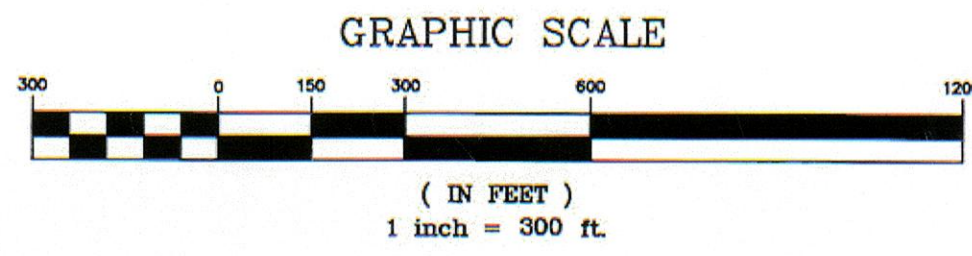


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POLK COUNTY DEVELOPMENT SERVICES

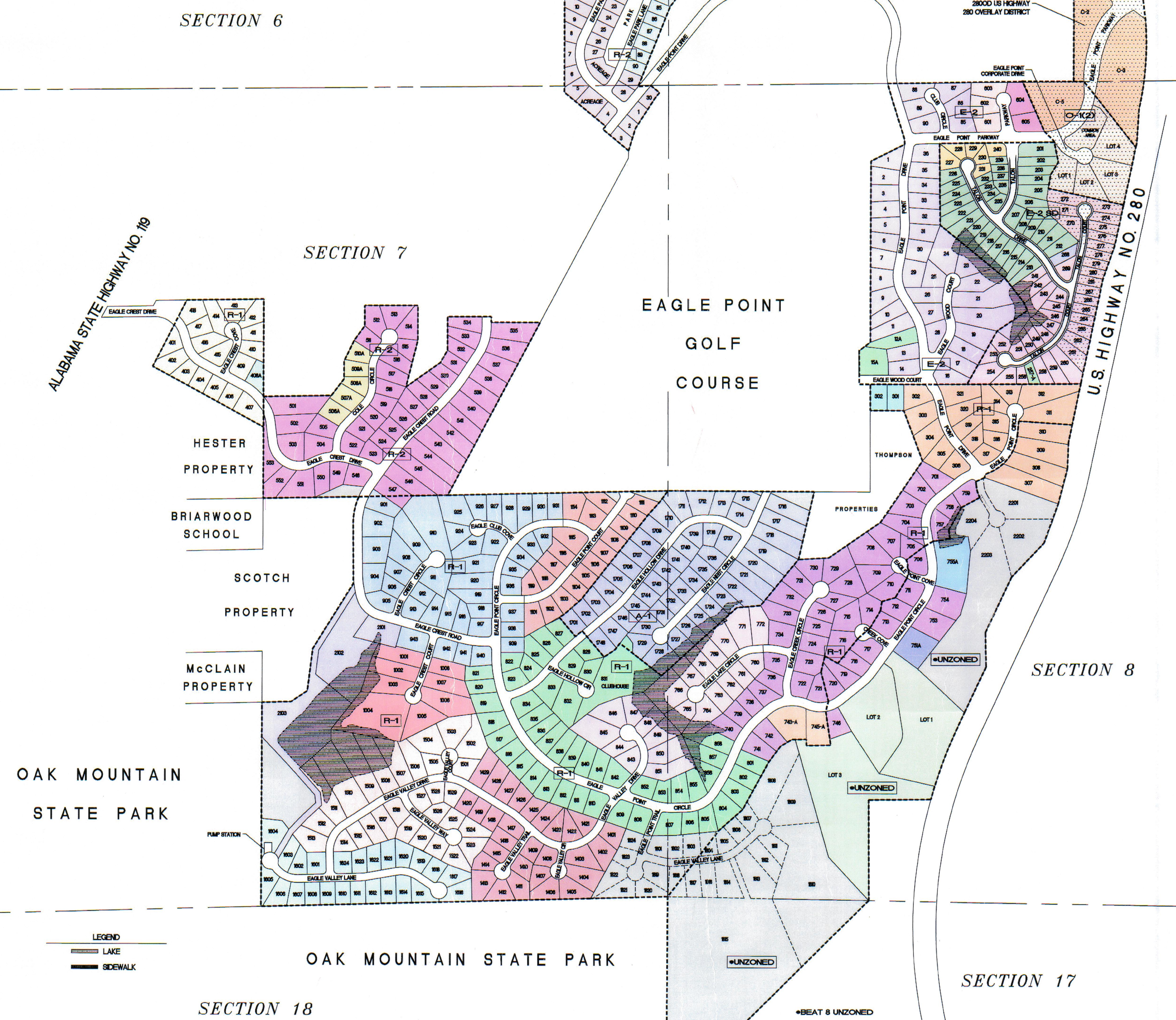
EAGLE POINT MASTER PLAN



AE ARRINGTON ENGINEERING & LAND SURVEYING, INC.
137 BUSINESS CENTER DRIVE
BIRMINGHAM, ALABAMA 35244
PHONE: (205) 985-9315
FAX: (205) 985-9385

DATE: AUGUST 26, 2003

| ACREAGE BREAKDOWN | |
|-------------------|-------------------------------------|
| 329 | TOTAL DEVELOPED RESIDENTIAL ACRES |
| 56 | TOTAL UNDEVELOPED RESIDENTIAL ACRES |
| 18 | TOTAL COMMERCIAL ACRES |
| 61 | TOTAL R.O.W. ACRES |
| 464 | TOTAL ACRES |



