Map Book 25 Page 146

19990803000324661 1/1 $.00
Shelby Cnty Judge of Probate,AL
08/03/1999 12:43:20PM FILED/CERT

A SUBDIVISION FOR SINGLE FAMILY RESIDENCES

THE ARBORES OF FOREST PARKS

SITUATED IN THE NW ¼ OF THE NW ¼ OF SECTION 22, TOWNSHIP 19S, RANGE 1W, SHELBY COUNTY, ALABAMA

PREPARED BY:
E.B. WEYGAND AND ASSOCIATES, P.C.
KENNETH B. WEYGAND, REG. P.E. & L.S. NO. 11768
CARL DANIEL MOORE, REG. L.S. NO. 12159
2233 CAHABA VALLEY DRIVE
BIRMINGHAM, ALABAMA 35242
TEL: (205) 991-0965 FAX: (205) 991-6032

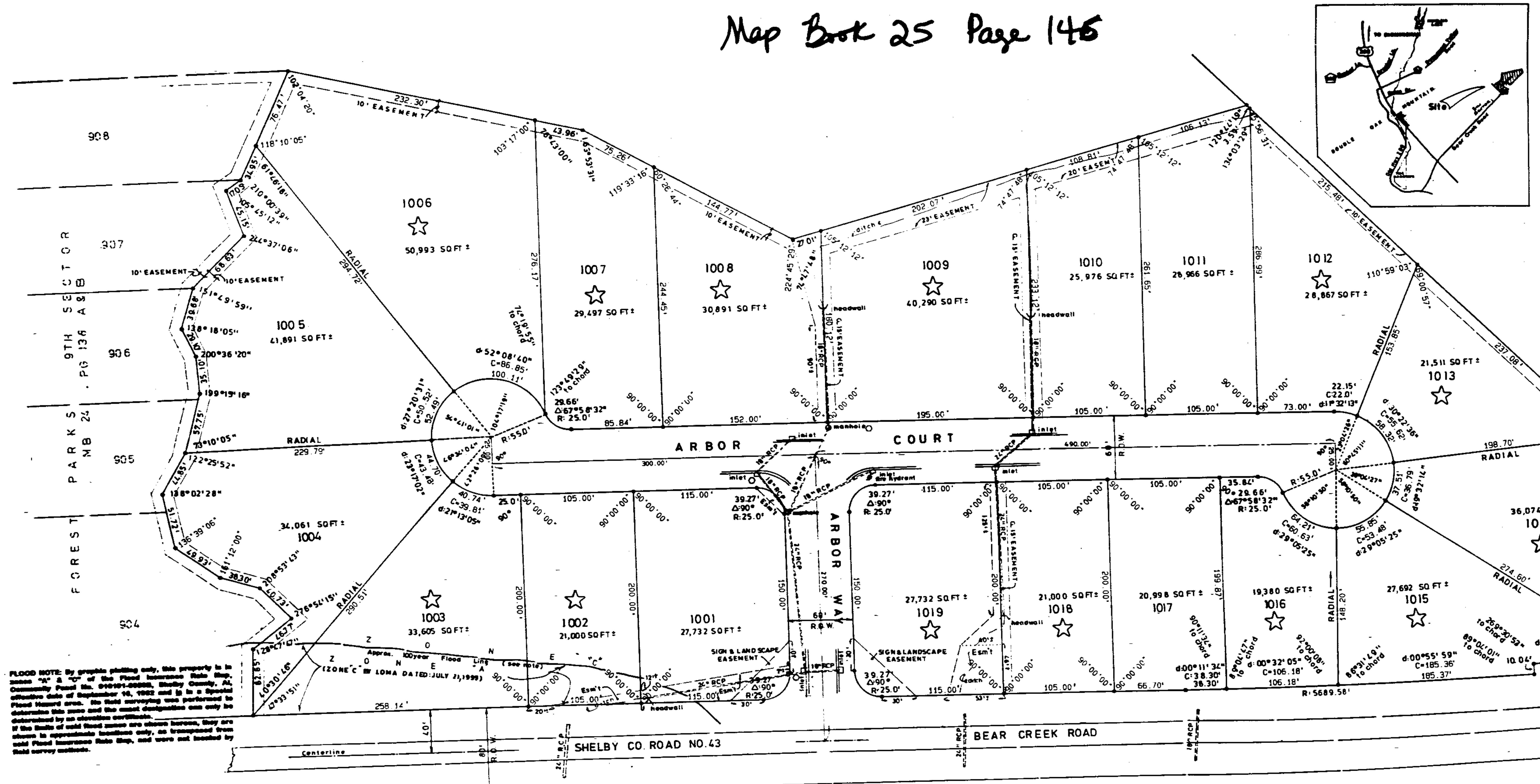
DEVELOPER:
FOREST PARKS, LLC
1031 SOUTH 21ST STREET
BIRMINGHAM, ALABAMA 35205
TEL: (205) 322-0402

MORTGAGEE:
FIRST COMMERCIAL BANK
800 SHADES CREEK PARKWAY
BIRMINGHAM, ALABAMA 35209

JURISDICTION: SHELBY COUNTY, ALABAMA
WATER: SHELBY COUNTY WATER

SCALE: 1" = 50'
DATE: JUNE 22, 1999

Inst # 1999-32466
08/03/1999-32466
12:43 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 16.00



FLOOD NOTE: By graphic plotting only, this property is in zones "A" & "C" of the Flood Insurance Rate Map, Community Panel No. 010191-0000, Shelby County, AL, effective date of September 16, 1982 and is in a Special Flood Hazard area. No field surveying was performed to determine this zone and the exact designation can only be determined by an elevation certificate. If the limits of said flood zones are shown hereon, they are shown in approximate locations only, as transposed from said Flood Insurance Rate Map, and were not located by field survey methods.

