08/08/2001-33501
04:13 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 052 25.00

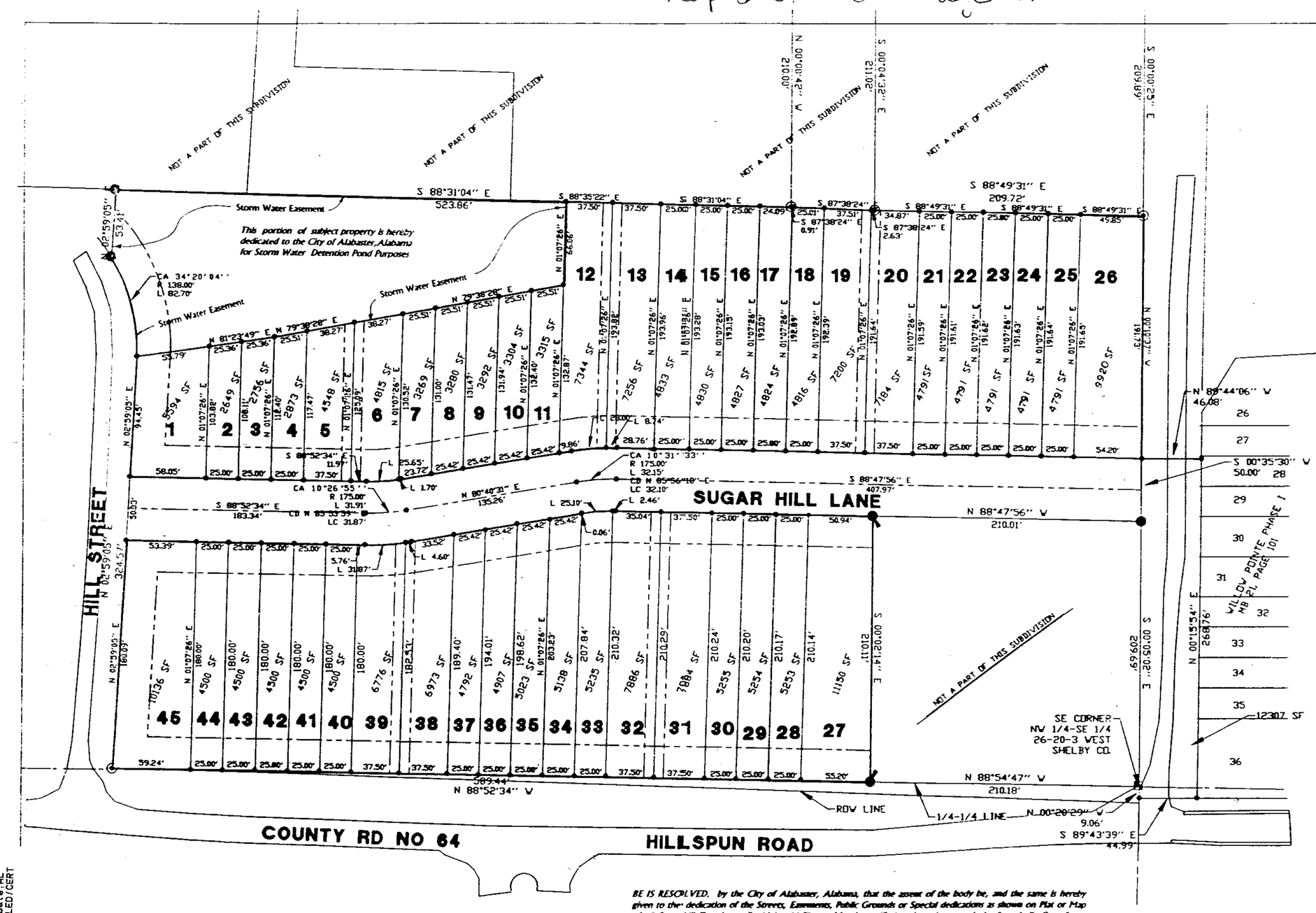
Inst # 2001-33501

Map Book 28 Page 115

SUGAR HILL TOWNHOMES

SITUATED IN SECTION 26, TOWNSHIP 20 SOUTH, RANGE 3 WEST
SHELBY COUNTY ALABAMA

Scale 1" = 50'
File name: C:\JOBS\8860\8860



STATE OF ALABAMA
COUNTY OF SHELBY
CITY OF ALABASTER

The Undersigned, Joseph E. Conn, Jr, Licensed Land Surveyor, State of Alabama and the Undersigned Owner, Emco Contracting LLC, Paul McKenzie, Owner, Hereby certify that this Plat or Map was made pursuant to a survey by said Surveyor and that this Map or Plat was made at the instance of said Owner; That this Map or Plat is a true and correct Map of lands shown hereon and known as "SUGARHILL TOWNHOMES"; Showing the Subdivisions which it is proposed to divide said Lands, Giving the Angles, Bearings and Dimensions of each line of each Lot; Showing the Streets, Roads, Easements, Set Back Lines, Existing Structures as applicable, Utility Lines, Open spaces, Detention Pond area and Public Grounds as applicable and showing the relationship of the Subdivision to the Government survey of Section 26, Township 21 south, Range 3 west, Shelby County, Alabama. Said Surveyor also certifies that steel rebar corners have been installed at every Lot corner and curve points as shown on the Plat represented by small dark circles ; That he has consulted the Federal Insurance Administration's Flood Hazard Rate Panel for the area and has determined that no part of any of the proposed Lots is in a special flood prone area and that this survey and this Plat meet the minimum technical standards for the practice of land surveying in the State of Alabama. Said Owner also certifies that he is the Owner of subject lands and that same is subject to a mortgage to First Federal Savings and Loan of Bessemer, Alabama.

BY: _____ Date 6-5-2001
Joseph E. Conn, Jr., Alabama Licensed Land Surveyor No. 9049

BY: _____ Date _____
Owner, EMCO Contracting, LLC, Paul McKenzie

BY: _____ Date _____
Representative of Mortgagee of Record, First Federal Saving & Loan of Bessemer, AL

STATE OF ALABAMA
COUNTY OF SHELBY

