAST ZONE STATE PLANE COORDINATES ESTABLISHED BY STATIC GPS, RTK GPS, AND CONVENTIONAL SURVEYING METHODS.

GRAPHIC SCALE

1 inch = 50 ft.

VICINITY MAP
N.T.S.



CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	18.95'	225.00'	18.95' S09°35'34"W
C2	38.20'	25.00'	34.59' N50°56'56"E
C3	73.25'	175.00'	72.71' S00°00'56"W
C4	70.45'	75.00'	67.89' S38°54'53"W
C5	29.85'	125.00'	29.78' S18°50'47"W
C6	47.04'	25.00'	40.40' N28°13'09"W
C7	99.75'	125.00'	97.12' N42°57'49"E
C8	59.85'	75.00'	58.27' N42°57'49"E
C9	21.03'	25.00'	20.41' S58°01'48"E
C10	66.48'	50.00'	61.69' N72°01'36"W
C11	59.69'	50.00'	56.21' S35°40'58"W
C12	72.96'	50.00'	66.66' S40°19'14"E
C13	43.63'	50.00'	42.26' N72°52'40"E
C14	17.45'	20.00'	16.90' S72°52'40"W
C16	27.16'	225.00'	27.15' S19°39'35"E
C17	34.04'	175.00'	33.98' S17°32'48"E
C18	17.45'	20.00'	16.90' S60°17'04"E
C19	17.45'	20.00'	16.90' S69°43'15"W
C20	14.44'	50.00'	14.39' N52°59'56"E
C21	79.98'	50.00'	71.72' S72°53'57"E
C22	59.91'	50.00'	56.39' S07°15'10"W
C23	87.70'	50.00'	76.88' N88°10'28"W
C24	16.13'	1979.33'	16.13' S23°21'27"E
C25	47.48'	25.00'	40.66' N30°56'17"E
C26	29.76'	25.00'	28.03' N60°33'08"W
C27	50.11'	25.00'	42.13' S27°55'19"W
C28	51.19'	50.00'	48.99' N00°10'13"W
C29	46.75'	50.00'	45.07' N55°56'54"E
C30	46.62'	50.00'	44.95' S70°33'00"E
C31	55.87'	50.00'	53.01' S11°49'21"E
C32	50.11'	25.00'	42.13' N37°13'55"W
C33	21.03'	25.00'	20.41' S61°15'00"W
C34	60.78'	50.00'	57.10' N71°58'43"E
C35	37.42'	50.00'	36.55' S51°45'38"E
C36	36.82'	50.00'	36.00' S09°13'28"E
C37	41.15'	50.00'	40.00' S35°27'06"W
C38	65.02'	50.00'	60.53' N83°43'04"W
C39	21.03'	25.00'	20.41' S70°33'37"E
C40	81.27'	1979.33'	81.26' S32°09'10"E
C41	80.07'	2033.79'	80.06' S31°43'33"E
C42	18.15'	1979.33'	18.15' S33°35'29"E
C43	34.96'	2033.79'	34.96' S33°20'46"E
C44	21.03'	25.00'	20.41' S57°36'19"E
C45	47.69'	50.00'	45.91' N54°22'27"W
C46	41.15'	50.00'	40.00' N03°28'11"W
C47	41.15'	50.00'	40.00' N43°41'11"E
C48	81.59'	50.00'	72.84' S65°59'13"E
C49	29.60'	50.00'	29.17' S02°16'47"E
C50	21.03'	25.00'	20.41' N09°24'56"W
C51	85.17'	1979.33'	85.16' S29°44'38"E
C52	84.96'	1979.33'	84.95' S27°16'54"E
C53	85.02'	1979.33'	85.01' S24°49'17"E
C54	67.07'	2033.79'	67.07' S27°24'06"E
C55	79.93'	2033.79'	79.92' S29°28'20"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.03	N82°07'29"W
L2	13.86	N82°07'29"W
L3	34.70	N82°07'29"W
L4	30.25	N73°41'34"W
L7	10.91	S82°02'41"E
L8	29.12	S88°38'01"E
L9	10.99	N01°36'32"W
L10	16.84	N11°32'34"W
L11	55.33	N73°42'52"W
L12	31.69	S34°59'54"E
L13	60.39	S28°06'13"W
L15	34.35	N00°59'20"W
L16	51.39	N83°25'53"W
L17	89.19	N25°14'19"E
L18	34.54	S04°39'18"E
L19	16.34	N89°21'55"E
L20	52.84	N11°51'56"E
L21	39.28	N11°51'56"E
L22	21.08	N12°00'22"E
L23	32.50	N12°00'22"E
L24	71.03	S19°39'07"W

