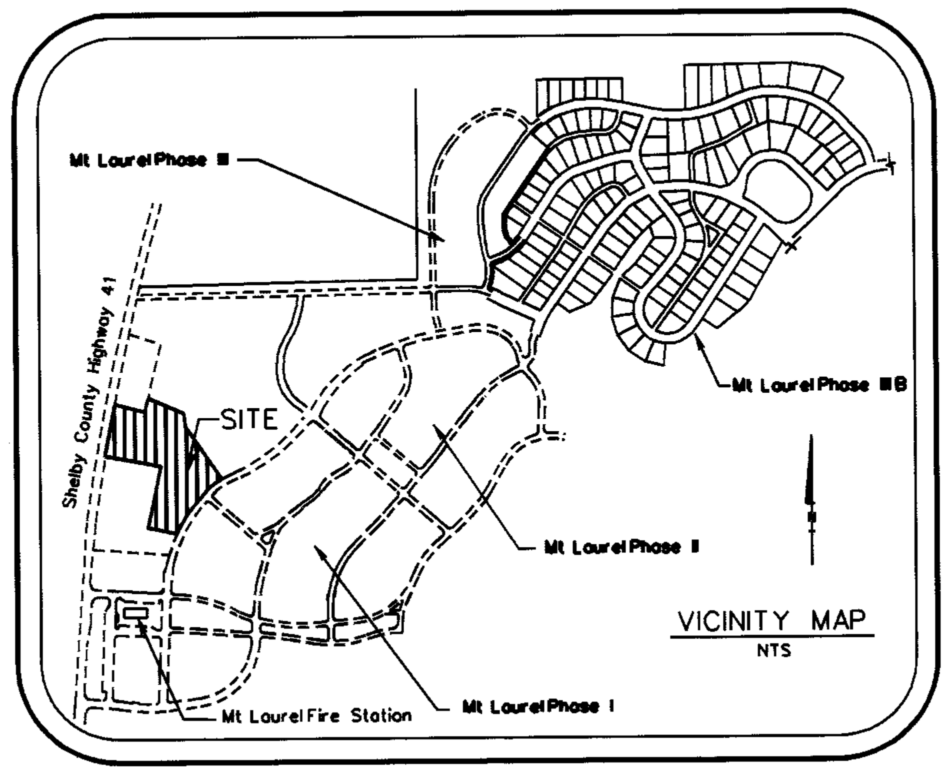
Map Book 41 Page 122

509.059

20100426000124760 1/1 $23.00
Shelby Cnty Judge of Probate, AL
04/26/2010 08:05:04 AM FILED/CERT



The purpose of this resurvey is to revise the common lot lines between lots 1-02B2 AND 1-02C. There is no change to the road rights-of-ways, common areas or private access easement

Shelby County Standard Subdivision Notes:

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 of the public right-of-way.
b. Contractor and/or developer are responsible for providing building sites free of drainage problems.
c. No further subdivision of any parcel shown hereon shall be allowed with out the prior approval of the Shelby County Planning Commission.
d. Driveways shall be restricted to the locations as 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. This entire property is located in Flood Zone X as shown on the latest Federal Insurance Rate Maps (Panel Number 95 of 580), dated Sept. 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 Damage 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.

Special Notes:

1. An easement for the construction and maintenance of water lines and appurtenances has been dedicated to the Shelby County Commission, and its successors and assigns, over and within all private road rights-of-way, and utility easements shown on this map. Other utilities installed in this subdivision are by separate agreement with each utility.
2. Maintenance responsibility of private road rights-of-way, private access easements, pedestrian walkways, parking areas, common areas and parks is described in the Mt Laurel Charter, Easements, Covenants and Restrictions dated as of September 1, 2000 (the "Declaration"), recorded in the Office of the Judge of Probate of Shelby County, Alabama. All lots shown hereon are subject to all of the terms and provisions of the Declaration of the Mt Laurel Master Deed Restrictions dated as of Septmeber 1, 2000 (the "Master Deed Restrictions") recorded in the Office of the Judge of Probate of Shelby County, Alabama
3. There are no building setbacks except for those established by the Master Deed Restrictions and the Mt Laurel Design Code referenced therein.
4. All construction shall be in accordance with Shelby County specifications.
5. All utilities within the roadway shall be backfilled with stone.
6. 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.

