Map Book 42 Page 28

SURVEYOR'S NOTES

1. This is a Record Plat, the boundary survey of which was made on the ground under the supervision of s/on Alabama Registered Land Surveyor. Date of field survey is 06/24/05.
2. The following surveying instruments were used at time of field visit: Nikon NPL-352, Total Station, Reflectorless and Niper + Legacy E RTK, GD 1912.
3. Bearings are based on Alabama West State Plane Coordinates NAD 83.
4. No underground utilities, underground encroachments or building foundations were located during the course of this survey unless otherwise shown.
Trees and shrubs not located, unless otherwise shown.
5. This survey was conducted for the purpose of a Record Plat only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
6. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when using the information.
7. This Survey was conducted with reference to a title report prepared by First American Title Insurance Company, Commitment No. 153550, dated December 5, 2005 at 08:00 am.
8. Survey shown hereon conforms to the Minimum Requirements as set forth by the Alabama Board of Land Surveyors.
9. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1"/15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
10. Builder to verify setbacks before construction.
11. The purpose of this subdivision is for Single Family Residence.
12. Easements shown hereon are for utilities, drainage, sanitary sewers, storm ditches and/structures, and may be used for such purposes to serve the property both within and without the subdivision.
13. By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 01117C 0389 D, which bears an effective date of September 29, 2006 and is not in a Special Flood Hazard Area. Zone "X" represents an area outside the 500 year floodplain.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Anthony F. Muggeo whose name is signed to the foregoing certificate as surveyor and 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 same voluntarily as such individual with full authority thereof.

GIVEN UNDER MY HAND AND SEAL, this the 6th day of October, 2010.

NOTARY PUBLIC: Mary Anne LeGrande MY COMMISSION EXPIRES: 06/06/14

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Union State Bank whose name is signed to the foregoing certificate as owner and 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 same voluntarily as such individual with full authority thereof.

GIVEN UNDER MY HAND AND SEAL, this the 6th day of October, 2010.

NOTARY PUBLIC: Mary Anne LeGrande MY COMMISSION EXPIRES: 06/06/14

STATE OF ALABAMA
Shelby COUNTY

MARY ANNE LEGRANDE
NOTARY PUBLIC, ALABAMA
STATE OF LARGE
My Comm. Expires 06-06-2014

BE IT RESOLVED BY THE MONTEVALLO CITY COUNCIL: That the assent of the body be, and the same hereby is, given to the dedication of streets, alleys, and public grounds as shown on plat or map of "Lexington Parc Sector 2" which said plat or map is certified to have been made by Anthony F. Muggeo a registered land surveyor, at the instance of Union State Bank, as owner and has been exhibited to and approved by the Montevallo Planning Commission, provided that owner remains responsible for copying and finishing a final seal coat of pavement on all streets dedicated hereunto to insure proper drainage of this responsibility, and provided further that the lot owners and/or the homeowners association shall have to duty to maintain, and the City of Montevallo has no duty to maintain, street lights, open spaces, detention ponds, sidewalks and any and all common areas and common improvements within the subdivision. Owner has posted and the City of Montevallo accepted a security bond in the amount of $_____

I certify that the above Resolution was enacted by the Montevallo City Council at its regular meeting on 11/8/10

APPROVED: Montevallo Planning Commission DATE: 11-10-10

APPROVED: Montevallo City Council DATE: 11/10/10

APPROVED: Montevallo Water and Sewer Board DATE: 11-10-2010

THE STATE OF ALABAMA
THE CITY OF MONTEVALLO

The undersigned, Anthony F. Muggeo Alabama Registered Land Surveyor, and Union State Bank, Owner, hereby certify that the map or plat 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 property so surveyed and platted by said surveyor; that said owner has caused the property so surveyed to divide said lands, giving the length and bearings of the boundaries of each lot and its number; showing the streets, alleys, public grounds; giving the bearings, length, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands to the government survey or, if the plat is a resurvey of an existing subdivision, showing the relation of the lands to the survey of as recorded in the Office of the Probate Judge of Shelby County 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.

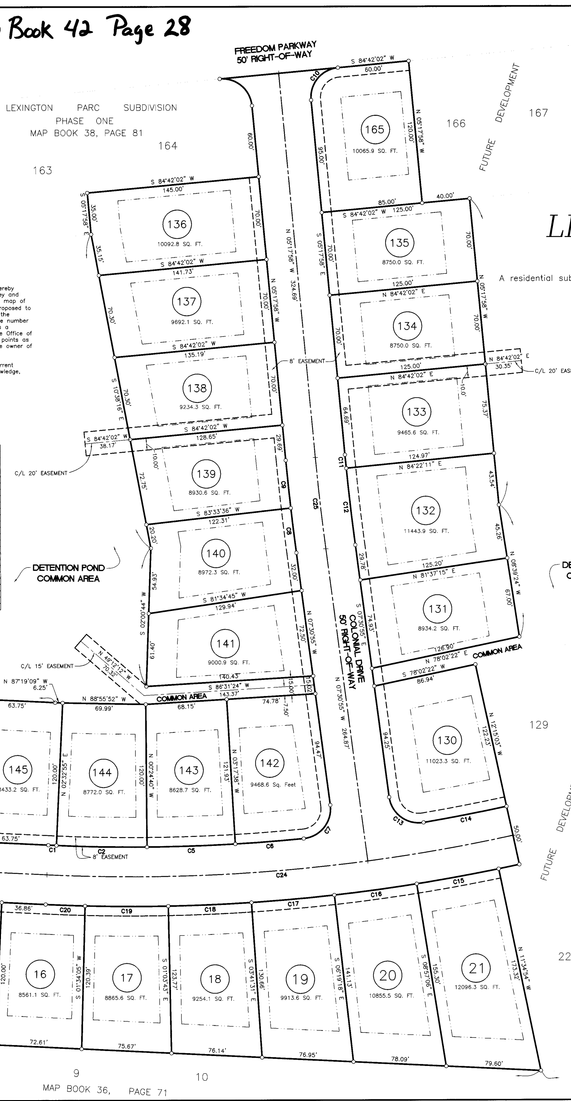
I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Anthony F. Muggeo
Alabama Reg. No. 25656

