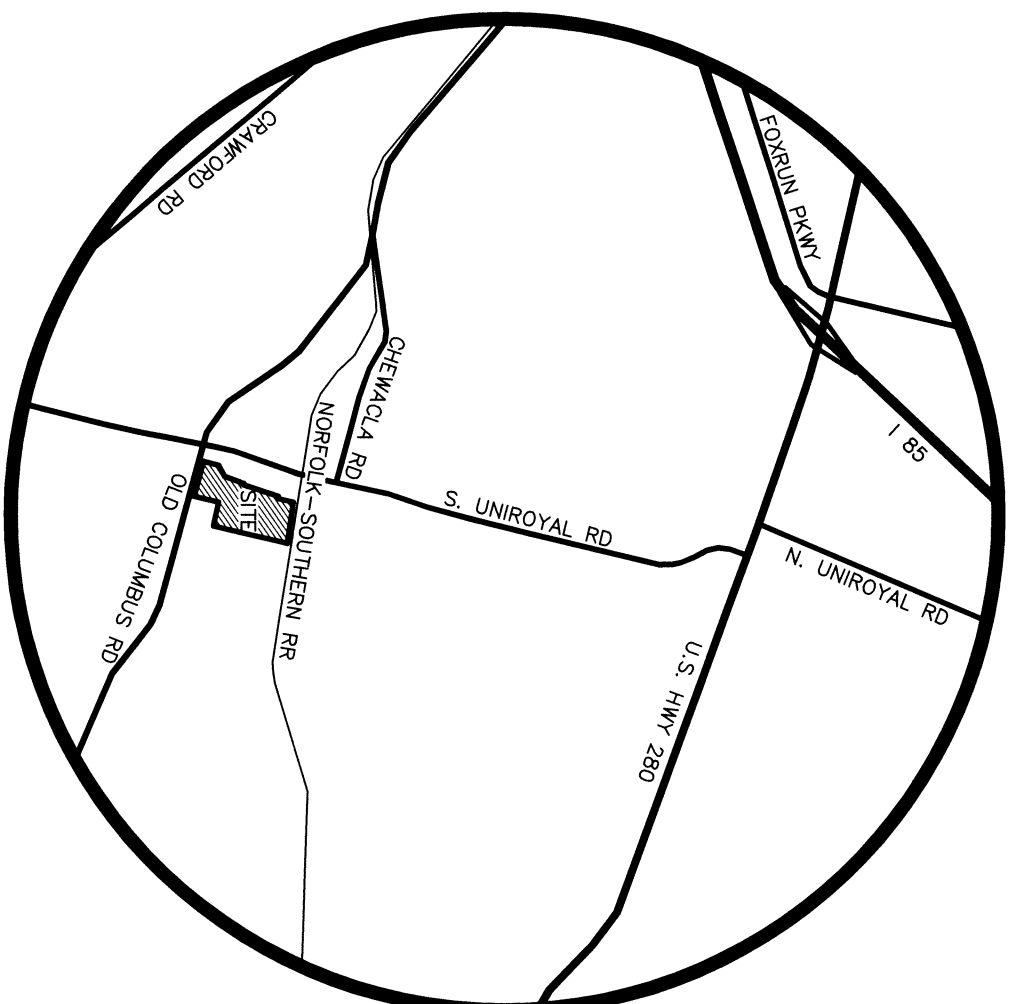
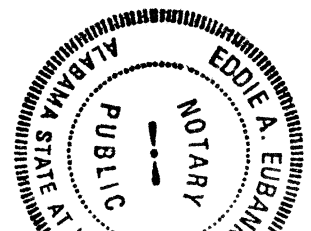


# MICINITY MAP



NOTE: THE SECTION CORNER AND SURVEY POINTS SHOWN ON THIS MAP WERE RECORDED AS RECORDED IN DEED BOOK 2297, PAGE 88 IN THE OFFICE OF JUDGE OF PROBATE, LEE COUNTY, ALABAMA.



