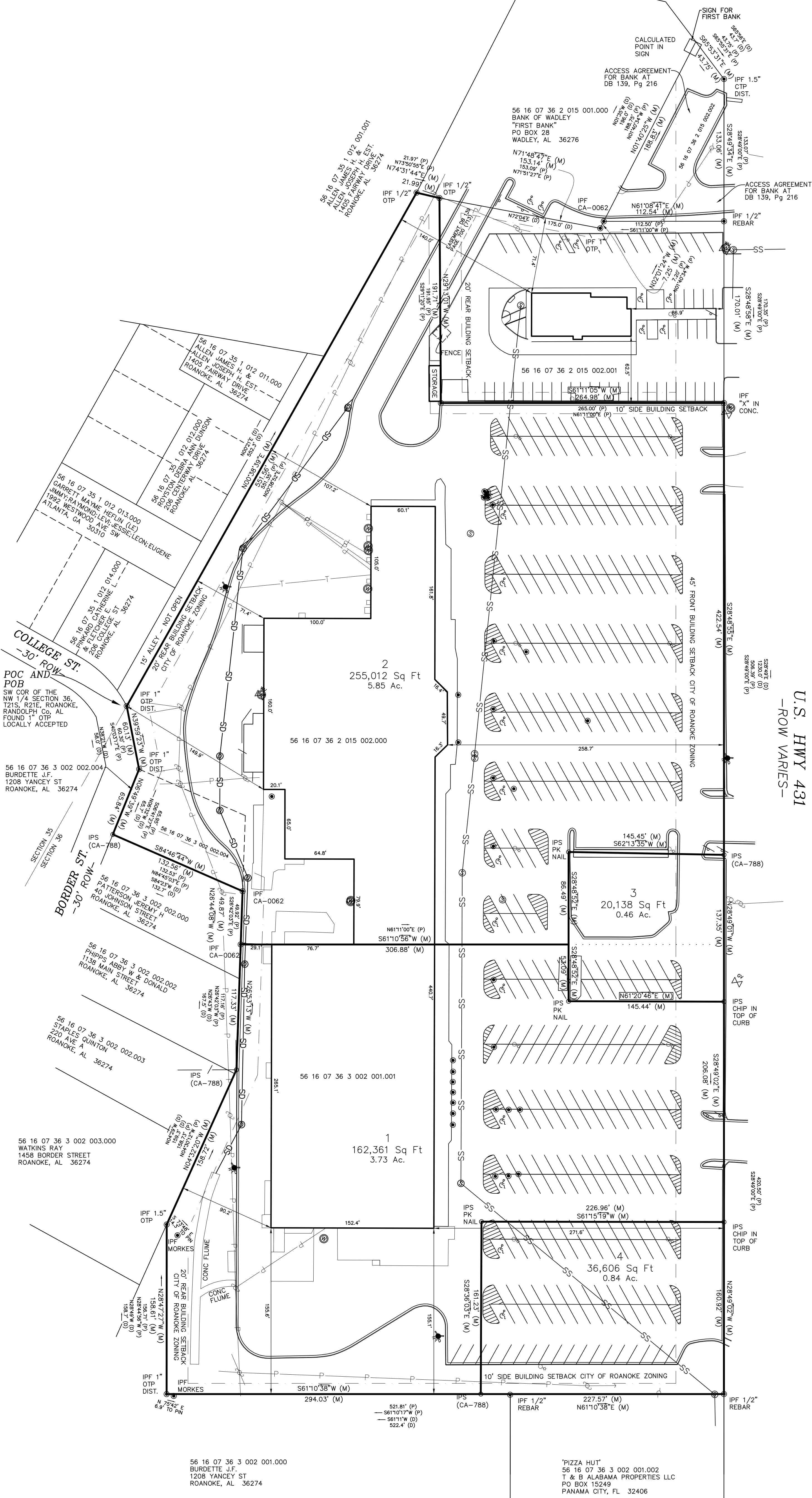


BONNERS POINT SHOPPING CENTER
REDIVISION OF LOTS 1 & 2
SEC. 36 T-21-S R-12-E
ROANOKE RANDOLPH COUNTY ALABAMA

EAST MAIN ST. (ROCK MILLS Rd.)
-ROW VARIES-



State of Alabama
Lee County

I, Michael T. Maher, a 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 the 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 _____ day of _____, 2016.

Michael T. Maher, Alabama License No. 29993
Not a certified survey unless signed and stamped with my seal.

State of Alabama
Lee County

New South Shopping Centers LLC, owner of the real property shown on this plat, hereby join in the statement of Michael T. Maher, and certify that it was and is its purpose to subdivide the lands so plotted as shown.

In witness whereof, I _____ as _____ of New South Shopping Centers LLC have hereunto set my hand on this the _____ day of _____, 2016.

Signed: _____
by _____ as _____ of New South Shopping Centers LLC

State of Alabama
Lee County

I, the undersigned authority, a Notary Public in and for said county, in said state, certify that _____ as _____ of New South Shopping

Centers LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

In witness whereof, I have hereunto set my hand and seal on this
the _____ day of _____, 2016.