STATE OF ALABAMA)
COUNTY OF SHELBY)

The undersigned, Kenneth B. Weygand, a registered Engineer-Land Surveyor, in the State of Alabama, and Forest Parks, LLC, Owner, hereby certifies that this plat or map was made pursuant to a survey made by said Engineer-Surveyor, and that said survey and this plat or map were made at the instance of said owner; that this plat or map is a true and correct map of the lands shown therein and known or to be known as THE ARBORES OF FOREST PARKS, showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the bearings, width, length and name of each street, as well as the number of each lot and block, and showing the relations of the land to FOREST PARKS 9TH SECTOR as recorded in Map Book 24, Pages 138 A&B, in the Office of the Judge of Probate, Shelby County, Alabama; and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. Said owner also certifies that it is the owner of said lands and that the same are not subject to any mortgage, except a mortgage with First Commercial Bank.

I hereby certify that all parts of this survey and drawing have been completed in accordance with the requirements of the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama.

DATE: July 15, 1999

BY: [signature]
KENNETH B. WEYGAND, REG. ENGR.-L.S. #11768

ALABAMA PROFESSIONAL ENGINEER AND LAND SURVEYOR REGISTERED No. 11768 KENNETH B. WEYGAND

FOREST PARKS, LLC, Owner

BY: [signature]
Its: MANAGING PARTNER

FIRST COMMERCIAL BANK, Mortgagee

BY: [signature]
Its: Vice President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, as Notary Public in and for said County in said State, hereby certify that Kenneth B. Weygand, whose name is signed to the foregoing certificate as Engineer-Land Surveyor, who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing certificate, he executed the same voluntarily, as an act of said Engineer-Land Surveyor, on the day the same bears date.

Given under my hand and seal this the day of July 15, 1999

BY: [signature]
Notary Public
My commission expires: 1-18-2001

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, as Notary Public in and for said County and State, do hereby certify that John B. Davis Jr., whose name is signed to the foregoing certificate as Managing Partner of Forest Parks, LLC, Owner, and who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing certificate, he executed the same voluntarily, as such officer, on the day the same bears date.

Given under my hand and seal this the day of July 15, 1999

BY: [signature]
Notary Public
My commission expires: 1-18-2001

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, as Notary Public in and for said County and State, do hereby certify that Paul M. Swindle, whose name is signed to the foregoing certificate as Vice President of First Commercial Bank, Mortgagee, and who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing certificate, he executed the same voluntarily, as such officer, on the day the same bears date.

Given under my hand and seal this the day of July 19, 1999

BY: [signature]
Notary Public
My commission expires: 1-18-2001

RESOLUTION: Be it resolved by the Shelby County Commission, that the assent of this body be and the same hereby is given to the dedication of the streets, alleys and public grounds as shown on plat or map of THE ARBORES OF FOREST PARKS, which said plat or map is certified to have been made by Kenneth B. Weygand, as Engineer-Surveyor at the instance of Forest Parks, LLC, Owner, and has been exhibited to this commission, said plat or map being further identified by a recital of the approval of this commission, signed by [signature] [signature], County Clerk of even date herewith.

DATE: 8/3/99

APPROVED: [signature] DATE: 7/30/99
SHELBY COUNTY ENGINEER

APPROVED: [signature] DATE: 7/30/99
SHELBY COUNTY PLANNING COMMISSION

APPROVED: Larry W. Rush DATE: 7-21-99
SHELBY COUNTY HEALTH OFFICER

APPROVED: Ricky King DATE: 7-19-99
FIRE CHIEF

NO LOTS SHALL HAVE DIRECT ACCESS TO COUNTY HIGHWAY 43.

THIS SUBDIVISION MEETS THE APPROVAL OF THE SHELBY COUNTY HEALTH DEPARTMENT SUBJECT TO CERTAIN CONDITIONS OF APPROVAL AND/OR LOT DELETIONS ON FILE WITH THE SAID HEALTH DEPARTMENT WHICH CONDITIONS ARE MADE PART OF THIS APPROVAL AS IS SET OUT HEREON."

ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, AND MAY BE USED FOR SUCH PURPOSES TO SERVE THE PROPERTY BOTH WITHIN AND WITHOUT THE SUBDIVISION.

"CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEM."

"NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE SHELBY COUNTY PLANNING COMMISSION."

"SHELBY COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT-OF-WAY."

NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL.