State of Alabama  
Lee County  
I, the undersigned authority, a Notary Public in and for said county, in said state, certify that C.L. Region, Jr. and Dennis B. Argo, whose names are signed to the foregoing instrument, and who is the undersigned authority, a Notary Public in and for said county, in said state, have duly executed the same voluntarily on the day the same bears date in witness whereof, I, C.L. Region, Jr. and Dennis Argo have hereunto set our hand on this the 15 day of May, 2012.  
Date: 5/15/2012  
C.L. Region, Jr. Dennis B. Argo  
Dennis B. Argo, Argo & Sons, LLC Date: 5/15/2012

Notary Public: W.C. Mc My commission expires: 9/30/2013

Approved by the Opella Planning Commission, Opella, Alabama:  
Chairman: John B. B... Date: 5/16/12  
Accepted by the Opella City Planner, Opella, Alabama:  
Planner: W.C. Mc Date: 05-16-12  
Approved by the Opella Engineering Department, Opella, Alabama:  
City Engineer: W.C. Mc Date: 10/25/12  
Reviewed by Opella Power Services, Opella, Alabama  
Opella Power Services: W.C. Mc Date: 5-22-12  
Reviewed by the Lee County Health Department  
Health Officer: W.C. Mc Date: 5/10/12  
Accepted by the Opella Public Works Director, Opella, Alabama:  
Public Works Director: W.C. Mc Date: 10-17-12

## CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

The undersigned, as County Engineer of the County of Lee Alabama, hereby certifies on evidence that the plat for the recording of same in the Probate Office of Lee County, Alabama, this 15 day of May, 2012.

County Engineer  
Dennis B. Argo

## NOTES:

1. BEGINS BASED ON A PLAT OF EAST POINT CROSSING PHASE 1, FILED FOR RECORD IN PLAT BOOK 32, PAGE 182 IN THE OFFICE OF THE JUDGE OF PROBATE OF LEE COUNTY, ALABAMA.
2. SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, OR RESTRICTIONS WHICH EXIST AS A MATTER OF RECORD OR WHICH EXIST DE FACTO.
3. THIS SITE IS SERVED BY PUBLIC WATER AND SEWER BY THE CITY OF OPELIKA.
4. AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA, AND TO ANY TELEPHONE COMPANIES SERVING THE CITY OF OPELIKA, FOR THE PURPOSE OF INSTALLING, OPERATING AND MAINTAINING PILES, GUY WIRES AND OTHER FACILITIES. EASEMENT TO BE TEN (10) FEET WIDE, BEING FIVE (5) FEET ON EACH SIDE OF THE FRONT AND SIDE LOT LINES.
5. AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND TO ANY TELEPHONE COMPANIES SERVING THE CITY OF OPELIKA FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING PILES, GUY WIRES AND OTHER FACILITIES. EASEMENT TO BE TEN (10) FEET WIDE AND SHALL BE CENTERED ALONG THE FRONT AND SIDE LOT LINES OF EACH LOT.
6. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF AN ATTORNEY'S TITLE OPINION OR TITLE COMMITMENT. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY OF LEE, ALABAMA, AND HAS DETERMINED THAT THE BOUNDARIES OF THE SUBJECT PROPERTY ONLY, THERE MAY BE MATTERS OF RECORD, SUCH AS EASEMENTS, EASEMENTS, RIGHTS OF WAY, ETC., THAT AFFECT THE TITLE BY THIS SURVEY.
7. THE SETBACKS FOR AREAS ZONED R2 ARE AS FOLLOWS:  
FRONT: 35'  
REAR: 30'  
SIDE: 12'
8. AS A CONDITION PRECEDENT TO THE REZONING OF THIS PARCEL OF LAND, THE CURRENT OWNERS AND THEIR HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS AND OR ASSIGNS SHALL CONSTRUCT AND MAINTAIN A SIX (6) FEET HIGH WOODEN PRIVATE FENCE ALONG THE EAST BOUNDARY LINE OF THE PARCEL. THE FENCE SHALL BE CONSTRUCTED WITH A MINIMUM OF TWO (2) FEET FOOT (20) WIDE NATURAL UNDISTURBED BUFFER ALONG THE OTHER PROPERTY LINES TO PROVIDE AS NEARLY AS POSSIBLE AN IMPERVIOUS VISUAL BUFFER FOR THOSE AREAS ADJACENT TO THE PARCEL. THE CURRENT OWNERS AND THEIR HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS AND OR ASSIGNS SHALL PLANT AND MAINTAIN A DOUBLE ROW OF EVERGREEN FOLIAGE AT LEAST SIX FEET (6) IN WIDTH WHICH WILL GROW TO A MINIMUM HEIGHT OF SIX (6) FEET. THE TREES SHALL BE DESCRIBED HEREIN SHALL BE SUBJECT TO THE APPROVAL OF THE CITY HORTICULTURIST.

