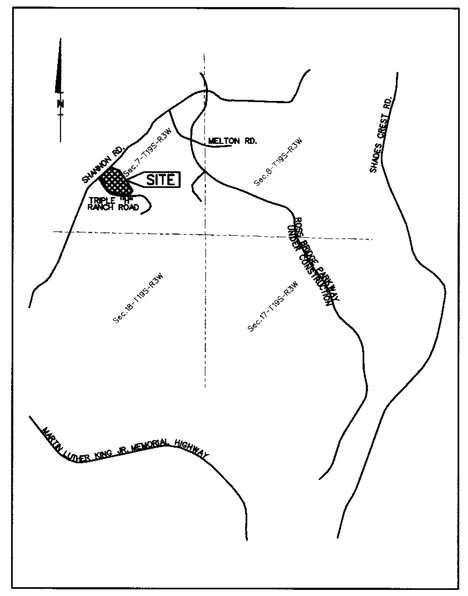
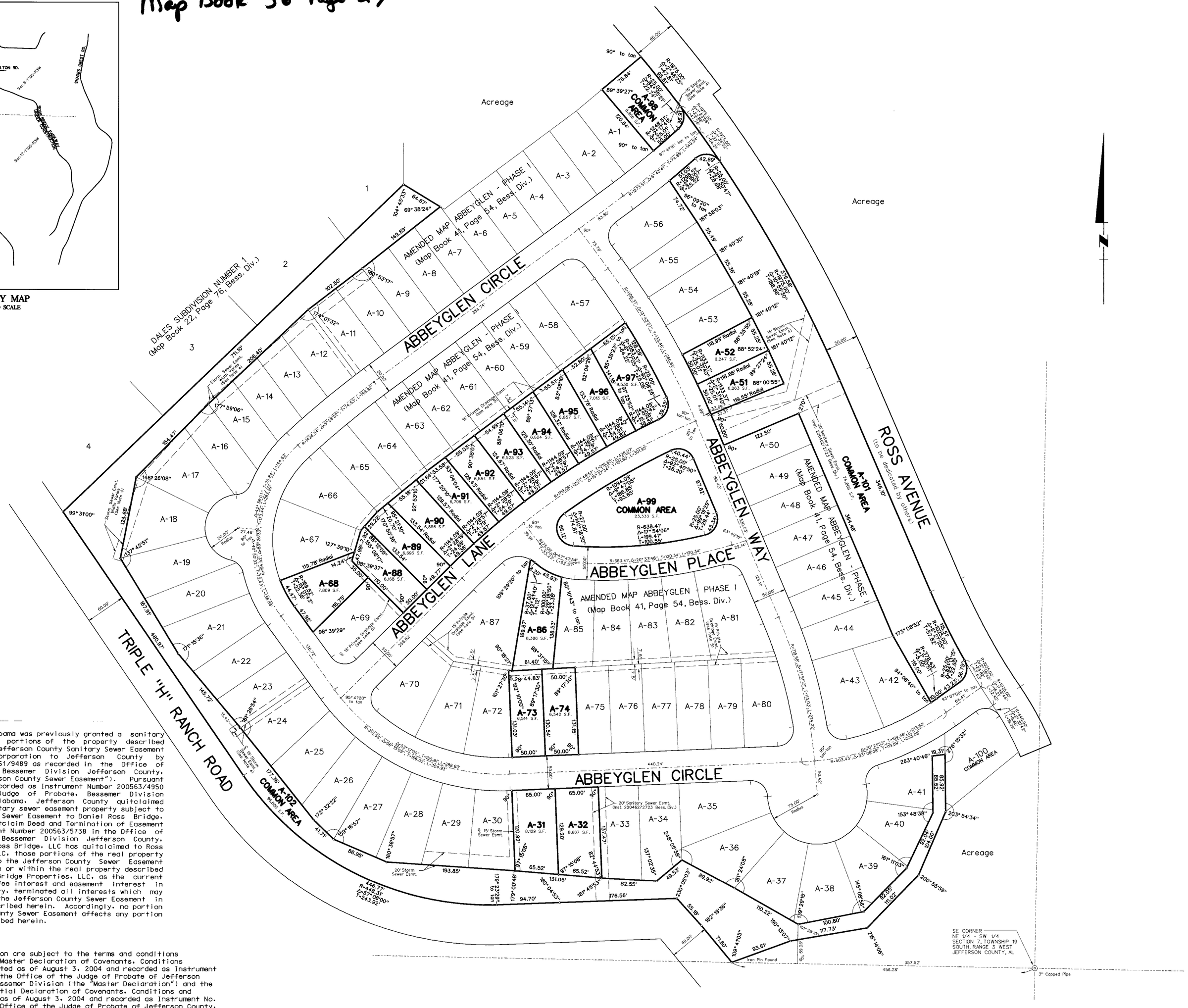
Map Book 36 Page 27



