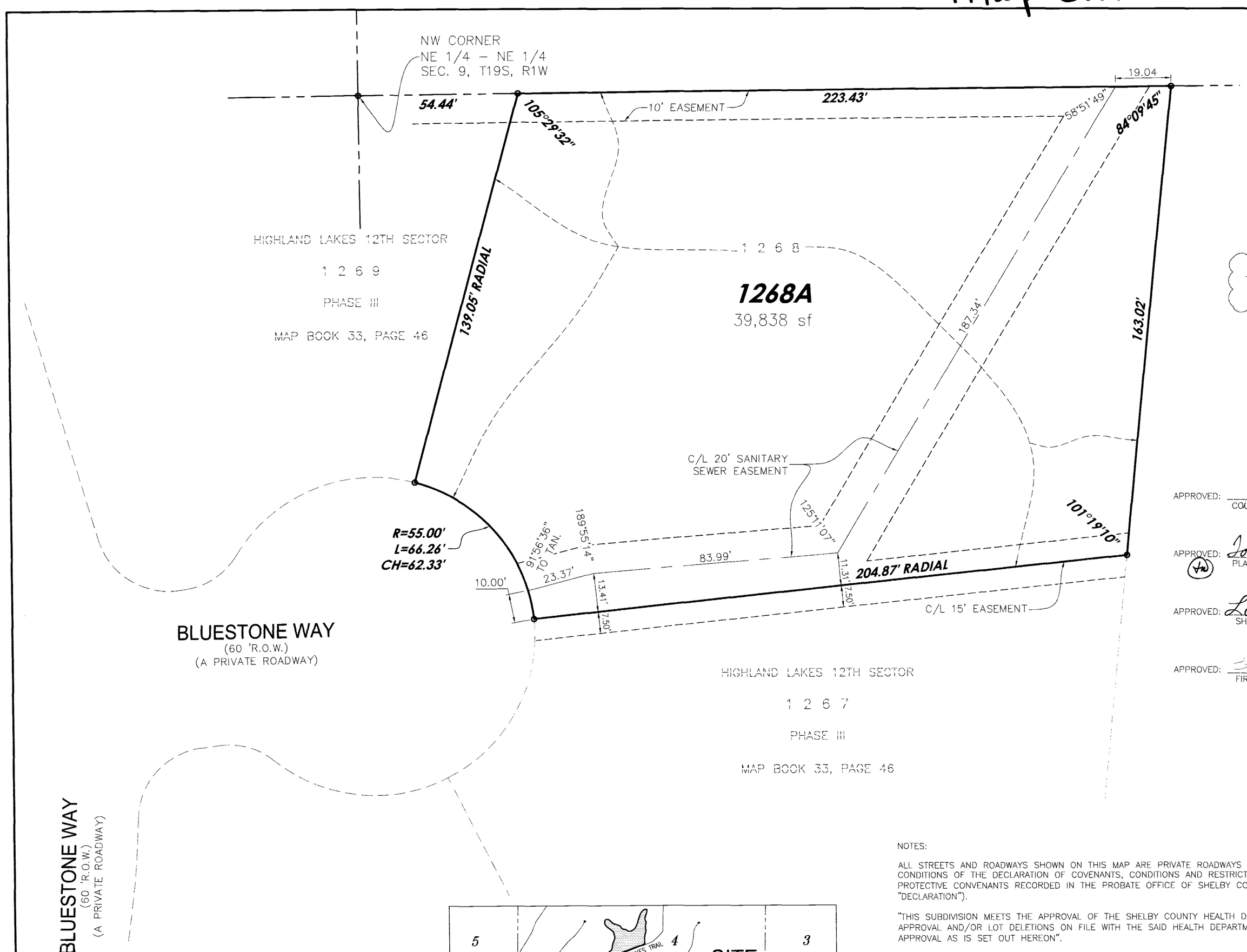
Map Book 33 Pg. 118



THE PURPOSE OF THIS MAP IS TO ADD A 20' SANITARY SEWER EASEMENT.

