Map Book 34 Page 148

BROOK HIGHLAND 12TH SECTOR
AN EDDLEMAN COMMUNITY

A PRIVATE SUBDIVISION FOR SINGLE FAMILY RESIDENCES

SITUATED IN THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 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

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 COVENANTS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AS AMENDED FROM TIME TO TIME (THE "DECLARATION").

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

"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 BWW&SB'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.

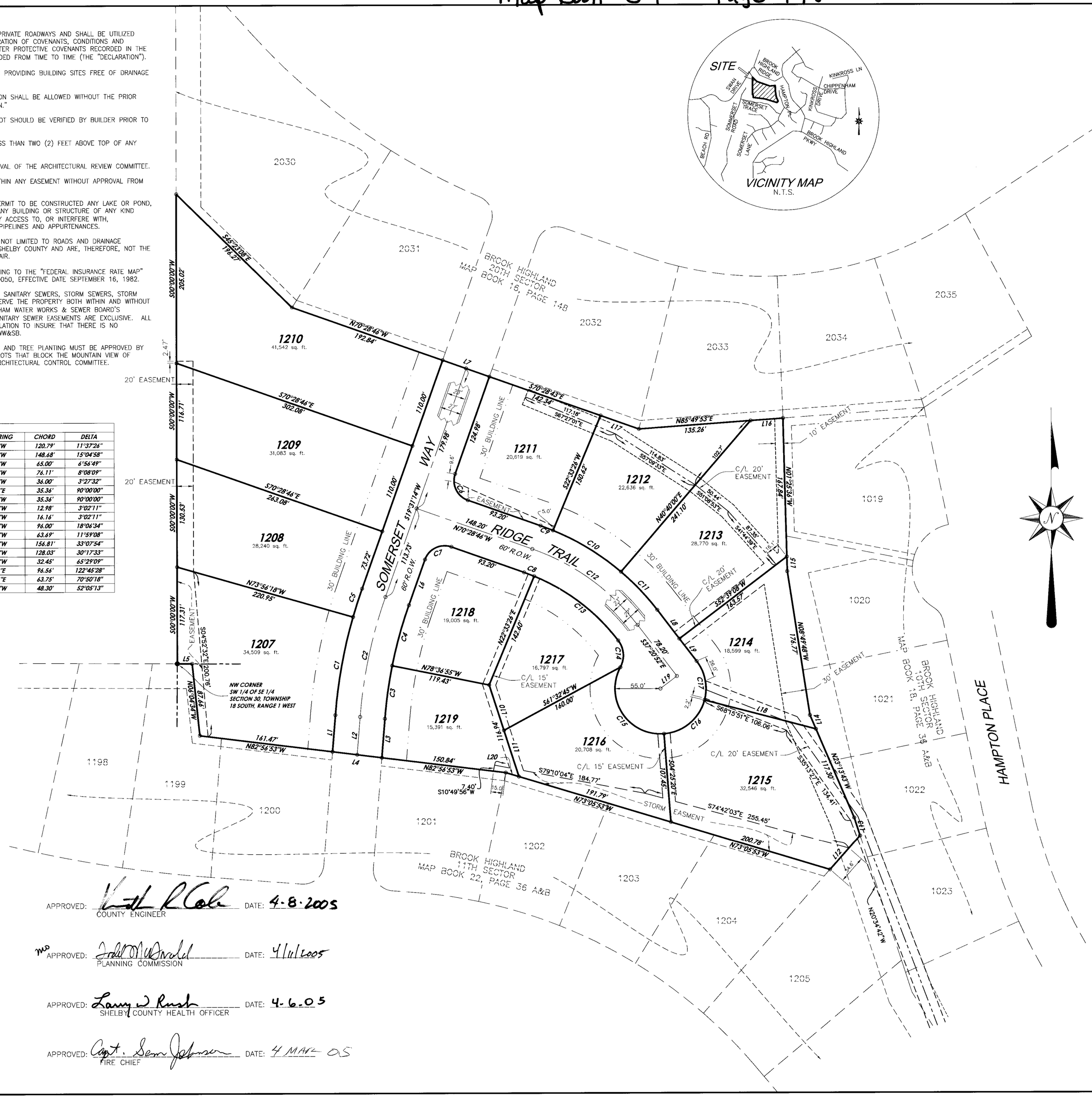
SCENIC VIEW EASEMENT: ALL LANDSCAPING, TREE CUTTING AND TREE PLANTING MUST BE APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE. ANY TREES ON LOTS THAT BLOCK THE MOUNTAIN VIEW OF ADJOINING LOTS MUST BE CUT DOWN DEMAND BY THE ARCHITECTURAL CONTROL COMMITTEE.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C1	121.00'	596.42'	S10°14'59"W	120.79'	11°37'26"
C2	149.11'	566.42'	S11°58'45"W	148.68'	15°04'58"
C3	65.04'	536.42'	S07°54'41"W	65.00'	6°56'49"
C4	76.17'	536.42'	S15°27'10"W	76.11'	8°08'09"
C5	36.01'	596.42'	S17°47'28"W	36.00'	3°27'32"
C6	39.27'	25.00'	S25°28'46"E	35.36'	90°00'00"
C7	39.27'	25.00'	S64°31'14"W	35.36'	90°00'00"
C8	12.98'	245.00'	N68°57'40"W	12.98'	3°02'11"
C9	16.16'	305.00'	N68°57'40"W	16.16'	3°02'11"
C10	96.40'	305.00'	N58°23'17"W	96.00'	18°06'34"
C11	63.80'	305.00'	N43°20'26"W	63.69'	11°59'08"
C12	159.02'	275.00'	N53°54'49"W	156.81'	33°07'54"
C13	129.53'	245.00'	N52°17'48"W	128.03'	30°17'33"
C14	34.29'	30.00'	N04°24'27"W	32.45'	65°29'09"
C15	117.84'	55.00'	S33°02'36"E	96.56'	122°45'28"
C16	68.00'	55.00'	N50°09'31"E	63.75'	70°50'18"
C17	50.00'	55.00'	N11°18'15"W	48.30'	52°05'13"