VICINITY MAP
NOT TO SCALE



Note:
Jefferson County, Alabama was previously granted a sanitary sewer easement upon portions of the property described herein pursuant to Jefferson County Sanitary Sewer Easement conveyed by USX Corporation to Jefferson County by Instrument Number 9661/9489 as recorded in the Office of Judge of Probate, Bessemer Division Jefferson County, Alabama (the "Jefferson County Sewer Easement"). Pursuant to Quitclaim Deed recorded as Instrument Number 200563/4950 in the Office of Judge of Probate, Bessemer Division Jefferson County, Alabama, Jefferson County quitclaimed portions of said sanitary sewer easement property subject to the Jefferson County Sewer Easement to Daniel Ross Bridge, LLC. Pursuant to Quitclaim Deed and Termination of Easement recorded as Instrument Number 200563/5738 in the Office of Judge of Probate, Bessemer Division Jefferson County, Alabama, (a) Daniel Ross Bridge, LLC has quitclaimed to Ross Bridge Properties, LLC, those portions of the real property originally subject to the Jefferson County Sewer Easement which are situated on or within the real property described herein and (b) Ross Bridge Properties, LLC, as the current holder of both the fee interest and easement interest in said easement property, terminated all interests which may have been created by the Jefferson County Sewer Easement in the real property described herein. Accordingly, no portion of the Jefferson County Sewer Easement affects any portion of the property described herein.

Notes:

1.) All lots shown hereon are subject to the terms and conditions of the Ross Bridge Master Declaration of Covenants, Conditions and Restrictions dated as of August 3, 2004 and recorded as Instrument No. 200462/5795 in the Office of the Judge of Probate of Jefferson County, Alabama, Bessemer Division (the "Master Declaration") and the Ross Bridge Residential Declaration of Covenants, Conditions and Restrictions dated as of August 3, 2004 and recorded as Instrument No. 200462/5794 in the Office of the Judge of Probate of Jefferson County, Alabama, Bessemer Division (the "Residential Declaration"), including the various easements, use restrictions and the creation of liens for the payment of Master Assesments and Neighborhood Assesments as more particularly described in the Master Declaration and the Residential Declaration, respectively.

2.) Building setbacks and minimum building square footages with respect to each lot shown hereon are set forth in the Residential Declaration or shall be set forth in the deed of conveyance by the Owner to each lot.

3.) Area to be subdivided is 7.6 Acres.

4.) The storm sewer easements shown hereon are provided for the construction of proposed storm sewer facilities and the centerline of the easements shown hereon shall be the centerline of said facilities as constructed. Unless otherwise noted, said easements shall be 15 feet wide, lying 7.5 feet on either side of said centerline.

5.) Private drainage easement improvements to be maintained by the Ross Bridge Neighborhood Association, Inc.

20051220000640470 1/1 $18.00
Shelby Cnty Judge of Probate, AL
11/20/2005 09:07:02AM FILED/CERT

Pursuant to that certain Development Agreement between Daniel Ross Bridge, LLC ("Daniel") and Ross Bridge Properties, LLC dated August 4, 2004 and recorded as Instrument No. 200462/5987 in the Office of the Judge of Probate of Jefferson County, Alabama, Bessemer Division, all Final Plats shall contain a signature line for Daniel reflecting the approval of such Final Plat by Daniel before the same is submitted to the City of Hoover for approval, and Daniel has joined in the execution of this plat solely for that purpose.

Daniel Ross Bridge, LLC, an Alabama
Limited liability company

By: Daniel Realty Corporation, an Alabama Corporation, Its Manager

By: _____

Its: Senior Vice President

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that John D. Gunderson whose name as Senior Vice President of DANIEL REALTY CORPORATION, an Alabama corporation, as Manager of DANIEL ROSS BRIDGE, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of such corporation in its capacity as Manager of the aforesaid limited liability company.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 27th day of October, 2005.

