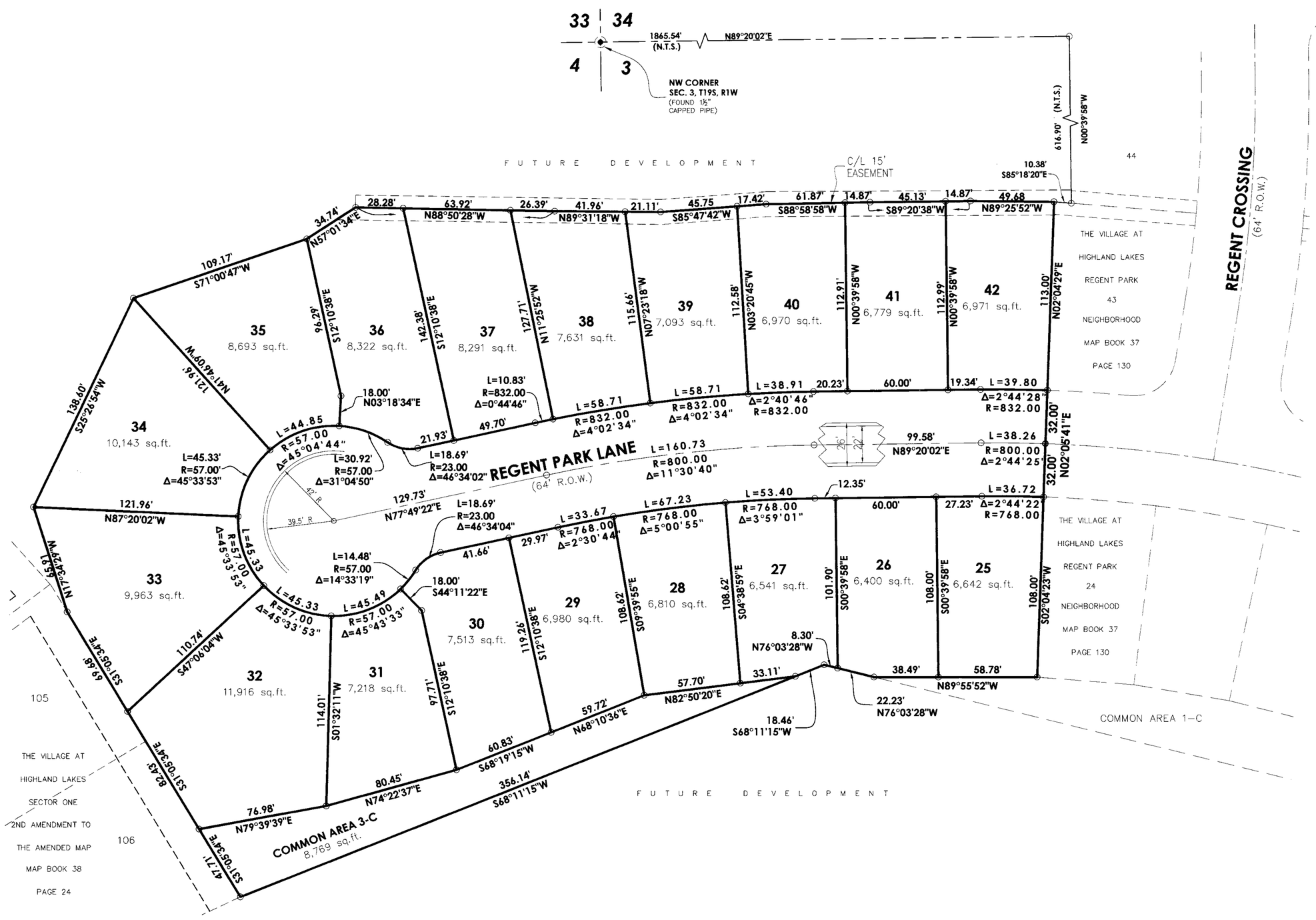
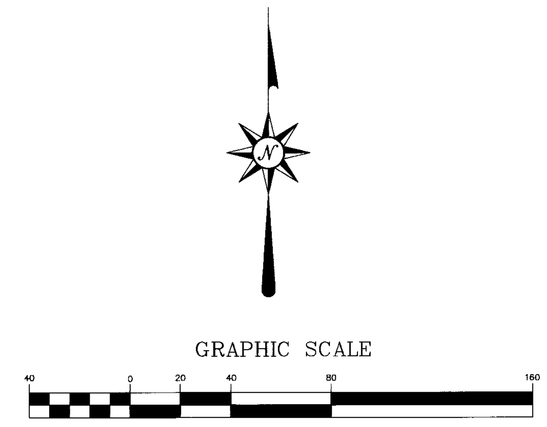
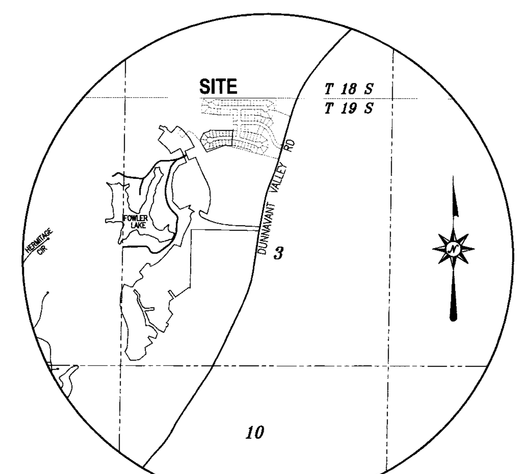
Map Book 39 Page 130

