Map Book 44 Page 120

Shelby County, AL 03/18/2015 04:37:30 PM $125.00

RESURVEY OF LOT 60
THE VILLAGE AT HIGHLAND LAKES
SECTOR ONE

BEING A RESURVEY OF LOT 60, ACCORDING TO THE 2ND AMENDMENT TO THE AMENDED MAP OF THE VILLAGE AT HIGHLAND LAKES SECTOR ONE, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 38, PAGE 24, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

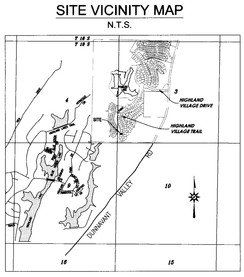
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA.

GRAPHIC SCALE

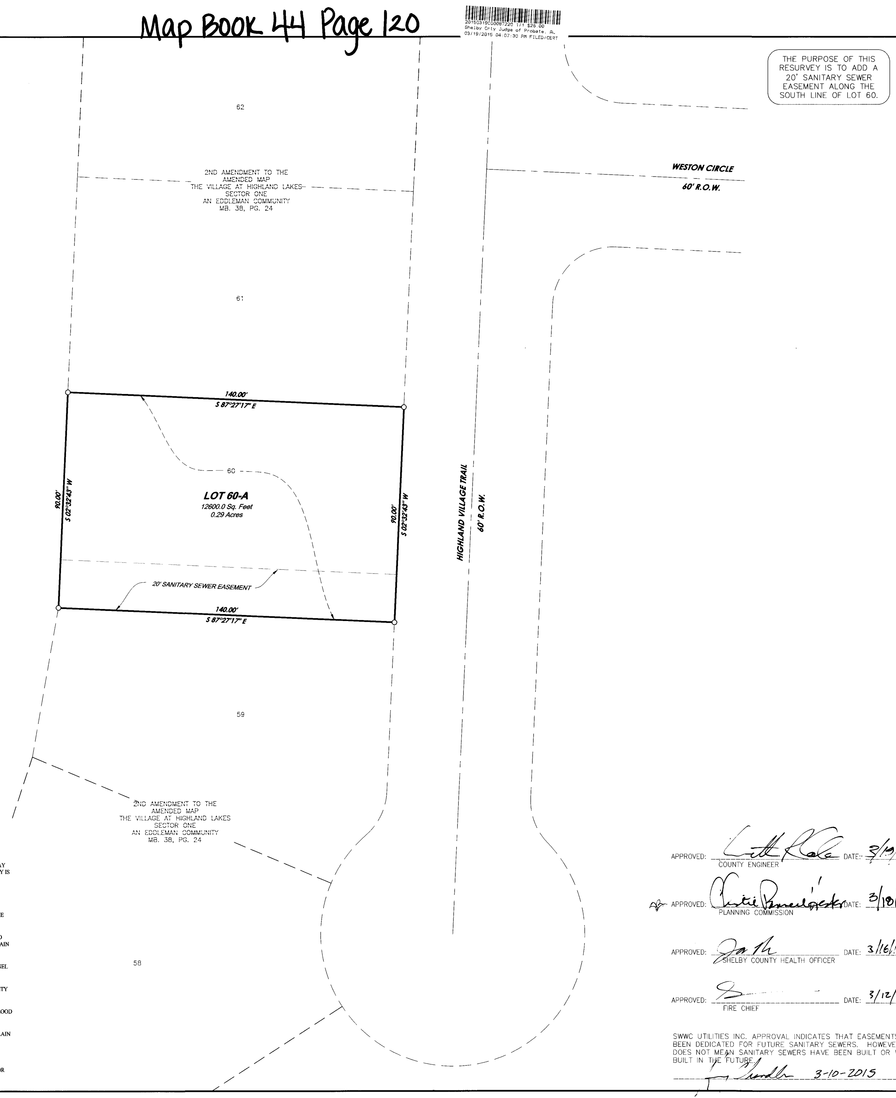
30 0 15 30 60 90

(IN FEET)
1 inch = 20 ft.

SITE VICINITY MAP
N.T.S.



09 3 24 0 002 001.000
VILLAGE AT HIGHLAND LAKES INC.



THE PURPOSE OF THIS RESURVEY IS TO ADD A 20' SANITARY SEWER EASEMENT ALONG THE SOUTH LINE OF LOT 60.

STATE OF ALABAMA
COUNTY OF JEFFERSON

THE UNDERSIGNED, JEFF D. ARRINGTON, A REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND EDDLEMAN RESIDENTIAL, LLC, 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 "*RESURVEY OF LOT 60 THE VILLAGE AT HIGHLAND LAKES SECTOR ONE*" 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 2ND AMENDMENT TO THE AMENDED MAP OF THE VILLAGE AT HIGHLAND LAKES SECTOR ONE AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 38, PAGE 24, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA* 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 IS SUBJECT TO A MORTGAGE WITH ALIANT 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.

SURVEYOR:
3/6/15
JEFF D. ARRINGTON
ALABAMA LIC. NO:18664

OWNER: EDDLEMAN RESIDENTIAL, LLC
BY: DOUGLAS D. EDDLEMAN — PRESIDENT

MORTGAGEE:
BY: Daryl Spears
OFFICER / ALIANT BANK

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 11th DAY OF March, 2015

NOTARY PUBLIC — MY COMMISSION EXPIRES 06-03-2018

STATE OF ALABAMA
COUNTY OF Jefferson

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 EDDLEMAN RESIDENTIAL, LLC, 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 11th DAY OF March, 2015

NOTARY PUBLIC — MY COMMISSION EXPIRES 6/29/2019

STATE OF ALABAMA
COUNTY OF Jefferson

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT Daryl Spears WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS OFFICER FOR ALIANT 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 12th DAY OF March, 2015

NOTARY PUBLIC — MY COMMISSION EXPIRES 6-29-2018

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 WITHOUT 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 01117C0084E), DATED FEBRUARY 28, 2011.

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.

APPROVED: COUNTY ENGINEER — DATE: 3/19/15

APPROVED: PLANNING COMMISSION — DATE: 3/18/15

APPROVED: SHELBY COUNTY HEALTH OFFICER — DATE: 3/16/15

APPROVED: FIRE CHIEF — DATE: 3/12/15

SWWC UTILITIES INC. APPROVAL INDICATES THAT EASEMENTS HAVE BEEN DEDICATED FOR FUTURE SANITARY SEWERS. HOWEVER, THIS DOES NOT MEAN SANITARY SEWERS HAVE BEEN BUILT OR WILL BE BUILT IN THE FUTURE.
3-10-2015

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

DRAWING TITLE: *RESURVEY OF LOT 60 THE VILLAGE AT HIGHLAND LAKES SECTOR ONE*	DRAWN BY: MBA
LOCATION & DESCRIPTION: *SITUATED IN THE SOUTHWEST 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: 02/06/15
	SCALE: 1"=20'
	DRAWING NAME: 57098
	PROJECT NO.: 57098
	SHEET 1 OF 1

G:\2015 Projects\57098 – VILLAGE @ HIGHLAND LAKES RESURVEY LOT 60\DWG\57098.dwg