THIS PROPERTY IS SITUATED IN FLOOD ZONES "A & C" ACCORDING TO THE "FEDERAL INSURANCE RATE MAP" OF SHELBY COUNTY, ALABAMA, PANEL NUMBER 010191-0000 B, EFFECTIVE DATE 9-16-82.

BUSINESS RECORDS CORPORATION

☆ INDICATES LOT WITHHELD (SEE ITEM 9 OF SCHD CONDITIONS OF FINAL APPROVAL)

LEGEND:
APPROX. = approximate
C = concrete
d = deflection
Δ = curve delta angle
E = East
ESM'T = easement
M.H. = manhole
N = North
R = radius
RCP = reinforced concrete pipe
R-O-W = right of way
S = South
SQ FT ± = square feet, more or less
W = West
° = degree
' = minutes (at bearings or angles)
" = seconds (at bearings or angles)
' = feet (at distance)
" = inches (at distance)
± = more or less (or plus or minus)
○ STOP SIGN
FIRE HYDRANT

STATE OF ALABAMA
DEPARTMENT OF PUBLIC HEALTH

SHELBY COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL DIVISION

FINAL CONDITIONS OF APPROVAL

NAME OF SUBDIVISION: FOREST PARKS 10TH SECTOR

1. No construction of a dwelling shall begin until a Permit To Install An Onsite Sewage Disposal System has been issued by this office.
2. A permit to install will be denied, or may be revoked if already issued, if conditions are found on any lot that could, in the opinion of the Health Department, cause the onsite sewage system to malfunction or which could restraint the proper operation of the system.
3. Issuance of a Permit To Install An Onsite Sewage System may follow submission of a properly prepared plot plan in accordance with provisions in Rules of State Board of Health, Chapter 420-3-1, Onsite Sewage Disposal and Subdivision-Onsite Systems, Water Supplies and Solid Waste Management.
4. Septic tanks and disposal field lines may be installed only by persons holding a current Permit To Install Septic Tanks in Shelby County.
5. Final Health Department approval is contingent upon approval by the Shelby County Planning Commission.
6. When an indication of approval is required prior to the subdivision being recorded in the office of the Judge of Probate, a statement similar to the following is recommended to be affixed to the plat prior to signing:

   "This subdivision meets the approval of the Shelby County Health Department subject to certain conditions of approval and/or lot deletions on file with the Shelby County Health Department, which conditions are made a part of this approval as if set out hereon."

7. The comments on this report are based solely on observations of soil bores, percolation test and closely surrounding areas as lot lines were not marked nor were systems and structures plotted on the subdivision final map. The following lots are approved with the primary disposal field site located at the perc test and soil bore locations shown on the final map with the following restrictions:

Lot #	Maximum Field Line Trench Depth in Inches	Other
1001	12"	
1004	24-"	
1005	24=	
1010	24-"	
1011	24"	old road bed can not be used for field lines unless engineer certifies road bed repair
1017	12"	hard pan"

* Denotes ground water observed in soil bore.
\+ Ground water indicators observed in soil bore.
\# Due to depth to rock.
= Restricted due to depth of perc test.
" Restricted due to certain clays, pans, fragipans or others.

8. Should the primary disposal location for any lot be relocated to another area of the lot such that the perc test and soil bore would not be within the boundary of the primary disposal field, an additional soil bore and perc test will be required. The above trench depth restrictions would be changed to represent the limitations imposed at the new site.
9. The following lots are withheld:

   Lot #

   1002 - percolation test 90 mpi, DTRL(depth to restrictive layer) 24 inches, Townley soils wet season or engineer simulated wet season must be performed
   1003 - percolation test 120 mpi, DTRL 32 inches, Townley soils, perc test invalid
   1006 - DTRL 26 inches, Townley soils, perc test invalid
   1007 - DTRL 30 inches, Townley soils, perc test invalid
   1008 - DTRL 30 inches, Townley soils, perc test invalid
   1009 - DRTL 26 inches, Townley soils, perc test invalid
   1012 - slope 33%, DTRL 36 inches, Townley soils, perc test invalid
   1013 - slope 29%, DTRL 40 inches, Townley soils, perc test invalid
   1014 - soil bore in old road bed, DTRL 16 inches, Townley soils, perc test invalid
   1015 - DTRL 16 inches, Townley soils, perc test invalid
   1016 - DTRL 24 inches, Townley soils, perc test invalid
   1018 - DTRL 8 inches
   1019 - no data submitted, wet season or engineer simulated wet season percolation testing required

   All lots which were noted as having Townley soils must have a percolation test during the wet season or be an engineer simulated wet season percolation test.

   All lots withheld may be submitted to the Shelby County Health Department when either by design or relocation of sewage systems the limitations listed above have been overcome in accordance with Alabama's Onsite Sewage Disposal Rules 420-3-1. Appendix H and Appendix I of the Rules should be used to design systems to overcome limitations imposed by groundwater, restrictive layers or slopes greater than 25%.

10. The soil bore for record on each lot should remain open if this soil bore and percolation test site is located at the site of the proposed primary field line area until a permit to install an onsite sewage system for that lot has been issued.

Mapchecked GCM 6-24-99