FINAL PLAT OF THE PRIVATE, COMMERCIAL SUBDIVISION OF:

Mt Laurel - Resurvey of Lots 1-02B & 1-02C

Being a resurvey of Lot 1-02C according to the survey of *Mt Laurel - Phase I, Block 1 - Sector 1* as recorded in Map Book 37 Page 110 and Lot 1-02B2 according to the survey of *Mt Laurel Phase 1, Block 1, Sector 1 Resurvey of lots 1-02A and 1-02B* as recorded in Map Book 40 Page 121 in the office of the Probate Judge of Shelby County, Alabama and being situated in the NE ¼ of Section 3, Township 19 South, Range 1 West, Shelby County, Alabama

SCALE : 1" = 30'

GRAPHIC SCALE
0 30 60 120

November 2, 2009

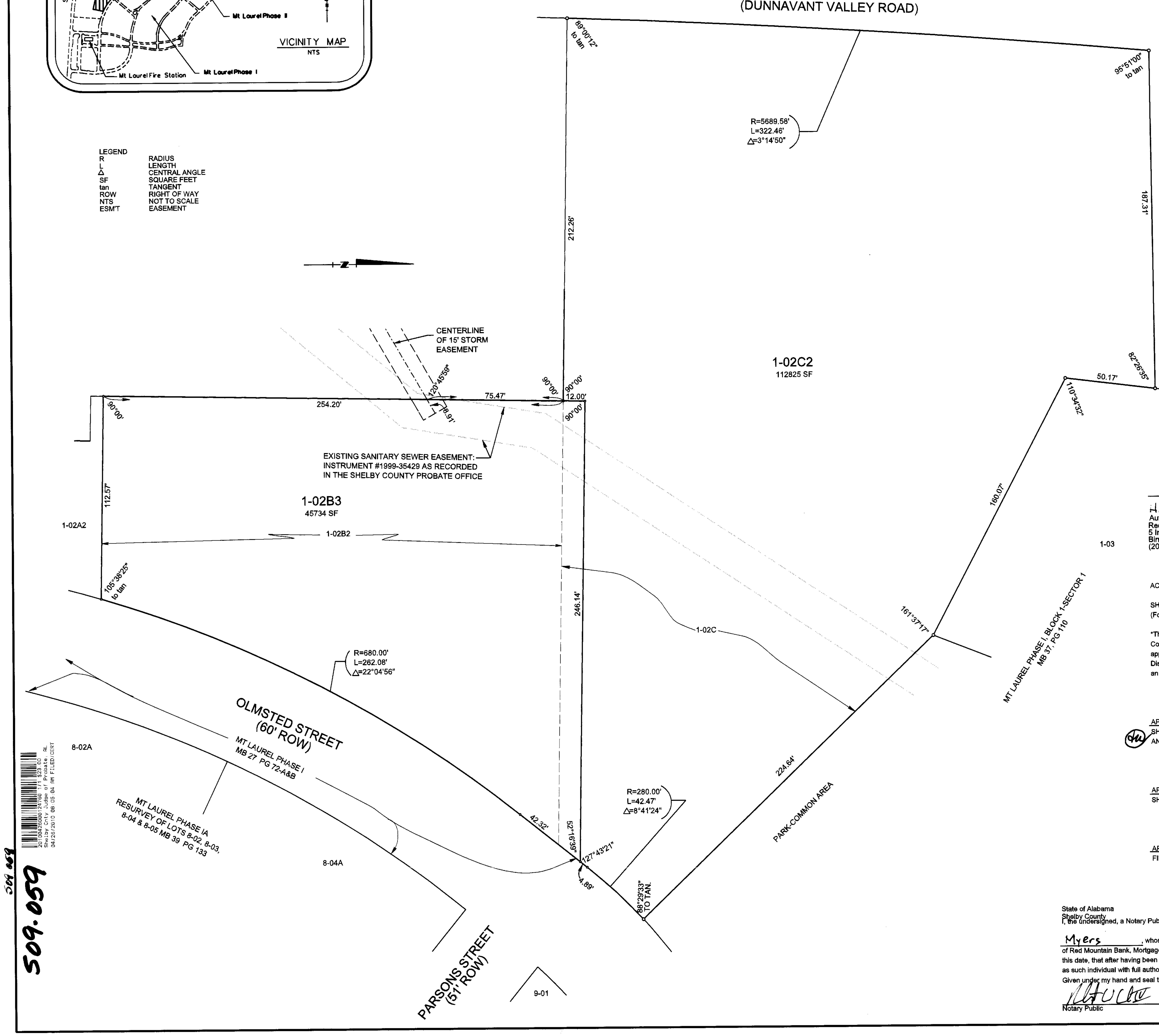
EBSCO DEVELOPMENT COMPANY, INC.
1 Mt. Laurel Avenue, Suite 200
Birmingham, Alabama 35242
(205) 408-0957

ALABAMA ENGINEERING COMPANY, INC.
2 Office Park Circle, Suite 11
Birmingham, Alabama 35223
(205) 803-2161