Notary Public: _____ My commission expires: _____

Approved by the Roanoke Planning Director, Roanoke, Alabama:
Director: _____ Date: _____

Approved by the Roanoke City Planning Chairman, Roanoke, Alabama:
Chairman: _____ Date: _____

Approved by the Roanoke Utilities Board, Roanoke, Alabama:
Opelika Utilities Board: _____ Date: _____

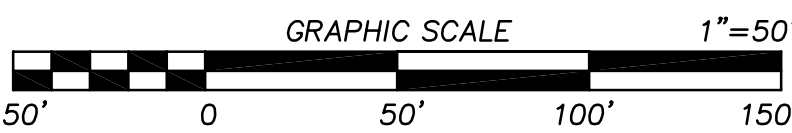
Approved by the Roanoke City Engineer, Roanoke, Alabama:
Engineer: _____ Date: _____

NOTES:

- BEARINGS BASED ON SOUTH 00°49'00" EAST AS FOUND ALONG THE WESTERN RIGHT OF WAY FOR U.S. HIGHWAY 431 AS TAKEN FROM THE DEED RECORDED IN DEED BOOK 343 PAGE 403 IN THE OFFICE OF THE JUDGE OF PROBATE FOR RANDOLPH COUNTY, ALABAMA.
- SOURCES OF INFORMATION:
 - SUBJECT PROPERTY: DEED BOOK 343 PAGE 403
 - ADJACENT DEEDS ARE: DEED BOOK 118 PAGE 569; DEED BOOK 54 PAGE 500; DEED BOOK 133 PAGE 897; DEED BOOK 352 PAGE 380; DEED BOOK 353 PAGE 266; DEED BOOK 353 PAGE 67; DEED BOOK 342 PAGE 459; DEED BOOK 128 PAGE 55; SUBDIVISION MAP BOOK 2 PAGE 14; CURRENT FLOOD INSURANCE
 - DEEDS OF EASEMENTS OR RESTRICTIONS OF RECORD: DEED BOOK 192 PAGE 63; DEED BOOK 139 PAGE 700; DEED BOOK 139 PAGE 216.
- OFFICE WORK COMPLETED 2-4-2016. FIELD WORK COMPLETED 2-1-2016.
- PARKING STRIPING IS APPROXIMATE. PARKING SPACES HAVE NOT BEEN FIELD VERIFIED OR TALLIED.
- SITE IS ZONED HIGHWAY COMMERCIAL
 - SITE CONFORMS TO THIS ZONE:
 - BUILDING SETBACK IN HIGHWAY COMMERCIAL ARE AS FOLLOWS:
 - 100' WIDE MIN.
 - 45' FRONT BUILDING SETBACK
 - 10' SIDE BUILDING SETBACK
 - 20' REAR BUILDING SETBACK
 - 35' MAXIMUM BUILDING HEIGHT
- SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 01111C0313D, WITH A DATE OF IDENTIFICATION OF APRIL 18, 2011, FOR COMMUNITY NUMBER 010348, IN THE CITY OF ROANOKE, RANDOLPH COUNTY, STATE OF ALABAMA, WHICH IS CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- THIS PARCEL CONTAINS 12.20 ACRES, MORE OR LESS.
- THE PROPERTY HAS DIRECT ACCESS TO U.S. HIGHWAY 431
- THERE ARE NO COMMON PARTY WALLS WITH ANY ADJOINING PROPERTIES.
- THERE IS NO VISIBLE EARTH MOVING ON THIS SITE.

LEGEND

- (M) = MEASURED
(R) = RECORDED
OTP = OPEN TOP PIPE
CTP = CRIMPED TOP PIPE
IPF = IRON PIN FOUND
IPS = IRON PIN SET (CA-788)
CA-788 = PRECISION SURVEYING
● = IRON PIN FOUND
○ = 1/2" REBAR SET (CA-788)
■ = HUB SET
□ = CALCULATED POINT
□ = CONCRETE MONUMENT
~ = POWER POLE
-X-X- = WIRE FENCE
-|-|- = WOOD FENCE
-o-o- = CHAIN LINK FENCE
⊙ = WATER METER
⊕ = SANITARY SEWER MANHOLE
⊖ = OFFSET LIGHT POLE
⚡ = FIRE HYDRANT
⊕ = STORM DRAIN MANHOLE
~ = POWER POLE
● = TRAFFIC BOLLARD
⊙ = LIGHT POLE
— = STORM PIPE
— = SANITARY SEWER MAIN
— = OVERHEAD POWER LINE
⊕ = GAS VALVE
Q062 = CA# FOR BOLES ENGINEERING
WV = WATER VALVE



2/5/19. Brad called Precision. Spoke with Mike

Seal	Drawn By: MTM / JRT	PRECISION SURVEYING	2124 Moores Mill Road Suite 110 Auburn, Alabama 36830 Phone (334) 821-0105 www.precisionsurveying.biz
	Scale: 1"=50'		
	File Name: 16-042-SD		
	Date: JANUARY 29, 2016		
		Sheet Title:	BONNERS POINT SHOPPING CENTER REDIVISION OF LOTS 1 & 2