ETOWAH CROSSING

A PORTION OF THE SW1/4-SW1/4
SECTION 11, T-12-S, R-5-E
GADSDEN, ETOWAH COUNTY, ALABAMA

PLAT BOOK L PAGE 69

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
R.O.W.	--	RIGHT-OF-WAY

NORTH ASSUMED

S-24311A
06-5-6

0 50 100 150
SCALE: 1" = 50'

HEALTH DEPARTMENT CERTIFICATION

For recording purposes only.

This Subdivision is served by Public Water & Sewer provided by Gadsden Water Works & Sewer Board.

Approved By: Etowah County Health Department — 10/3/06 Date

Etowah County Engineer
For recording purposes only.

CERTIFICATION OF THE APPROVAL OF UTILITIES

I hereby certify: That the utilities have been installed in an acceptable manner according to The Gadsden Water Works & Sewer Board specifications in the subdivision entitled Etowah Crossing.

DATE 10/03/06

CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat for Etowah Crossing, 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.

Date: 5 Oct 06 — Chairman Planning Commission

I hereby certify that the subdivision plat for Etowah Crossing has been found to comply with the Subdivision Regulations for Gadsden, Alabama and that it has been approved for recording in the office of the Probate Judge of Etowah County.

Date: 10/6/06 — Gadsden City Engineer

CERTIFICATION OF THE APPROVAL OF STREETS AND OTHER IMPROVEMENTS

I hereby certify: That Streets and other improvements have been installed in an acceptable manner according to The City of Gadsden specifications in the subdivision entitled Etowah Crossing, or, that a bond in the amount of $ N/A has been posted with the to assure of all required improvements in case of default.