34. 157  
Recorded in the Above  
Plat Book & Page  
11-25-2012 01:45:45 PM  
B.L. English - Probate Judge  
B.L. English - Probate Judge  
Term Expires: 12/31/13  
Recorded: 11-25-2012 13:49:08  
35. 157  
Total Fees: \$ 42.00

NOTE:  
I HAVE EXAMINED THE F.I.R.M. FLOOD MAPS OF LEE COUNTY, ALABAMA, ALABAMA, COMMUNITY PANEL NUMBER 010802306, EFFECTIVE DATE: NOVEMBER 02, 2011 AND DETERMINED THAT THE PROPERTY SHOWN HEREON IS NOT IN A FLOOD HAZARD AREA. THEREFORE, THE 0.2% ANNUAL CHANCE FLOOD PLAN)

TOTAL NUMBER OF LOTS: 37  
AREA OF SUBJECT LOT: 15,000 SQ. FT.  
AREA OF LARGEST LOT: 13,036 SQ. FT.

34. 157  
Recorded in the Above  
Plat Book & Page  
11-25-2012 01:45:45 PM  
B.L. English - Probate Judge  
B.L. English - Probate Judge  
Term Expires: 12/31/13  
Recorded: 11-25-2012 13:49:08  
35. 157  
Total Fees: \$ 42.00

| CURVE | LENGTH | RADIUS | TANGENT | DELTA ANGLE |
|-------|--------|--------|---------|-------------|
| C1    | 218.79 | 333.00 | 113.51  | 37.89.39"   |
| C2    | 247.36 | 333.00 | 129.70  | 42.33.39"   |
| C3    | 396.33 | 333.00 | 225.43  | 68.11.34"   |
| C4    | 131.51 | 800.00 | 65.91   | 9.25.08"    |
| C5    | 111.61 | 198.00 | 57.33   | 32.17.50"   |
| C6    | 24.29  | 100.00 | 12.20   | 13.54.59"   |

Area subject to Declaration of Restrictive Covenants as recorded in Deed Book 32, Page 182 in the Office of the Judge of Probate, Lee County, Alabama, pursuant to Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbor Act. Easements B, C, D, E, F & G shown hereon referenced.

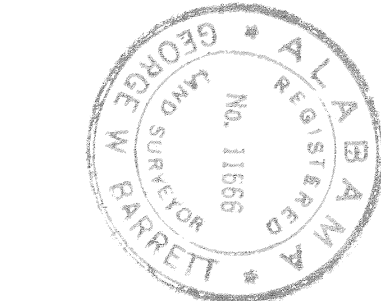
State of Alabama  
Lee County

I, George W. Barrett, a Professional Licensed Land Surveyor of Alabama, 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.

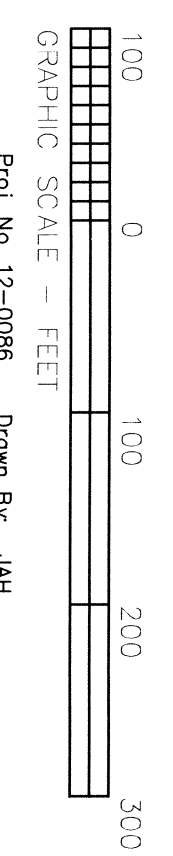
In witness whereof, I have hereunto set my hand and seal on this the 15 day of May, 2012.

OWNER: Argo & Sons, LLC.  
P.O. Box 2864  
Phenix City, AL 36868  
C. L. Region  
12239 Ala. Highway 169  
Salem, AL 36874

BARRETT-SIMPSON, INC.



FINAL PLAT  
EAST POINT CROSSING SUBDIVISION  
PHASE 2  
LYING IN SECTION 22  
TOWNSHIP 19 NORTH, RANGE 27 EAST  
CITY OF OPELIKA, LEE COUNTY, ALABAMA  
SCALE: 1" = 100' DATE: MAY 15, 2012



GRAPHIC SCALE - FEET  
Proj. No. 12-0086 Drawn By: JAH

2012  
22.00  
22.00