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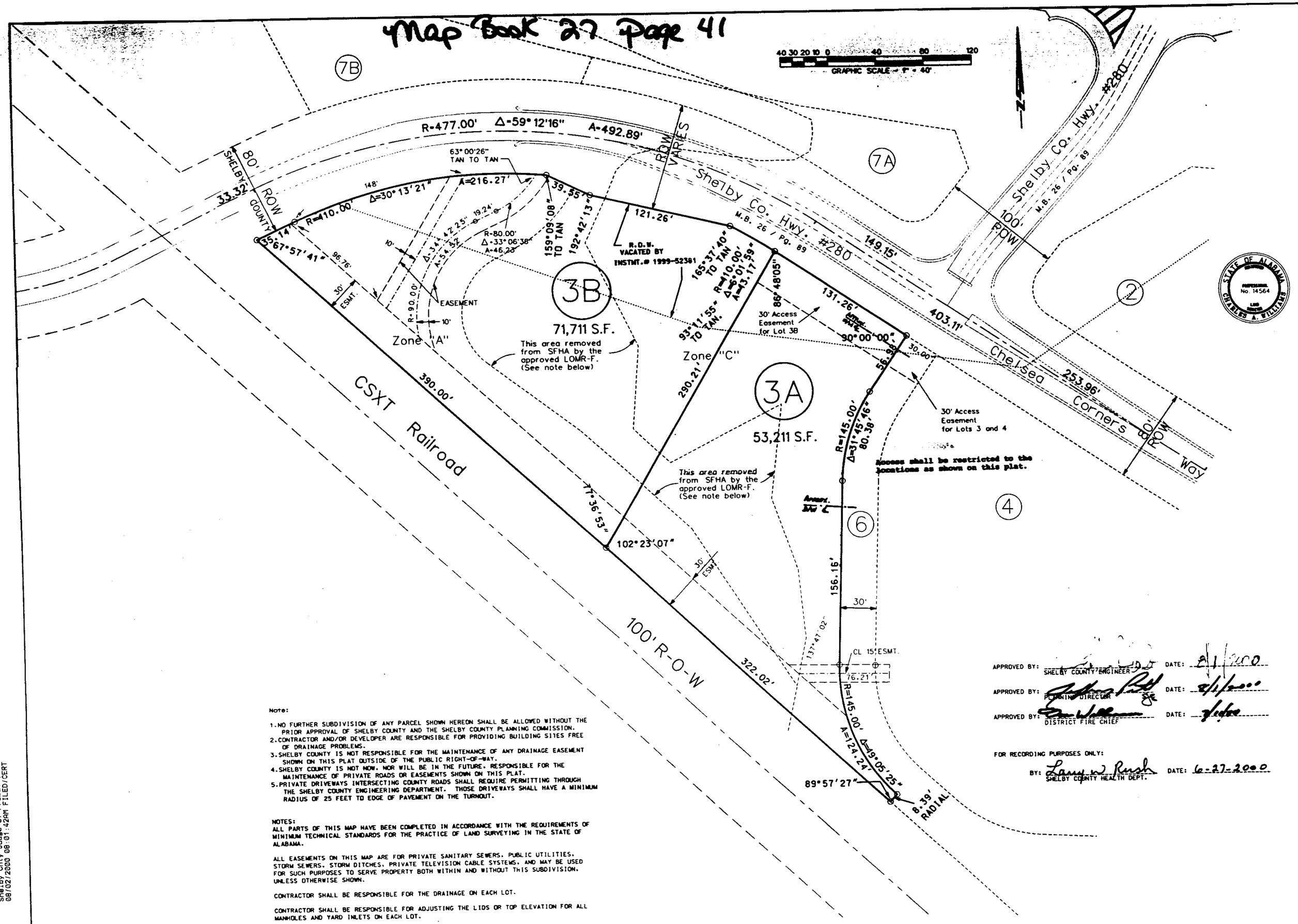

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, Charles A. Williams, a Registered Land Surveyor in the State of Alabama, and Richard Benson, as President of Benson Properties, LLC, Owner of Lot 3, hereby certify that this plat or map was made pursuant to a survey made by said 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 land shown therein and known or to be known as A RESURVEY OF LOT 3 - THE SHOPPES AT THE CORNERS showing the subdivision into which it is proposed to divide said lands, giving the length and angles of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the length, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands to the government survey 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 they are the owner of said lands and that part of said lands are subject to a mortgage held by First National Bank.

I, the undersigned, Charles A. Williams, as surveyor, further 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 to the best of my knowledge, information, and belief.

BY: _____
Charles A. Williams
Land Surveyor
Alabama Reg. L.S. #14564

OWNER :
Benson Properties, LLC
1000 Eagle Point Coporate Drive
Birmingham, Alabama 35242

BY: _____
Richard Benson, President

BY: _____
Ben McMillion, Bank Officer
First National Bank
P.O. Box 349
Childersburg, Alabama 35044

STATE OF ALABAMA
SHELBY COUNTY

I, Shirley B. Hanvey, a Notary Public in and for said County and State hereby certify that Charles A. Williams, whose name is signed to the foregoing certificate as Land Surveyor and who is known to me, acknowledged before me on this date, that being duly informed of the contents of said certificate, he executed same voluntarily.