I, Sally Graffis, A Notary Public in and for said County and State, hereby certify that Joseph E. Conn, Jr, Whose name is signed to the foregoing certificate as Surveyor and who is Known to me, Acknowledged before me on this date, that after being duly informed of the contents of said certificate executed same voluntarily as such individual with full authority thereof.

Given under my Hand and Seal this the 7th day of June, 2001

Sally Graffis
Notary Public My Commission Expires September 2002

STATE OF ALABAMA
COUNTY OF SHELBY

I, _____, A Notary Public in and for said County and State, hereby certify that Paul McKenzie, Owner of property hereon subdivided and who's name is signed to the foregoing certificate as Owner ,Who is Known to me, Acknowledged before me on this date, that after being duly informed of the contents of said certificate executed same voluntarily as such individual with full authority thereof.

Given under my Hand and Seal this the ____ day of _____, 2001

Notary Public My Commission expires _____

STATE OF ALABAMA
COUNTY OF SHELBY

I, _____, A Notary Public in and for said County and State, hereby certify that the name signed to the foregoing certificate as Representative of Mortgagee of record , First Federal Savings and Loan of Bessemer, Alabama,Who is Known to me, Acknowledged before me on this date, that after being duly informed of the contents of said certificate executed same voluntarily as such individual with full authority thereof.

Given under my Hand and Seal this the ____ day of _____, 2001

Notary Public My Commission expires _____

REGULATORY OFFICIAL SIGNATURES

Approved: _____ Date 8/14/01
Mayor, City of Alabaster, Alabama

Approved _____ Date 8/2/01
Chairman, Alabaster Planning and Zoning Commission

Approved: _____ Date 7/24
City Engineer, City of Alabaster, Alabama

1. All easements shown hereon are for public utilities , sanitary or storm sewers, storm water structures including detension ponds or for any other purpose that is determined by the City of Alabaster, Alabama to be in the best interest of it's citizens and may be used for such purposes both within and without this subdivision.