Chris Tortorici
Notary Public
My Commission Expires: March 3, 2008

FINAL PLAT

ABBEYGLEN - PHASE II

BEING A SURVEY OF ACREAGE SITUATED IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 3 WEST
JEFFERSON COUNTY, ALABAMA

SCALE : 1" = 80' OCTOBERBER, 2005

WALTER SCHOEL ENGINEERING COMPANY, INC.

1001 22ND STREET SOUTH
BIRMINGHAM, ALABAMA 35205
(205)323-6166

0 25 50 100 200 400
GRAPHIC SCALE

STATE OF ALABAMA
JEFFERSON COUNTY

I, Joseph F. Breighner, Jr., a Registered Professional Land Surveyor in the State of Alabama, and Ross Bridge Properties, L.L.C., 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 plat or map of the lands shown therein and known or to be known as ABBEYGLEN - PHASE II, 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 bearing, width, length, and name of each street, as well as the number of each lot and block and showing the relation of the lands to the Survey of Amended Map Abbeyglen - Phase I, as recorded in Map Book 41, Page 54 in the Office of the Judge of Probate of Jefferson County, Alabama, Bessemer Division, and to the government survey of Section 7, Township 19 South, Range 3 West, Jefferson County, Alabama; and that iron pins or other appropriate monumentation have been installed at all lot corners (or reference points to lot corners) and curve points as shown and designated by small open circles on said plat or map. This survey and drawing of the parcel described hereon, were made by individuals under my supervision, based on knowledge and information in accordance with commonly accepted procedures consistent with applicable standards of practice and 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. Said Owner also certifies that they are the Owner of said lands and that the same are not subject to any mortgage, except a mortgage held by Colonial Bank.

WALTER SCHOEL ENGINEERING COMPANY, INC.

Joseph F. Breighner, Jr., Alabama License No. 17518

ALABAMA REGISTERED No. 17518 PROFESSIONAL LAND SURVEYOR JOSEPH F. BREIGHNER, JR.

ROSS BRIDGE PROPERTIES, L.L.C.
2236 Cahaba Valley Drive, Suite 100
Birmingham, Alabama 35242

By: _____

Its: Manager

COLONIAL BANK, Mortgagee

_____
Designated Officer

STATE OF ALABAMA
JEFFERSON COUNTY

I, Penny D. Hopson, as Notary Public in and for said County and State, do hereby certify that Joseph F. Breighner, Jr., whose name is signed to the foregoing certificate as Surveyor, who is known to me, acknowledged before me, on this date that, after having been duly informed of the contents of said certificate, he executed the same voluntarily as such Surveyor with full authority therefor.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 27TH day of OCTOBER, 2005.

Penny D. Hopson
Notary Public
My Commission Expires: 11/19/05

PENNY D. HOPSON NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF ALABAMA
JEFFERSON COUNTY

I, April N. Dalgleish, as Notary Public in and for said County and State, do hereby certify that Alan C. Howard, whose name as Manager of Ross Bridge Properties, L.L.C., is signed to the foregoing certificate as Owner, who is known to me, acknowledged before me, on this date that, after having been duly informed of the contents of said certificate, he executed the same voluntarily as such Owner with full authority therefor.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 26th day of October, 2005.

April N. Dalgleish
Notary Public
My Commission Expires: 3-17-09

STATE OF ALABAMA
JEFFERSON COUNTY

I, JULE ANN MARTIN, as Notary Public in and for said County and State, do hereby certify that CHARLES WATKINS, whose name as Designated Officer of Colonial Bank, is signed to the foregoing certificate as Mortgagee, who is known to me, acknowledged before me, on this date that after having been duly informed of the contents of said certificate, he/she executed the same voluntarily as such officer with full authority therefor.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 28TH day of OCTOBER, 2005.

Jule Ann Martin
Notary Public
My Commission Expires: 3-3-08

APPROVED: Michael T. Wood — Chairman, Planning & Zoning Commission — DATE: 11-17-05

APPROVED: Linda Cameron — City Clerk — DATE: 11-22-05

APPROVED: Rodney R. Tice — City Engineer — DATE: 11-22-05

NOTE:
Environmental Services Department approval indicates that easements have been dedicated for future Jefferson County sanitary sewers however this does not mean sanitary sewers have been built or will be built in the future. Any change in the Right-of-Way or Easement boundaries after this date may void this approval.

Acting _____ Director of Environmental Services — Date 10/28/05

Server3/data/projects/abbeyglen/abc2.dgn 10/26/2005 2:54:08 PM