APPROVED: _____ COUNTY ENGINEER DATE: 7/22/2004

APPROVED: _____ PLANNING COMMISSION DATE: 7/28/04

APPROVED: _____ SHELBY COUNTY HEALTH OFFICER DATE: 7-19-04

APPROVED: _____ FIRE CHIEF DATE: 7-7-04

A PRIVATE SUBDIVISION FOR SINGLE FAMILY RESIDENCES

RESURVEY OF LOT 1268 OF HIGHLAND LAKES 12TH SECTOR, PHASE III AN EDDLEMAN COMMUNITY

AS RECORDED IN MAP BOOK 33, PAGE 46, IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA
AND
BEING SITUATED IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PREPARED FOR:
HIGHLAND LAKES DEVELOPMENT, LTD
EDDLEMAN PROPERTIES, INC.
GENERAL PARTNER
2700 HIGHWAY 280 EAST, SUITE 425 WEST
BIRMINGHAM, ALABAMA 35223
(205) 871-9755

STATE OF ALABAMA
COUNTY OF SHELBY

THE UNDERSIGNED, JEFF D. ARRINGTON, A REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND HIGHLAND LAKES DEVELOPMENT, LIMITED, OWNER, 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 LANDS SHOWN THEREIN AND KNOWN AS **"RESURVEY OF LOT 1268 OF HIGHLAND LAKES 12TH SECTOR, PHASE III, AN EDDLEMAN COMMUNITY"**, SHOWING THE SUBDIVISIONS 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, SHOWING THE RELATIONS OF THE LANDS TO THE GOVERNMENT SURVEY OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 1 WEST; 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.

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

DATE: 6/22/04

SURVEYOR:

JEFF D. ARRINGTON
ALABAMA LICENSE #18664

HIGHLAND LAKES DEVELOPMENT LIMITED, OWNER:
EDDLEMAN PROPERTIES, INC., GENERAL PARTNER

BY: _____
DOUGLAS D. EDDLEMAN, PRESIDENT

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT JEFF D. ARRINGTON, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS SURVEYOR, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS 22nd DAY OF June, 2004.

NOTARY PUBLIC — MY COMMISSION EXPIRES 10-06-07

GINA P. CHIVERS NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT DOUGLAS D. EDDLEMAN, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS PRESIDENT OF EDDLEMAN PROPERTIES, INC., GENERAL PARTNER OF HIGHLAND LAKES DEVELOPMENT LIMITED, OWNER, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS 22nd DAY OF June, 2004.

NOTARY PUBLIC — MY COMMISSION EXPIRES December 1, 2006

NOTES:

ALL STREETS AND ROADWAYS SHOWN ON THIS MAP ARE PRIVATE ROADWAYS AND SHALL BE UTILIZED SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND DECLARATION OF EASEMENTS AND MASTER PROTECTIVE CONVENANTS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AS AMENDED FROM TIME TO TIME (THE "DECLARATION").

"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".

"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."

ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF RESIDENCE TO BE SERVICED.

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

LOCATION OF HOUSE ON EACH LOT REQUIRES THE APPROVAL OF THE ARCHITECTURAL REVIEW COMMITTEE.

NO FENCES OR STRUCTURES SHALL BE CONSTRUCTED WITHIN ANY EASEMENT WITHOUT APPROVAL FROM THE ARCHITECTURAL REVIEW COMMITTEE.

DO NOT CONSTRUCT, CAUSE TO BE CONSTRUCTED, OR PERMIT TO BE CONSTRUCTED ANY LAKE OR POND, FILL OR FILL SLOPES, CUT OR CUT SLOPES, FENCE OR ANY BUILDING OR STRUCTURE OF ANY KIND WHICH WOULD, IN THE BWWSB'S OPINION, PREVENT READY ACCESS TO, OR INTERFERE WITH, CONSTRUCTING, INSTALLING, OPERATING AND MAINTAINING PIPELINES AND APPURTENANCES.

ALL IMPROVEMENTS IN THIS SUBDIVISION, INCLUDING BUT NOT LIMITED TO ROADS AND DRAINAGE STRUCTURES, ARE PRIVATE AND ARE NOT DEDICATED TO SHELBY COUNTY AND ARE, THEREFORE, NOT THE RESPONSIBILITY OF SHELBY COUNTY TO MAINTAIN OR REPAIR.