THE VILLAGE AT HIGHLAND LAKES
REGENT PARK NEIGHBORHOOD
PHASE THREE

SITUATED IN THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA







SITE VICINITY MAP
N.T.S.

PREPARED FOR:
THE VILLAGE AT HIGHLAND LAKES, INC.
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 THE VILLAGE AT HIGHLAND LAKE INC., 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 **"THE VILLAGE AT HIGHLAND LAKES REGENT PARK NEIGHBORHOOD PHASE THREE"**, 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 3, 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, EXCEPT A MORTGAGE HELD BY COMPASS BANK.

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: 2-26-08

SURVEYOR:
JEFF D. ARRINGTON
ALABAMA LICENSE #18664

OWNER:
THE VILLAGE AT HIGHLAND LAKES, INC.
BY: Douglas D. Eddleman
DOUGLAS D. EDDLEMAN, PRESIDENT

MORTGAGEE:
OFFICER COMPASS BANK
4958 VALLEYDALE ROAD
BIRMINGHAM, AL 35242

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 26th DAY OF FEBRUARY, 2008.

Gloria Merritt — NOTARY PUBLIC
10-11-09 — MY COMMISSION EXPIRES

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 THE VILLAGE AT HIGHLAND LAKES, INC., 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 10th DAY OF March, 2008.

Donna D. Scelsi — NOTARY PUBLIC
2/2/2011 — MY COMMISSION EXPIRES

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT Ben C. Hendrix, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS OFFICER FOR COMPASS BANK, MORTGAGEE, 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 7th DAY OF March, 2008.

Donna D. Scelsi — NOTARY PUBLIC
2/2/2011 — MY COMMISSION EXPIRES

NOTES AS REQUIRED BY SHELBY COUNTY SUBDIVISION REGULATIONS ADOPTED 02-12-07

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

B. CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR BUILDING A SITE FREE OF DRAINAGE PROBLEMS.

C. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE SHELBY COUNTY PLANNING COMMISSION.

D. DRIVEWAYS SHALL BE RESTRICTED TO THE LOCATIONS SHOWN ON THIS PLAT. DRIVEWAY ACCESS PERMIT REQUIRED PRIOR TO INSTALLATION OF DRIVEWAY('S). CONTACT THE SHELBY COUNTY HIGHWAY DEPARTMENT AT 669-3880 TO OBTAIN ACCESS PERMIT.

