

# Covenants to Run with the Land

WHEREAS, MH Builders , is the owner of certain real property situated in Shelby County, Alabama, described in Exhibit A, hereto and incorporated herein fully.

WHEREAS, the owners have requested and the Shelby County Board of Health has approved the construction and use of the onsite sewage system to serve lot number .

WHEREAS, the approval of the Shelby County Board of Health for the onsite sewage system is granted upon the condition that the owners and their successors in title that it or they will satisfy these covenants.

NOW, THEREFORE, in consideration of the premises, the owner MH Builders, hereby grant and convey as encumbrances on land described as Exhibit A the following restrictions and covenants to run with the land as hereinafter described:

1. That the undersigned owners, MH Builders, its successors, assigns and subsequent purchasers of the onsite sewage system located at 615 Co Rd 438 Wilsonville, AL 35186 shall own the system subject to the conditions in the onsite disposal permit or permits issued by the Shelby County Department of Public Health and the State of Alabama Department of Public Health, and will also comply with the provisions of the Alabama Administrative Code, Chapter 420-3-1. And are hereby notified that the property described herein and/or the onsite sewage disposal system may restrict the use of the lot and/or obligate the owner to special maintenance and reporting requirements.

2. That the whole of the land described in Exhibit A shall not be subdivided without approval of the Shelby County Health Officer.

3. No repair, alteration or addition will be made to the approved onsite sewage system without written approval of an engineer (P.E.) and the Shelby County Health Officer.

These covenants shall run with the land and be binding on all present owners and future owners or occupants of said facility and the property on which the onsite sewage system is situated until such time as the system is no longer required by the Shelby County Board of Health through its Health Officer.