Given under my hand and seal this 13th day of June, 2000.

By: _____
Notary Public

My commission expires: Oct 22, 2001

STATE OF ALABAMA
JEFFERSON COUNTY

I, Shirley B. Hanvey, a Notary Public in and for said County and State hereby certify that Richard Benson, whose name is signed to the foregoing certificate as President for Benson properties, LLC, who is known to me, acknowledged before me, on this date, that being duly informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this 13th day of June, 2000.

By: _____
Notary Public

My Commission expires: Oct 22, 2001

STATE OF ALABAMA
SHELBY COUNTY

I, Shirley B. Hanvey, a Notary Public in and for said County and State hereby certify that Ben McMillion, whose name is signed to the foregoing certificate as Bank Officer, First National Bank, who is known to me, acknowledged before me, on this date, that being duly informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this 27th day of June, 2000.

By: _____
Notary Public

My Commission expires: Oct 22, 2001

APPROVED BY: _____ SHELBY COUNTY ENGINEER DATE: 8/1/2000

APPROVED BY: _____ PLANNING DIRECTOR DATE: 8/1/2000

APPROVED BY: _____ DISTRICT FIRE CHIEF DATE: 7/6/00

FOR RECORDING PURPOSES ONLY:

BY: Larry W. Rush SHELBY COUNTY HEALTH DEPT. DATE: 6-27-2000

Note:

1. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF SHELBY COUNTY AND THE SHELBY COUNTY PLANNING COMMISSION.
2. CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.
3. SHELBY COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DRAINAGE EASEMENT SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
4. SHELBY COUNTY IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT.
5. PRIVATE DRIVEWAYS INTERSECTING COUNTY ROADS SHALL REQUIRE PERMITTING THROUGH THE SHELBY COUNTY ENGINEERING DEPARTMENT. THOSE DRIVEWAYS SHALL HAVE A MINIMUM RADIUS OF 25 FEET TO EDGE OF PAVEMENT ON THE TURNOUT.

NOTES:
ALL PARTS OF THIS MAP HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA.

ALL EASEMENTS ON THIS MAP ARE FOR PRIVATE SANITARY SEWERS, PUBLIC UTILITIES, STORM SEWERS, STORM DITCHES, PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION, UNLESS OTHERWISE SHOWN.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE DRAINAGE ON EACH LOT.

CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE LIDS OR TOP ELEVATION FOR ALL MANHOLES AND YARD INLETS ON EACH LOT.

CONTRACTOR SHALL INSTALL AND MAINTAIN ALL SOIL EROSION AND SEDIMENTATION CONTROL DEVICES, AS REQUIRED AND NEEDED, IN A MANNER WHICH WILL INSURE THAT NO MUD AND/OR SILT OR ANY DEBRIS WILL FLOW ON OR IN ADJACENT PROPERTY, STREET OR STORM SEWER. SHOULD ANY MUD AND/OR SILT OR ANY DEBRIS GET ON OR IN ADJACENT PROPERTY, STREET OR STORM SEWER, CONTRACTOR SHALL REMOVE SAME IMMEDIATELY. CONTRACTOR SHALL MAINTAIN BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENTATION CONTROL.

THIS PROPERTY IS LOCATED IN FLOOD ZONES "A" & "C" AS SHOWN ON THE LATEST FLOOD INSURANCE RATE MAP 010191 0050 B DATED SEPT. 16, 1982. NOTE THAT THERE HAS BEEN A LOMR-F SUBMITTED TO FEMA AND APPROVED TO REMOVE PORTIONS OF LOT 3 FROM THE SPECIAL FLOOD HAZARD AREA AS PRESENTLY SHOWN ON THE REFERENCED FLOOD INSURANCE RATE MAP. A COPY OF THE APPROVED LOMR-F (CASE # 00-04-2486A) IS ON FILE AT THE SHELBY COUNTY HIGHWAY DEPARTMENT IN COLUMBIANA, ALABAMA.

The contractor shall notify the County Engineer's Office 48 hours in advance before starting any work within the County right-of-way.

PARAGON ENGINEERING, INC.
SUITE 230
2320 HIGHLAND AVENUE SOUTH
BIRMINGHAM, ALABAMA 35205
(205) 939-1119

THE PURPOSE OF THIS SUBDIVISION IS TO CREATE COMMERCIAL LOTS FOR DEVELOPMENT.

RESURVEY OF LOT 3

THE SHOPPES AT THE CORNERS - PHASE 2

SITUATED IN THE NW1/4 OF THE SW1/4 OF SECTION 27, TWP.19 SO., RNG.1 WEST, SHELBY COUNTY, ALABAMA.

FOR

BENSON PROPERTIES, LLC
1000 Eagle Point Coporate Drive
BIRMINGHAM, ALABAMA 35242

PEI J# 800027 CAD FILE: 800027RM.DGN

20000802000258570 1/1 $.00
Shelby Cnty Judge of Probate,AL
08/02/2000 08:01:42PM FILED/CERT

Inst # 2000-25857
08/02/2000-25857
CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
08:01 AM
NO. 005
1.00

BUSINESS RECORDS CORPORATION