E. THE ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAPS. MAP NUMBER 01117C0095D (PANEL NUMBER 095 OF 580) DATED SEPTEMBER 29 2006

F. MAINTENANCE OF DETENTION PONDS AND ALL ASSOCIATED STRUCTURES AND APPURTENANCES ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

G. ANY CONSTRUCTION OR ENCROACHMENT IN A DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE SHELBY COUNTY FLOOD PREVENTION ORDINANCE

H. NO ENCROACHMENTS, INCLUDING STRUCTURES OR FILL MATERIAL, SHALL BE PLACED WITHIN A DESIGNATED FLOOD PLAIN UNLESS AND UNTIL A FLOOD PLAIN DEVELOPMENT PERMIT HAS BEEN SUBMITTED AND APPROVED BY THE COUNTY ENGINEER. ALL DEVELOPMENT WITHIN A DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE SHELBY COUNTY FLOOD DAMAGE PREVENTION ORDINANCE.

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

WE THE VILLAGE AT HIGHLAND LAKES, INC. AS OWNER'S HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS THE VILLAGE AT HIGHLAND LAKES REGENT PARK NEIGHBORHOOD PHASE THREE, AS PART OF SHELBY COUNTY, ALABAMA, AND THE STREETS, ALLEYS, EASEMENTS, PUBLIC GROUNDS, AS SHOWN ON SAID PLAT, ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

PUBLIC GROUNDS SHALL BE DEFINED AS SUCH PARKS, SIDEWALKS, BICYCLE AND PEDESTRIAN PATHS, WALKWAYS AND TRAILS AS MAY HEREAFTER BE CONSTRUCTED WITHIN COMMON AREA 3-C. THE LIABILITY OF THE VILLAGE AT HIGHLAND LAKES, INC. AND ITS SUCCESSORS AND ASSIGNS FOR INJURY OR DAMAGE TO PERSONS (INCLUDING DEATH) OR PROPERTY WITH RESPECT TO THE USE OF THE PUBLIC GROUNDS IS LIMITED BY SECTION 35-15-1 ET SEQ. CODE OF ALABAMA 1975, AS AMENDED.

Douglas D. Eddleman
DOUGLAS D. EDDLEMAN, PRESIDENT

APPROVED: _____ COUNTY ENGINEER — DATE: 3-27-08

APPROVED: D.H. by Tom Wilson PLANNING COMMISSION — DATE: 3-31-08

APPROVED: Larry W Rush SHELBY COUNTY HEALTH OFFICER — DATE: 3-12-08

APPROVED: Capt. Sam Johnson FIRE CHIEF — DATE: 3/12/08

ARRINGTON ENGINEERING
Civil Engineers - Surveyors - Land Planners
OFFICE: (205) 985-9315
Fax: (205) 985-9385
2032 Valleydale Road
Birmingham AL 35244

DRAWING TITLE: *THE VILLAGE AT HIGHLAND LAKES REGENT PARK NEIGHBOORHOOD PHASE THREE*	DRAWN BY: MA
LOCATION & DESCRIPTION: *SITUATED IN THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA*	CHECKED BY: JDA
STATE OF ALABAMA REGISTERED #18664 PROFESSIONAL LAND SURVEYOR JEFF D. ARRINGTON	DATE: JANUARY 15, 2008
	SCALE: 1"=40'
	DRAWING NAME: SEE BELOW
	PROJECT NO.: SEE BELOW
	SHEET 1 OF 1

G:\RECORD MAPS\VILLAGE HIGHLAND LAKES (REGENT PARK)\dwg\VHL SECTOR 3 RM.dwg

S-08-08

Instrument 20080411 Book 0 Page 0 Shelby Cnty Judge of Probate, AL 04/21/2008 08:23:00AM FILED/CERT