LEGEND		
TREE		LINE NOT TO SCALE
NAIL		FENCE LINE
CALCULATED POINT, NO PIN SET OR FOUND		CENTER LINE
CONCRETE MONUMENT		POWER POLE
CONCRETE MONUMENT WITH DISC		OVERHEAD ELECTRIC LINE
EXISTING IRON PIN		
FORTY CORNER		
RAILROAD SPIKE		
CAPPED 1/2" REBAR (LS#21183)		
RAILROAD TRACKS		

DRAWN BY: DSH	
CHECKED BY: LWW	
FIELD NOTES: 2000/4	PG:
SURVEY CREW:	
DISC: 2002/1	
SURVEY #:	

STATE OF ALABAMA:
COUNTY OF ETOWAH:

LEGAL DESCRIPTION:

COMMENCE AT AN AXLE MARKING THE NW CORNER OF GOV. LOT "L" IN THE SE 1/4 OF SECTION 19, T-13-S, R-6-E THENCE ALONG THE NORTH LINE OF SAID FORTY LINE S 88°38'01" E 116.32' TO A 1/2" SOLID IRON IN A 1" PIPE, THENCE S 82°02'41" E 604.83' TO A CAPPED REBAR(DOWDY), THENCE N 22°45'06" E 63.07' TO A CAPPED REBAR(DOWDY), THENCE N 22°47'39" E 105.04' TO A 1/2" CAPPED REBAR(LS#21183) ON THE SOUTHEASTERN R/W OF CEDAR BEND ROAD 60' R/W, THENCE ALONG SAID R/W S 67°12'10" E 60.00' TO A CAPPED REBAR(DOWDY), THENCE LEAVING SAID R/W S 22°48'47" W 142.41' TO A CAPPED REBAR(JBWT) IN THE CENTER OF A DITCH, THENCE ALONG THE CENTER OF SAID DITCH THE FOLLOWING BEARINGS & DISTANCES: S 07°44'21" W 167.53' TO A POINT, THENCE S 11°51'56" W 386.96' TO A POINT, THENCE S 24°16'34" E 215.18' TO A POINT, THENCE S 34°59'54" E 264.88' TO A POINT, THENCE S 39°44'05" E 203.10' TO A POINT, THENCE LEAVING SAID DITCH S 08°25'48" W 88.92' TO A CAPPED REBAR(JBWT) ON THE APPROXIMATE 509 CONTOUR LINE OF H. NEELY HENRY RESERVOIR, THENCE ALONG SAID CONTOUR LINE S 08°56'55" E 93.08' TO A CAPPED REBAR(JBWT), THENCE LEAVING SAID CONTOUR N 73°42'52" W 322.93' TO A CAPPED REBAR(JBWT), THENCE N 73°41'34" W 328.63' TO A CAPPED REBAR(JBWT), THENCE N 07°55'56" E 73.42' TO A CAPPED REBAR(DOWDY), THENCE N 83°25'53" W 430.10' TO A CAPPED REBAR(JBWT) ON THE EASTERN R/W OF ROUTON LANE R/W UNKNOWN, THENCE ALONG SAID R/W THE FOLLOWING BEARINGS & DISTANCES: N 01°28'25" W 72.90' TO A 1/2" CAPPED REBAR(LS#21183), THENCE N 01°47'40" W 53.07' TO A 1/2" CAPPED REBAR(LS#21183), THENCE N 03°55'51" W 148.57' TO A 1/2" CAPPED REBAR(LS#21183), THENCE N 11°32'34" W 16.84' TO A CAPPED REBAR(JBWT), THENCE LEAVING SAID R/W N 01°06'27" W 516.37' TO A 1/4" REBAR, THENCE N 00°59'20" W 212.97' TO THE POINT OF BEGINNING. CONTAINING 20.73 ACRES, MORE OR LESS.

SAID DESCRIPTION EMBRACING PORTIONS OF FRACTION "K" AND FRACTION "L", ALL IN SECTION 19, T-13-S, R-6-E, SOUTHSIDE, ETOWAH COUNTY, ALABAMA.

STATE OF ALABAMA
OFFICE OF PROBATE JUDGE
I hereby certify that the within instrument was filed in office for record on the 07 day of Feb 20 06 at 12:00 o'clock and duly recorded on the 23 day of Feb 20 06
DEED TAX 45.00
REC FEE 10.00
TOTAL 55.00
JUDGE OF PROBATE, ETOWAH COUNTY, AL

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P.O. BOX 2726
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HOKES BLUFF, ALA. 35903
(256) 492-7940 FAX (256) 492--8417
e-mail: lwls@cybrlymc.com