Map Book 35 Page 120

OLD CAHABA V FIRST ADDITION

SITUATED IN SECTIONS 19 & 20,
TOWNSHIP 20 SOUTH, RANGE 3 WEST,
SHELBY COUNTY, ALABAMA
PREPARED BY:
SURVEYING SOLUTIONS, INC.
CARL DANIEL MOORE
REG. L.S. NO: 12159
2233 CAHABA VALLEY DRIVE
BIRMINGHAM, ALABAMA 35242
(205) 991-8965

OWNER:
AMERICAN LAND DEVELPMENT CORPORATION

MORTGAGEE:
NEW SOUTH FEDERAL SAVINGS & LOAN

0 60' 120' 240'

GRAPHIC SCALE: 1" = 60'
DATE: JULY 7, 2005

LEGEND
SANITARY SEWER — S S — S S —
SANITARY SEWER MANHOLE — S —
STORM SEWER
STORM SEWER MANHOLE
WATERLINE — W — W —
SQ FT: SQUARE FEET
±: MORE OR LESS
D : DELTA ANGLE
d: DEFLECTION ANGLE
T : TANGENT
R : RADIUS
L : LENGTH
CH: CHORD
ESMT: EASEMENT
RCP: REINFORCED CONCRETE PIPE
FH: FIRE HYDRANT
HW: HEADWALL
EX: EXISTING
YI: YARD INLET
SS: STOP SIGN
INL: INLET
SQ. FT. : SQUARE FEET
ROW: RIGHT OF WAY
CL: CENTERLINE
PL: PROPERTY LINE
SINGLE WING INLET

STATE OF ALABAMA)
COUNTY OF SHELBY)

The undersigned, Gayland D. Martin, a registered Land Surveyor, in the State of Alabama, and American Land Development Corporation, 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 the lands shown therein and known or to be known as OLD CAHABA V FIRST ADDITION , 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 angles, width, length and name of each street, as well as the number of each lot and block, and showing the relation of the land to OLD CAHABA IV SECOND ADDITION PHASE SIX as recorded in Map Book 34, Page 61, 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 certify that they are the owners of said lands and that the same are not subject to any mortgage, except a mortgage with New South Federal Savings & Loan.

I hereby certify 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: 9-06-05

BY: Gayland D. Martin
Gayland D. Martin, Reg. L.S. # 22679

ALABAMA REGISTERED No. 22679 PROFESSIONAL LAND SURVEYOR GAYLAND D. MARTIN

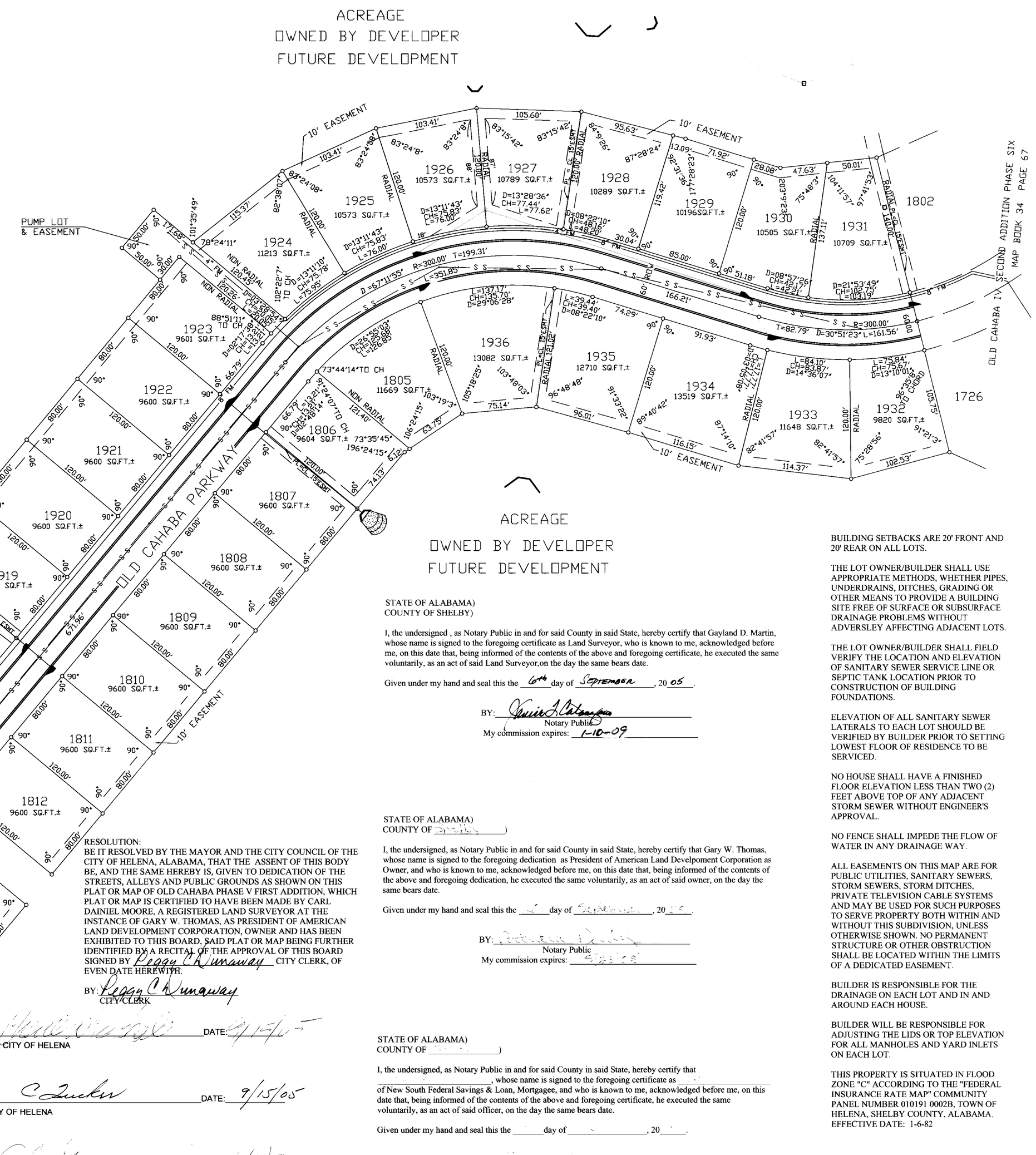
American Land Develpment Corporation, Owner