Tommy Thornton for
Union State Bank
Owner

10/25/2010

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1475.00'	8.80'	8.80'	S 87°11'38" W	0°17'04"
C2	1475.00'	117.79'	117.76'	S 89°31'08" W	4°34'54"
C3	1475.00'	117.79'	117.76'	S 84°56'14" W	4°34'54"
C4	1475.00'	17.84'	17.83'	S 84°12'03" W	0°41'35"
C5	1475.00'	74.21'	74.21'	N 88°08'51" W	2°53'06"
C6	1475.00'	72.80'	72.80'	N 85°20'09" W	2°49'41"
C7	25.00'	39.27'	35.35'	S 42°42'02" W	90°00'00"
C8	1525.00'	50.10'	50.10'	N 89°14'19" W	1°52'52"
C9	1525.00'	50.10'	50.10'	N 87°21'27" W	1°52'52"
C10	1525.00'	50.10'	50.10'	N 85°30'35" W	1°52'52"
C11	1475.00'	11.40'	11.40'	S 08°24'24" E	0°13'20"
C12	1475.00'	64.38'	64.38'	S 09°53'34" E	2°30'06"
C13	25.00'	40.13'	35.95'	N 52°07'14" E	91°56'24"
C14	1475.00'	70.00'	70.00'	S 10°29'43" E	2°43'24"
C15	1475.00'	69.93'	69.92'	S 07°44'03" E	2°43'24"
C16	1525.00'	50.00'	49.99'	S 84°12'48" W	1°52'48"
C17	1525.00'	50.00'	49.99'	S 82°19'24" W	1°52'48"
C18	1525.00'	50.00'	49.99'	S 80°27'01" W	1°52'48"
C19	1525.00'	50.00'	49.99'	S 78°34'37" W	1°52'48"
C20	1525.00'	50.00'	49.99'	S 76°42'13" W	1°52'48"
C21	1525.00'	50.00'	49.99'	S 74°49'50" W	1°52'48"
C22	1525.00'	50.00'	49.99'	S 72°57'26" W	1°52'48"
C23	1525.00'	14.80'	14.79'	S 70°14'53" W	0°33'32"
C24	1525.00'	384.31'	383.31'	S 79°45'16" W	14°26'32"
C25	1000.00'	17.35'	17.34'	S 06°24'27" E	0°59'37"

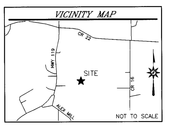


LEGEND	
= POWER BOX	= 5/8" CAPPED REBAR SET (SMW LS 25656)
= WATER METER	= FOUND 5/8" CAPPED REBAR (SMW LS 25656)
= TELEPHONE PEDESTAL	= TEMPORARY BENCH MARK
= GAS VALVE	POB = POINT OF BEGINNING
= WATER VALVE	POC = POINT OF COMMENCEMENT
= GAS METER	POE = POINT OF ENDING
= FIRE HYDRANT	= CALCULATED POINT
= LIGHT POLE	(R) = RECORDED INFORMATION
= POWER POLE	= RIGHT-OF-WAY
= GUY ANCHOR	= SETBACK
	= UNDERGROUND WATER
	= SANITARY SEWER
	= STORM SEWER
	= OVERHEAD POWER

LEXINGTON PARC
SECTOR 2

A residential subdivision lying in Section 2, Township 22 South, Range 3 West, City of Montevallo, Shelby County, Alabama

VICINITY MAP



ALABAMA - WEST GRID - NORTH

0 40' 80' 120'
SCALE: 1" = 40'

OWNER/DEVELOPER
UNION STATE BANK
3437 LORNA ROAD
HOOVER, ALABAMA 35216
PHONE: (205) 822-9380
TOMMY THORNTON

SURVEYOR & ENGINEER
SMW ENGINEERING GROUP, INC
ANTHONY F. MUGGEO, AL PLS # 25656
JERRY SALMON, AL P.E.# 14045
208 OAK MOUNTAIN CIRCLE
PHONE: (205) 252-6985

SITE DATA

ACREAGE: = 9.0 ACRES

ZONING: = D-1
LOTS = 34
D-1 (DEVELOPMENT ZONE)

SETBACKS:

FRONT: 25'
SIDE: 6' MIN. ON ONE SIDE, WITH A TOTAL 14'
REAR: 25'

70' MINIMUM LOT WIDTH

S10-27

REVISIONS		
NO.	DATE	DESCRIPTION

TYPE OF SURVEY: RECORD PLAT

CLIENT: LEXINGTON PARC, LLC
4280 VALLEYDALE RD.
BIRMINGHAM, ALABAMA 35242

APPROVED	BFS	DESIGNED	N/A	PROJECT NO.	05-442
		DATE	07/15/10	SHEET	1 OF 1
		DRAWN	BFS	SCALE	1" = 40'

SMW Engineering Group, Inc.
208 Oak Mountain Circle
Pelham, Alabama 35124
(205) 252-6985
Fax: (205) 380-1504
engineering group, inc.