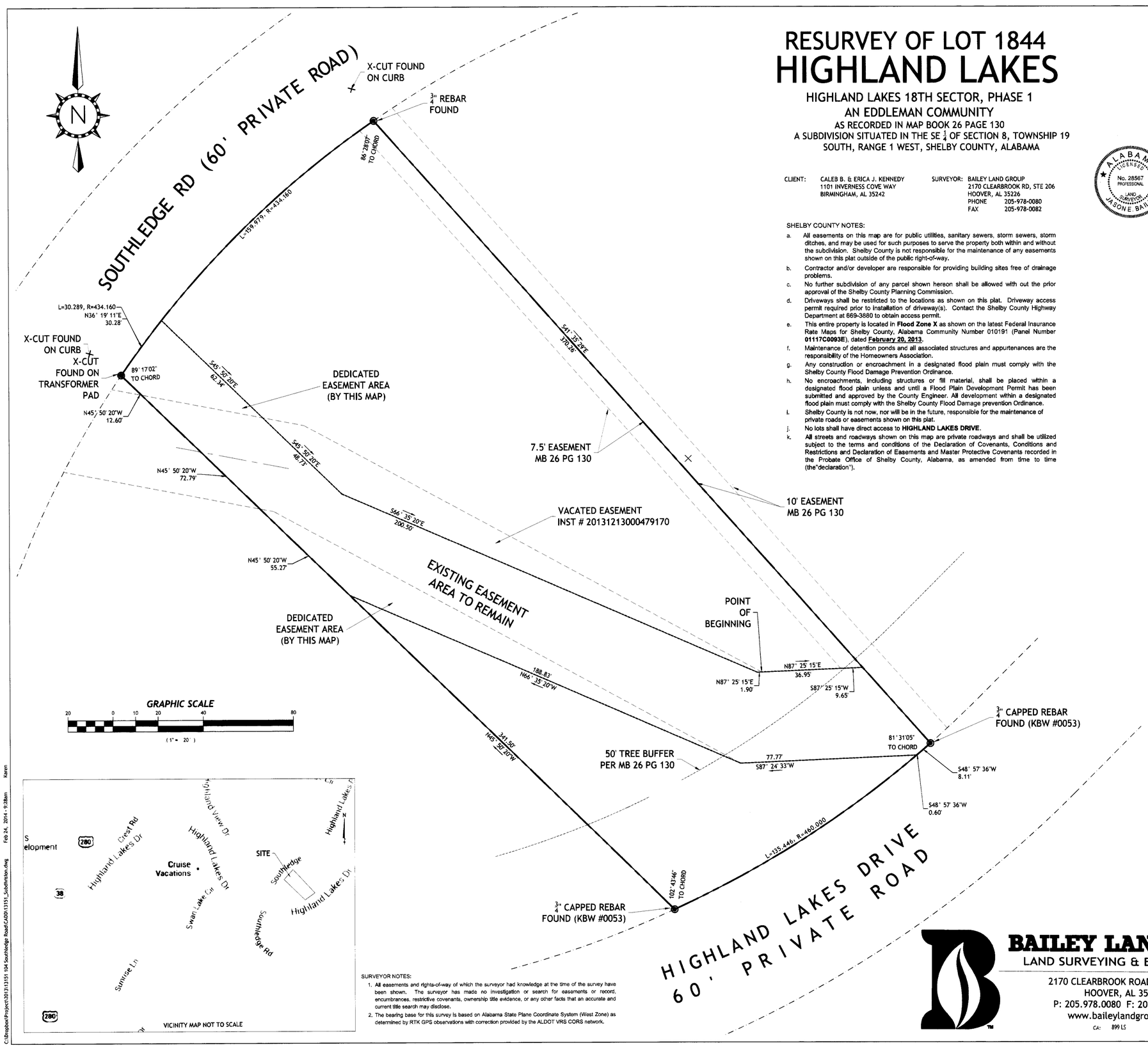
Map Book 44 Page 2

20140303000095510 1/1 $20.00
Shelby Cnty Judge of Probate, AL
03/03/2014 08:06:08 AM FILED/CERT

RESURVEY OF LOT 1844
HIGHLAND LAKES

HIGHLAND LAKES 18TH SECTOR, PHASE 1
AN EDDLEMAN COMMUNITY

AS RECORDED IN MAP BOOK 26 PAGE 130
A SUBDIVISION SITUATED IN THE SE ¼ OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA



CLIENT: CALEB B. & ERICA J. KENNEDY
1101 INVERNESS COVE WAY
BIRMINGHAM, AL 35242

SURVEYOR: BAILEY LAND GROUP
2170 CLEARBROOK RD, STE 206
HOOVER, AL 35226
PHONE 205-978-0080
FAX 205-978-0082

SHELBY COUNTY 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 for Shelby County, Alabama Community Number 010191 (Panel Number **01117C0093E**), dated **February 20, 2013**.
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.
j. No lots shall have direct access to **HIGHLAND LAKES DRIVE**.
k. All streets and roadways shown on this map are private roadways and shall be utilized subject to the terms and conditions of the Declaration of Covenants, Conditions and Restrictions and Declaration of Easements and Master Protective Covenants recorded in the Probate Office of Shelby County, Alabama, as amended from time to time (the"declaration").

SURVEYOR NOTES:

1. All easements and rights-of-way of which the surveyor had knowledge at the time of the survey have been shown. The surveyor has made no investigation or search for easements or record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
2. The bearing base for this survey is based on Alabama State Plane Coordinate System (West Zone) as determined by RTK GPS observations with correction provided by the ALDOT VRS CORS network.

ALABAMA LICENSED PROFESSIONAL No. 28567 LAND SURVEYOR JASON E. BAILEY

THE STATE OF ALABAMA
SHELBY COUNTY

The undersigned Jason E. Bailey, Registered Land Surveyor, State of Alabama, and Caleb B. and Erica J. Kennedy, owner(s) 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(s); that this plat or map is a true and correct map of lands shown therein and known as RESURVEY OF LOT 1844, HIGHLAND LAKES 18TH SECTOR PHASE 1 showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and its number showing the streets, alleys, and 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 survey of HIGHLAND LAKES 18TH SECTOR PHASE 1 as recorded in the office of Probate Judge of Shelby County in map book 26, page 130; 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 owners also certify that they are the owners of said lands and that the same are not subject to any mortgage, except a mortgage or mortgages held by Renasant Bank.

By: Jason E. Bailey Date 2-24-2014
Jason E. Bailey, P.L.S.
AL Reg. No. 28567

I, Karen Bailey, as Notary Public in and for said County and State, do hereby certify that Jason E. Bailey, whose name is signed to the foregoing certificate as a surveyor, and who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, they executed same voluntarily as such individuals with full authority thereof.

Given under my hand and seal this 24th day of February 20 14.

Karen Bailey My Commission Expires January 28, 2018
Notary Public

By: Caleb Kennedy Date 2/24/2014
Caleb B Kennedy

By: Erica J. Kennedy Date 2/24/2014
Erica J Kennedy

I, J Robin Mason, as Notary Public in and for said County and State, do hereby certify that Caleb B. and Erica J. Kennedy, whose name is signed to the foregoing certificate as owners, and who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, they executed same voluntarily as such individuals with full authority thereof.

Given under my hand and seal this 24 day of FEBRUARY 20 14.

J Robin Mason My Commission Expires 3/21/17
Notary Public

By: Officer, Renasant Bank, Mortgagee Date 2-24-2014

I, Cherie Horton, as Notary Public in and for said County and State, do hereby certify that Renasant Bank, whose name is signed to the foregoing certificate as mortgagee, and who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, they executed same voluntarily as such individuals with full authority thereof.

Given under my hand and seal this 24 day of Feb. 20 14

Connie Cherie Horton My Commission Expires 8-27-2017
Notary Public

CONNIE CHERIE HORTON MY COMMISSION EXPIRES AUGUST 27, 2017 NOTARY PUBLIC STATE OF ALABAMA

Approved: Patrice Hunke Date 2-28-2014
Shelby County Planning Commission

Approved: Date 2/27/2014
Shelby County Engineer

Approved: Sam Johnson Date 24 FEB 2014
Local Fire Chief

The lots on this plat are subject to approval or deletion by the Shelby County Health Department. The approvals may contain conditions pertaining to the sewage treatment system that restricts the use of the lots or obligate owners to special maintenance and reporting requirements. These conditions are on file with said health department and are made a part of this plat as if set out hereon.

Approved: W. F. Banks Date 2/25/14
Shelby County Health Department

FOR COUNTY USE ONLY

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CA: 899 LS

S14-3

Feb 24, 2014 - 9:28am Karen
C:\Dropbox\Projects\20131315\ 104 Southledge Road\CADD\13151_Subdivision.dwg

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