THIS PROPERTY IS SITUATED IN FLOOD ZONE "C" ACCORDING TO THE "FEDERAL INSURANCE RATE MAP" OF SHELBY COUNTY, ALABAMA, PANEL NUMBER 010191-0050, EFFECTIVE DATE SEPTEMBER 16, 1982.

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, EXCEPT IN SUBDIVISIONS WITH BIRMINGHAM WATER WORKS & SEWER BOARD'S (BWW&SB'S) SANITARY SEWERS IN WHICH CASE THESE SANITARY SEWER EASEMENTS ARE EXCLUSIVE. ALL UTILITIES MUST CLEAR WITH THE BWW&SB BEFORE INSTALLATION TO INSURE THAT THERE IS NO ENCROACHMENT ON THE EXCLUSIVE EASEMENT OF THE BWW&SB.

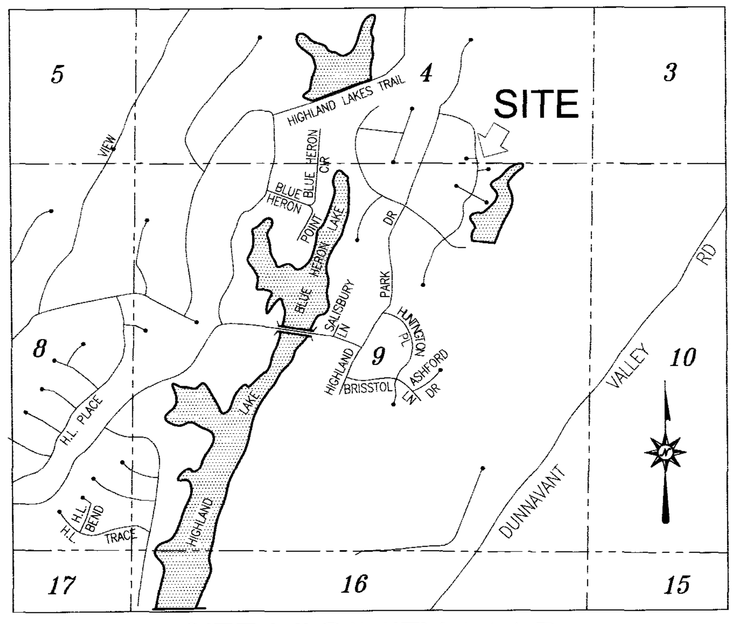
SHELBY COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.

SHELBY COUNTY IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT.

ALL UTILITIES WITHIN THE ROADWAY SHALL BE BACKFILLED WITH STONE.

CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR THE PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS.

THE CONTRACTOR SHALL NOTIFY THE COUNTY ENGINEER'S OFFICE 48 HOURS IN ADVANCE BEFORE STARTING ANY WORK WITHIN THE RIGHT-OF-WAY OF EXISTING ROADS OR ON ROADS TO BE DEDICATED TO THE COUNTY THROUGH THE SUBDIVISION PROCESS.



SITE VICINITY MAP

N.T.S

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

DRAWING TITLE: RESURVEY OF LOT 1268 OF HIGHLAND LAKES 12TH SECTOR, PHASE III AN EDDLEMAN COMMUNITY	DRAWN BY: GPC
	CHECKED BY: JDA
	DATE: JUNE 8, 2004
	SCALE: 1" = 20'
LOCATION & DESCRIPTION: SITUATED IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA	DRAWING NAME: 29007.dwg
	PROJECT NO.: 29007
	SHEET 1 OF 1

STATE OF ALABAMA REGISTERED #18664 PROFESSIONAL LAND SURVEYOR JEFF D. ARRINGTON

G:\2004 PROJECTS\29007 - Resurvey Lot 1268 - Highland Lakes 12th Sec-Ph III\dwg\29007.dwg

20040722000419930 Pg 1 of 1 Recd 07/22/2004 08:00:00 AM
Shelby County Judge of Probate, AL
07/22/2004 08:00:00 AM FILED/CERTIFIED