LEGEND
LAKE
SIDEWALK

| ZONING DESIGNATION | MAX. HEIGHT OF STRUCTURES | | MINIMUM YARDS | | | | MINIMUM LOT AREA PER FAMILY | MINIMUM LOT WIDTH |
|--------------------|---------------------------|------|---------------|-------|----------|------------------|---|-------------------|
| | STORIES | FEET | FRONT | REAR | ONE SIDE | TOTAL BOTH SIDES | | |
| A-1 | 2 1/2 | 35 | 40' | 40' | 20' | 50' | 1 acre | 150' |
| E-2 | 2 1/2 | 35 | 35' | 35' | 10' | 20' | 20,000 sf | 100' |
| R-1 | 2 1/2 | 35 | 30' | 30' | 8' | 18' | 15,000 sf | 90' |
| R-2 | 2 1/2 | 35 | 25' | 25' | 8' | 18' | 10,000 sf | 80' |
| O-1(2) | 4 | 50 | 25' | 25' | 8' | 18' | 2 times the gross floor area of the building in use | 50' |
| B-1 | 2 1/2 | 35 | 20' | *NONE | *NONE | --- | --- | 50' |

E-2 SD PLANNED RESIDENTIAL DISTRICT
*EXCEPT ON THE REAR/SIDE OF A LOT ABUTTING A DWELLING DISTRICT, IN WHICH CASE THERE SHALL BE A REAR/SIDE YARD OF NOT LESS THAN 20 FEET.

LOTS
651 DEVELOPED RESIDENTIAL LOTS
28 UNDEVELOPED RESIDENTIAL LOTS
679 TOTAL RESIDENTIAL LOTS

| ZONING ACREAGE | |
|----------------|---------------------|
| 26 | ACRES A-1 ZONING |
| 32 | ACRES E-2 ZONING |
| 28 | ACRES E-2 SD ZONING |
| 205 | ACRES R-1 ZONING |
| 72 | ACRES R-2 ZONING |
| 8 | ACRES O-1(2) ZONING |
| 13 | ACRES B-1 ZONING |
| 80 | ACRES UNZONED |

| MAP BOOK/PAGE | DESCRIPTION | LOTS |
|---------------|---|------|
| 14-18A+H | FIRST SECTOR PHASE I | 4 |
| 14-18A+H | FIRST SECTOR PHASE I | 40 |
| 17-116 | FOURTH SECTOR | 18 |
| 17-68 | THIRD SECTOR PHASE 1 | 2 |
| 18-14 | FIRST SECTOR PHASE I RESURVEY OF LOTS 12-15 | 2 |
| 18-138 | FIFTH SECTOR | 48 |
| 18-2 | 2ND SECTOR PHASE 1 | 34 |
| 18-33 | SIXTH SECTOR | 3 |
| 18-34 | 3RD SECTOR PHASE 2 | 20 |
| 18-6 | 2ND SECTOR PHASE 1 RESURVEY LOTS | 6 |
| 18-62 | FOURTH SECTOR RESURVEY LOTS 40 | 1 |
| 18-67 | 2ND SECTOR PHASE 2 | 26 |
| 18-97 | 2ND SECTOR PHASE 3 | 1 |

| MAP BOOK/PAGE | DESCRIPTION | LOTS |
|---------------|---|------|
| 19-98 | 5TH SECTOR RESURVEY LOTS 506-510 | 5 |
| 20-18 | 7TH SECTOR PHASE 1 | 48 |
| 21-23 | SIXTH SECTOR RESURVEY LOTS 604-A | 2 |
| 21-52 | 2ND SECTOR PHASE 2 RESURVEY 257 | 1 |
| 22-43 A+H | 12TH SECTOR PHASE 1 | 36 |
| 22-102 | 9TH SECTOR | 43 |
| 23-82 | 12TH SECTOR PHASE II | 30 |
| 23-115 | 7TH SECTOR PHASE 2 | 13 |
| 24-40 | 10TH SECTOR | 8 |
| 24-79 | 7TH SECTOR - RESURVEY OF LOTS 743 AND 744 | 2 |
| 24-102 | 12TH SECTOR PHASE II | 30 |
| 24-124 | 11TH SECTOR | 19 |
| 24-127A+H | 8TH SECTOR PHASE 1 | 49 |

| MAP BOOK/PAGE | DESCRIPTION | LOTS |
|---------------|---|------|
| 25-5 | 21ST SECTOR | 3 |
| 25-81 | 8TH SECTOR PHASE 2 | 9 |
| 25-84 | 7TH SECTOR RESURVEY OF LOTS 751 AND 752 | 1 |
| 25-103 | 2ND SECTOR PHASE 4 | 13 |
| 26-34 | 14TH SECTOR | 29 |
| 26-35 | 15TH SECTOR | 29 |
| 27-92 | 16TH SECTOR | 24 |
| 30-82 | 17TH SECTOR | 48 |
| 30-129 | 18TH SECTOR | 3 |
| 31-72 | 7TH SECTOR RESURVEY LOTS 755 AND 756 | 1 |
| FUTURE | 18TH SECTOR | 24 |
| FUTURE | 22ND SECTOR | 4 |