BY: Gary W. Thomas
Gary W. Thomas, President

New South Federal Savings & Loan, Mortgagee:

BY:

ITS:



RESOLUTION:
BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HELENA, ALABAMA, THAT THE ASSENT OF THIS BODY BE, AND THE SAME HEREBY IS, GIVEN TO DEDICATION OF THE STREETS, ALLEYS AND PUBLIC GROUNDS AS SHOWN ON THIS PLAT OR MAP OF OLD CAHABA PHASE V FIRST ADDITION, WHICH PLAT OR MAP IS CERTIFIED TO HAVE BEEN MADE BY CARL DAINIEL MOORE, A REGISTERED LAND SURVEYOR AT THE INSTANCE OF GARY W. THOMAS, AS PRESIDENT OF AMERICAN LAND DEVELOPMENT CORPORATION, OWNER AND HAS BEEN EXHIBITED TO THIS BOARD. SAID PLAT OR MAP BEING FURTHER IDENTIFIED BY A RECITAL OF THE APPROVAL OF THIS BOARD SIGNED BY Peggy C Runaway CITY CLERK, OF EVEN DATE HEREWITH.

BY: Peggy C Runaway
CITY CLERK

APPROVED: DATE: 9/15/05
MAYOR OF THE CITY OF HELENA

APPROVED: C Zucker DATE: 9/15/05
ENGINEER, CITY OF HELENA

APPROVED: DATE: 9/6/05
CHAIRMAN-HELENA PLANNING COMMISSION

APPROVED: Peggy C Runaway DATE: 9/6/05
CITY CLERK

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned , as Notary Public in and for said County in said State, hereby certify that Gayland D. Martin, whose name is signed to the foregoing certificate as 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 Land Surveyor,on the day the same bears date.

Given under my hand and seal this the 6th day of September, 2005.

BY: Notary Public
My commission expires: 1-10-09

STATE OF ALABAMA)
COUNTY OF)

I, the undersigned, as Notary Public in and for said County in said State, hereby certify that Gary W. Thomas, whose name is signed to the foregoing dedication as President of American Land Develpoment Corporation as Owner, and who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing dedication, he executed the same voluntarily, as an act of said owner, on the day the same bears date.

Given under my hand and seal this the day of , 20 .

BY:
Notary Public
My commission expires:

STATE OF ALABAMA)
COUNTY OF)

I, the undersigned, as Notary Public in and for said County in said State, hereby certify that , whose name is signed to the foregoing certificate as of New South Federal Savings & Loan, 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 an act of said officer, on the day the same bears date.

Given under my hand and seal this the day of , 20 .

BY:
Notary Public
My commission expires:

BUILDING SETBACKS ARE 20' FRONT AND 20' REAR ON ALL LOTS.

THE LOT OWNER/BUILDER SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAINS, DITCHES, GRADING OR OTHER MEANS TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSLEY AFFECTING ADJACENT LOTS.

THE LOT OWNER/BUILDER SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE LINE OR SEPTIC TANK LOCATION PRIOR TO CONSTRUCTION OF BUILDING FOUNDATIONS.

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.

NO FENCE SHALL IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY.

ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, 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. NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT.

BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH HOUSE.

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

THIS PROPERTY IS SITUATED IN FLOOD ZONE "C" ACCORDING TO THE "FEDERAL INSURANCE RATE MAP" COMMUNITY PANEL NUMBER 010191 0002B, TOWN OF HELENA, SHELBY COUNTY, ALABAMA. EFFECTIVE DATE: 1-6-82

acad\projects\oldcahaba\old cahaba v\oldcahaba5 1st add.

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