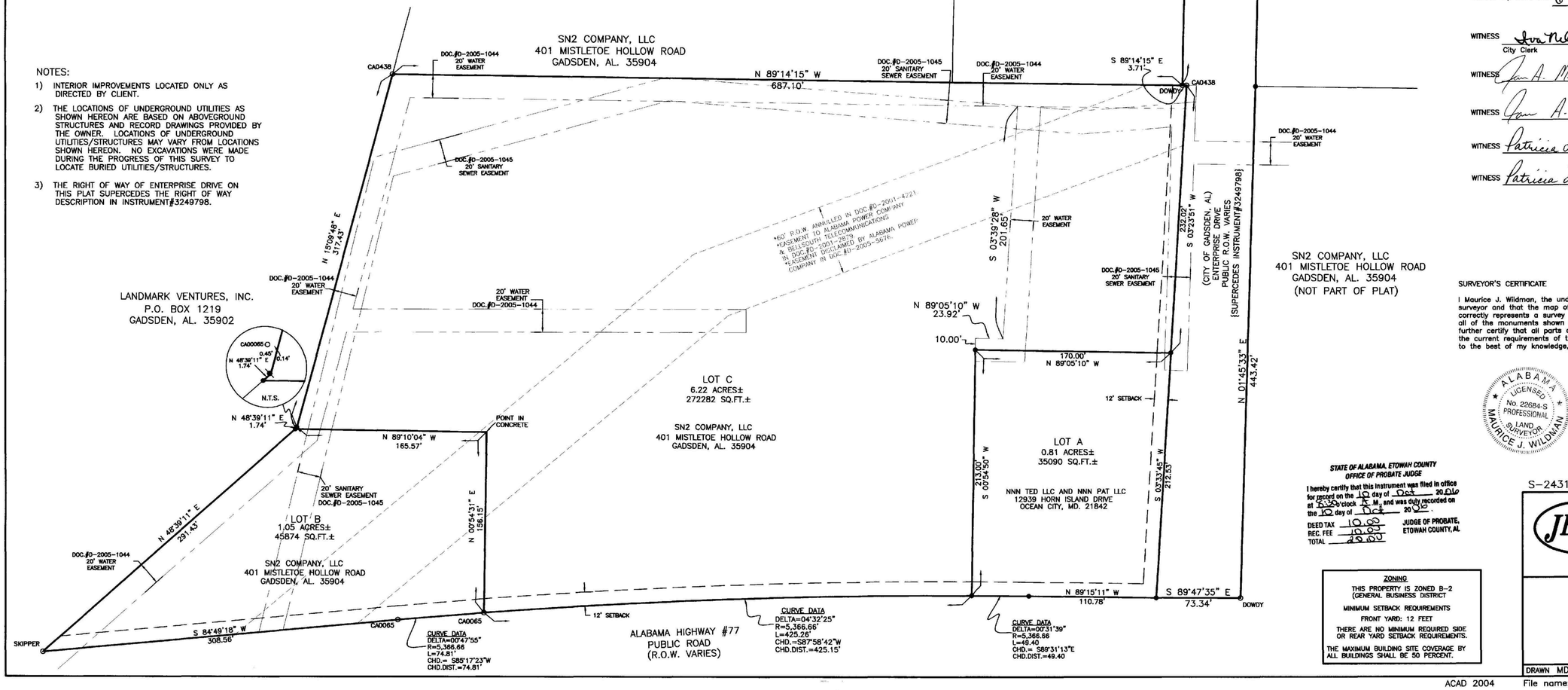
Date: 10/6/06 — City Engineer

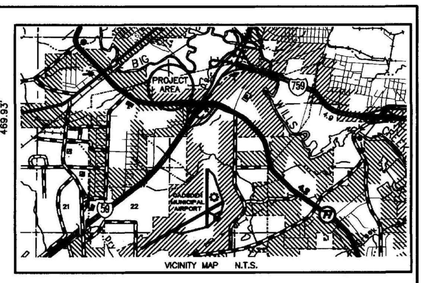
NOTES:

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.

3) THE RIGHT OF WAY OF ENTERPRISE DRIVE ON THIS PLAT SUPERCEDES THE RIGHT OF WAY DESCRIPTION IN INSTRUMENT#3249798.





OWNER'S CERTIFICATE

OWNER'S CERTIFICATE AND DEDICATION.

The undersigned, The City of Gadsden, Al. (Enterprise Drive), SN2 Company, LLC (Lot B and C), Ranik Enterprises LLC (adjacent property owner), NNN Ted LLC (Lot A) and NNN Pat LLC (Lot A), do hereby certify that we are the owners of and the only party having right, title, or interest in the land shown on the Plat of Etowah Crossing, and that the Plat presents a correct survey of the the above described property, 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 and or drainage.

Witness my hand this 6th day of October, 2006.

WITNESS Ira Nelson, City Clerk — City of Gadsden, AL, City of Gadsden, Al

WITNESS — SN2 Company, LLC (Manager)

WITNESS — Ranik Enterprises LLC (Manager)

WITNESS Patricia L. Baisley — NNN TED LLC (MANAGER)

WITNESS Patricia L. Baisley — NNN PAT LLC (MANAGER)

SURVEYOR'S CERTIFICATE

I Maurice J. Wildman, the under-signed, do hereby certify that I am a professional land surveyor and that the map of Etowah Crossing, consisting of 1 sheet, correctly represents a survey made under my supervision on the 28th day of August, 2006; 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 of the Standards of Practice for Land Surveying in the State of Alabama, to the best of my knowledge, information and belief.

ALABAMA LICENSED No. 22684-S PROFESSIONAL LAND SURVEYOR MAURICE J. WILDMAN

Signature: Maurice J. Wildman
Maurice J. Wildman
License # Ala. Reg. No. 22684
Jones, Blair, Waldrup & Tucker Inc.
306 N. 5th Street
Gadsden, Al 35902 (256)547-6379

STATE OF ALABAMA, ETOWAH COUNTY
OFFICE OF PROBATE JUDGE

I hereby certify that this instrument was filed in office for record on the 10 day of Oct 20 06 at 2:30 o'clock P.M., and was duly recorded on the 10 day of Oct 20 06.

DEED TAX 10.00
REC. FEE 10.00
TOTAL 20.00

JUDGE OF PROBATE, ETOWAH COUNTY, AL

ZONING

THIS PROPERTY IS ZONED B-2 (GENERAL BUSINESS DISTRICT

MINIMUM SETBACK REQUIREMENTS

FRONT YARD: 12 FEET

THERE ARE NO MINIMUM REQUIRED SIDE OR REAR YARD SETBACK REQUIREMENTS.

THE MAXIMUM BUILDING SITE COVERAGE BY ALL BUILDINGS SHALL BE 50 PERCENT.

S-24311A 06-5-6

JBW&T
Jones, Blair, Waldrup and Tucker, Inc.
Consulting Engineers and Land Surveyors
306 No. Fifth Street - P.O. Box 631 - Gadsden, AL. 35902
Phone 256-547-6379 Fax 256-547-3464

PLAT OF ETOWAH CROSSING

DRAWN MDG/JAM	APPROVED	SCALE 1"=50'	DATE 9-27-06

ACAD 2004 File name: Q:\24311\24311A.DWG