JACKINS, BUTLER & ADAMS, INC.
3940 Montclair Road, Suite 204
Birmingham, Alabama 35213
(205) 870-3390

LEGEND

R	RADIUS
L	LENGTH
Δ	CENTRAL ANGLE
SF	SQUARE FEET
tan	TANGENT
ROW	RIGHT OF WAY
NTS	NOT TO SCALE
ESM'T	EASEMENT



Clear Springs Baptist Church
County Road 41
Chelsea, AL 35043

Alabama
Shelby County

The undersigned, Rowland Jackins, a Registered Land Surveyor in the State of Alabama, and the undersigned as an authorized representative of the Owners of the lands shown hereon hereby certify that this plat or map was made pursuant to a survey by said Surveyor and that said plat or map was made at the instance of said Owners; that this plat or map is a true and correct map of lands shown therein and to be known as Mt Laurel - Resurvey of Lots 1-02B & 1-02C showing the subdivision into which it is proposed to divide said lands; giving the length and the bearing or angle of each boundary line and the number of each lot; showing the streets, roads, highways, easements, and public grounds as applicable and giving the relationship of the land as platted to the government survey of the applicable section or recorded subdivision. Said Surveyor also certifies that capped steel rebar pins have been installed at each lot corner or curve point as shown on the plat represented by small open circles. Said Authorized Representative of the Owners also certifies that they are the Owners of subject lands and that the same are not subject to any mortgage except a mortgage to Red Mountain Bank on lot 1-02B3.

ALABAMA REGISTERED No. 18399 PROFESSIONAL LAND SURVEYOR ROWLAND JACKINS

[signature] Date 11-18-09
Rowland Jackins, PLS
Alabama Reg. No. 18399
Further, 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.

[signature] Date 1-19-10
Howie Myers - Sr. Vice President
Authorized Representative
Red Mountain Bank
5 Inverness Center Parkway
Birmingham, AL 35242
(205) 313-8100

[signature] Date 11-19-09
John O. Freeman, Sr.
Authorized Representative
EBSCO Development Company, Inc., Owner Lot 1-02C

[signature] Date
William Atchley
Trustee
Double Oak Community Church, Owner of lot 1-02B2

ACKNOWLEDGED BY: [signature] DATE 11-19-09
SHELBY COUNTY HEALTH DEPARTMENT-ENVIRONMENTAL
(For Recording Purposes Only)

"The signing of Acknowledgment Statement above by the Shelby County Health Department Environmentalist does not constitute approval of any lot hereon for installation of "In Ground Septic Disposal System". Such approval must be obtained by submitting an individual plot plan for the respective approval or denial of same.

APPROVED: [signature] DATE 4/23/2010
SHELBY COUNTY PLANNING COMMISSION AND DEVELOPMENT

APPROVED: [signature] DATE 4/21 2010
SHELBY COUNTY ENGINEER

APPROVED: [signature] DATE 11-19-09
FIRE CHIEF OF APPLICABLE FIRE DEPARTMENT

State of Alabama
Shelby County
I, the undersigned, a Notary Public in and for said County and State hereby certify that John O. Freeman, Sr., whose name is signed to the foregoing certificate as an authorized representative of EBSCO Development Company, Inc., owner of lot 1-02C, who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, he executed same voluntarily as such individual with full authority thereof.
Given under my hand and seal this 19th day of November, 2009.
[signature] My Commission Expires 8/24/12
Notary Public

State of Alabama
Shelby County
I, the undersigned, a Notary Public in and for said County and State hereby certify that Rowland Jackins, 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 certificates, he executed same voluntarily as such individual with full authority thereof.
Given under my hand and seal this 18th day of November, 2009.
[signature] My Commission Expires 8/24/12
Notary Public

State of Alabama
Shelby County
I, the undersigned, a Notary Public in and for said County and State hereby certify that Howie Myers, whose name is signed to the foregoing certificate as Sr. Vice President of Red Mountain Bank, Mortgage Holder for Lot 1-02B2, who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, he executed same voluntarily as such individual with full authority thereof.
Given under my hand and seal this 19th day of January, 2010.
[signature] My Commission Expires 8/24/12
Notary Public

State of Alabama
Shelby County
I, the undersigned, a Notary Public in and for said County and State hereby certify that William Atchley, whose name is signed to the foregoing certificate as Trustee of Double Oak Community Church, Owner of Lot 1-02B2, who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, he executed same voluntarily as such individual with full authority thereof.
Given under my hand and seal this 5 day of Feb., 2010.
[signature] My Commission Expires 8/21/2010
Notary Public