2. All bearing shown on this Plat are relative to this survey only and are based on Magnetic North only.

BE IS RESOLVED, by the City of Alabaster, Alabama, that the assent of the body be, and the same is hereby given to the dedication of the Streets, Easements, Public Grounds or Special dedications as shown on Plat or Map of " Sugarhill Townhomes" which said Plat or Map is certified to have been made by Joseph E. Conn,Jr, as Surveyor at the instance of Emco Contracting, LLC, Paul McKenzie, Owner and Mr Sherman Holland, Owner of a portion of Street shown hereon on the east side of subdivision that is herewith dedicated to the City of Alabaster, Alabama for use as public street and has been exhibited to this board, said Map or Plat been further identified by a recital of the approval of this board , signed by City Clerk of even date herewith.

Description of land dedicated to City of Alabaster, Alabama for use as a public street, described as follows:;

Beginning at the southeast corner of the northwest quarter of the southeast quarter of Section 26, Township 21 south, Range 3 west, Alabaster, Shelby County, Alabama and run thence South 00°20'29" East along the east line of the southeast quarter of the southeast quarter of said section 26 a distance of 9.06' to a point; Thence run South 89°43'39" East a distance of 44.99' to a point; Thence run North 00°15'54" E along the rear lot lines of lots 28 through 36 of Willow Pointe, Phase I, a distance of 268.76' to a point; Thence run North 89° 44'06" West a distance of 46.08' to a point on the east line of the said northwest quarter of the southeast quarter of same said section 26; Thence run South 00°35'30" West along said quarter-quarter line a distance of 50.0' to a point; Thence run South 00°05'02" East along said quarter-quarter line a distance of 209.69' to the point of beginning, containing 12,236 square feet, more or less.

_____ Date _____
Sherman Holland, Owner of land described above to be used as a street

STATE OF ALABAMA
COUNTY OF SHELBY

I, _____, A Notary Public in and for said County and State, hereby certify that Sherman Holland, Owner of property described above to be dedicated to the City of Alabaster, Alabama for use as a public street, who's name is signed to the foregoing certificate as Owner ,Who is Known to me, Acknowledged before me on this date, that after being duly informed of the contents of said certificate executed same voluntarily as such individual with full authority thereof.

Given under my Hand and Seal this the ____ day of _____, 2001

Notary Public My Commission expires _____

NOTES.

Contractor . Owners / Developers are responsible for a providing building site on each unoccupied Lot free from Drainage Problems

All of the Lots shown hereon are located in Flood Zone "C" as shown and defined on the latest Federal Insurance Administration's Rate Panel.

The Subdivision Lots shown hereon, including adjacent streets , roads and / or highways lie in an area where lime sinks may occur. The City of Alabaster,Alabama, The Alabaster City Engineer, The Alabaster Planning Commission and the individual members thereof and all other agents, servants or employees of the City of Alabaster Alabama make no representations whatsoever that the subdivision Lots and Roadways are safe or suitable for residencial construction or for any other purposes whatsoever. This subdivision may be underlain by Limestone and thus may be susceptible to Limesink activity even though there is no visible evidence of sink holes on the property as of date of this Plat.

Owner(;) Developer(s) Builder(s) should have possession of the Required NPDES permit prior to beginning any construction.

Owner(s) Developer(s) Builder(s) to employ BEST MANAGEMENT PRACTICES for erosion control during construction.

PREPARED BY:
CONN & ALLEN
2850 E PELHAM PARKWAY
PELHAM, ALABAMA 35124
TELEPHONE: 205-663-4251

OWNER/ DEVELOPER

EMCO CONTRACTING, LLC
PAUL McKENSIE
ALABASTER, ALABAMA
TELEPHONE _____

DWN. BY	
CKD. BY	
JOB NO.	
DISK	
SCALE	
DATE	

REVISIONS

CLIENT: PAUL McKENZIE
PROJECT: SUGAR HILL TOWNHOMES
TITLE RECORD MAP

CONN & ALLEN
2850 E PELHAM MALL
PELHAM, ALABAMA 35124
(205) 663-4251
FAX (205) 663-7694

SHEET NO.
___ OF ___

20010808000350110 1/1 $5.00
Shelby Cnty Judge of Probate, AL
08/08/2001 04:13:29PM FILED/CERT

BUSINESS RECORDS CORPORATION