LINE TABLE

LINE	LENGTH	BEARING
L1	44.52'	S04°26'16"W
L2	45.69'	S04°26'16"W
L3	47.24'	S04°26'16"W
L4	60.04'	N82°56'53"W
L5	17.86'	N89°43'02"W
L6	58.73'	N19°31'14"E
L7	60.00'	S70°28'43"E
L8	44.00'	S37°20'52"E
L9	34.20'	S37°20'52"E
L10	58.00'	S17°53'35"E
L11	58.94'	S17°53'35"E
L12	55.07'	S41°31'39"W
L13	23.05'	N17°58'20"W
L14	18.19'	N23°13'43"W
L15	17.80'	N01°25'36"W
L16	39.25'	N85°49'53"E
L17	49.00'	S70°28'43"E
L18	139.15'	S75°15'39"E
L19	25.00'	N52°39'08"E
L20	16.63'	N73°05'53"W



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 **"BROOK HIGHLAND 12TH SECTOR, 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: 2-21-05

SURVEYOR:

JEFF D. ARRINGTON
ALABAMA LICENSE #18664

OWNER:
HIGHLAND LAKES DEVELOPMENT LTD
EDDLEMAN PROPERTIES, INC.

BY: Douglas D. Eddleman
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 21st DAY OF FEBRUARY, 2005.

NOTARY PUBLIC — MY COMMISSION EXPIRES 10-06-07

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 9th DAY OF March, 2005.

NOTARY PUBLIC — MY COMMISSION EXPIRES 12/1/2010

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 BACK FILLED 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.

APPROVED: COUNTY ENGINEER — DATE: 4-8-2005

APPROVED: PLANNING COMMISSION — DATE: 4/11/2005

APPROVED: SHELBY COUNTY HEALTH OFFICER — DATE: 4-6-05

APPROVED: Capt. Sam Johnson FIRE CHIEF — DATE: 4 MAR 05

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

DRAWING TITLE: *BROOK HIGHLAND 12TH SECTOR*	DRAWN BY: *GPC/JS*
LOCATION & DESCRIPTION: *SITUATED IN THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA*	CHECKED BY: *JDA*
STATE OF ALABAMA REGISTERED #18664 PROFESSIONAL LAND SURVEYOR JEFF D. ARRINGTON	DATE: *JANUARY 24, 2005*
	SCALE: *1" = 60'*
	DRAWING NAME: *BH12-RM.dwg*
	PROJECT NO.:
	SHEET 1 OF 1

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Shelby County, AL 03/29/2005
State of Alabama Inspector's Office