Dated this the 3 day of March, 2022

Health Department Permit Number: **22-59-220755**

  
Owners/Authorized Representative Signature

Prepared By: Bob Bright

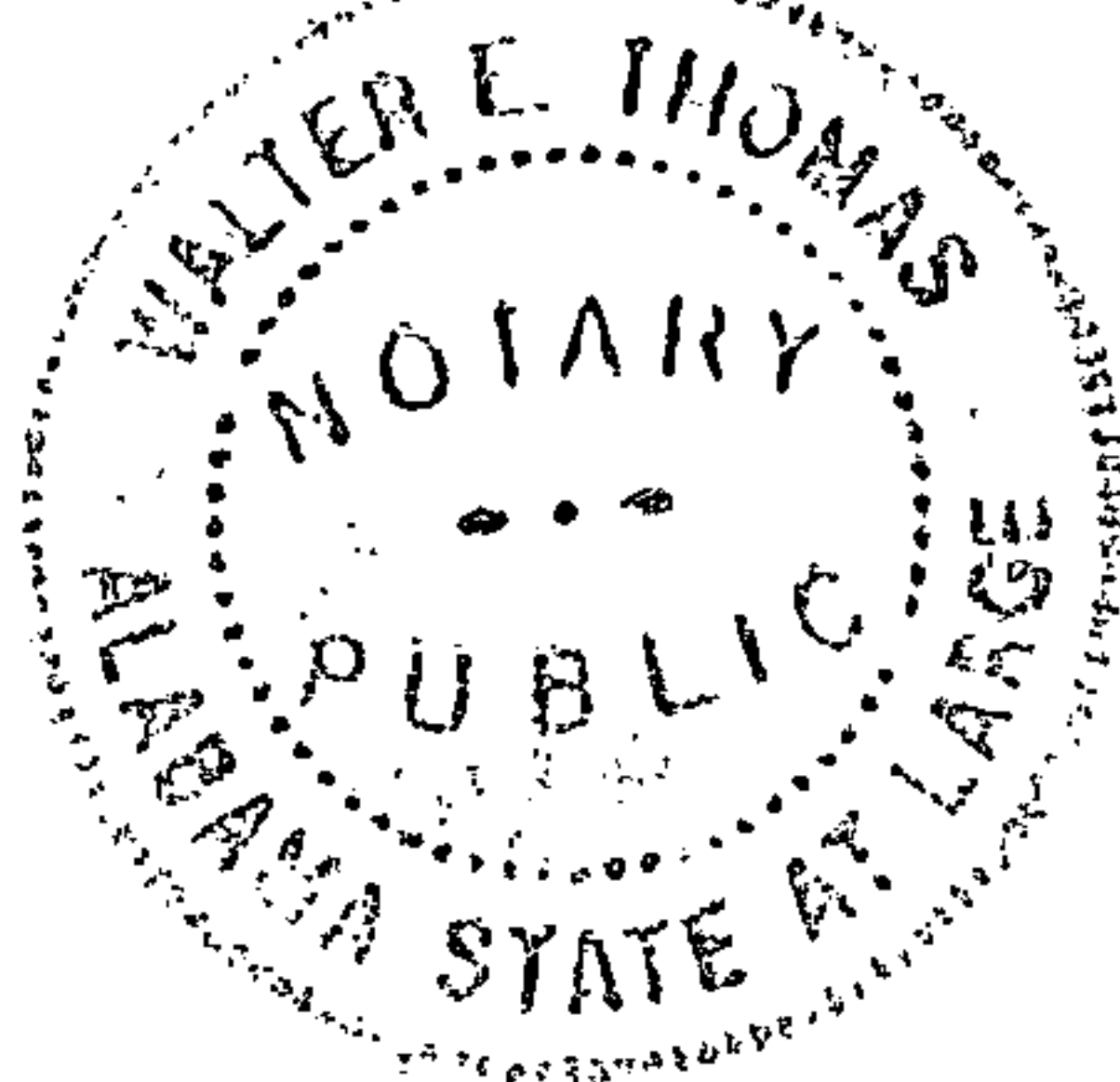
  
Health Officer/Authorized Representative Signatures




20220303000089330 1/3 \$28.00  
Shelby Cnty Judge of Probate, AL  
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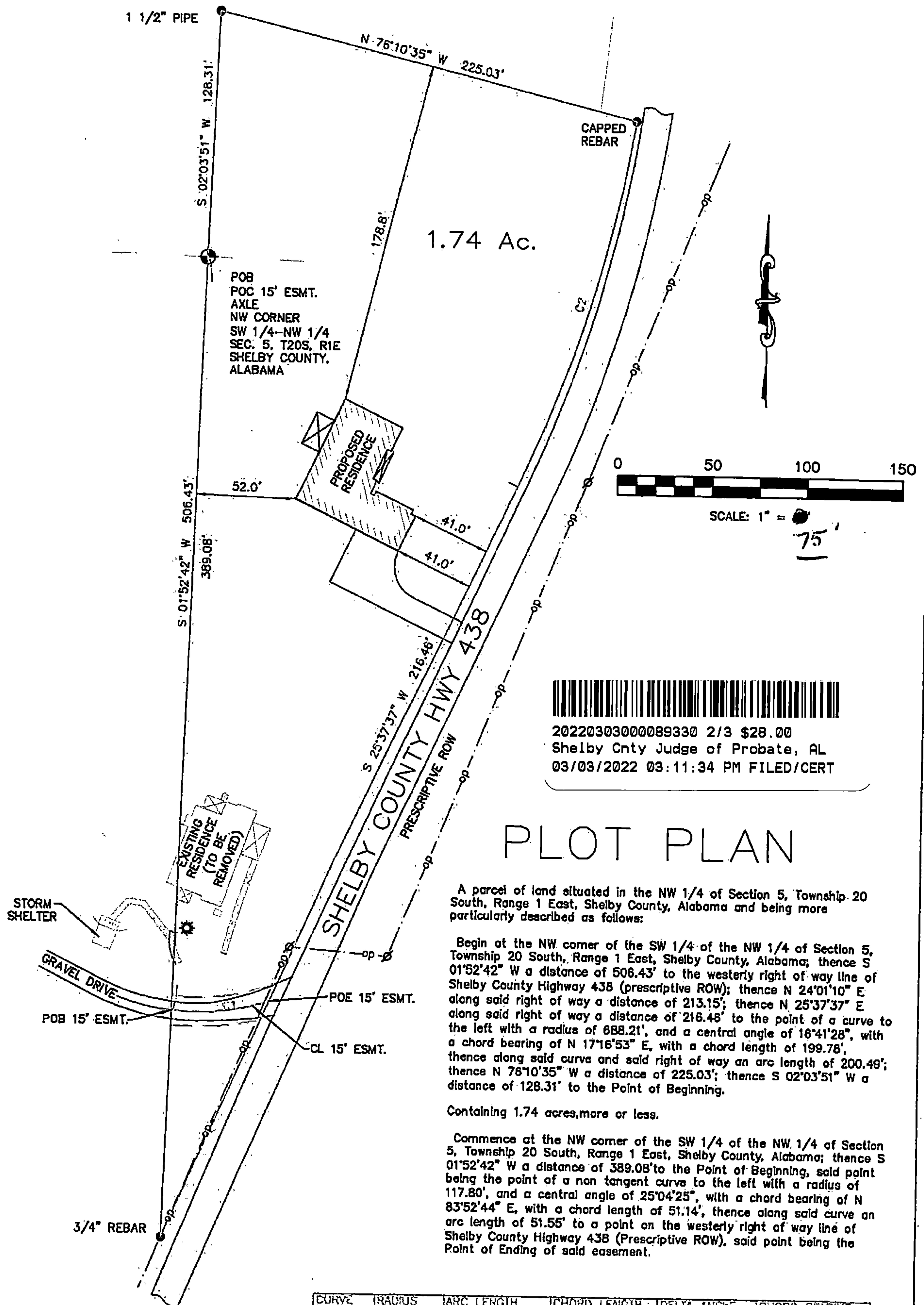
STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned Notary Public in and of the County in said State, hereby certify Peter Kanakis, whose name is signed to the foregoing instrument, and who is known to me, acknowledges before me this day, that being informed of the contents hereof, has executed the same voluntarily on the day of the same bears date.



  
NOTARY PUBLIC

My Commission Expires  
**My Commission Expires 5/28/24**



## PLOT PLAN

A parcel of land situated in the NW 1/4 of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows:

Begin at the NW corner of the SW 1/4 of the NW 1/4 of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama; thence S 01°52'42" W a distance of 506.43' to the westerly right of way line of Shelby County Highway 438 (prescriptive ROW); thence N 24°01'10" E along said right of way a distance of 213.15'; thence N 25°37'37" E along said right of way a distance of 216.48' to the point of a curve to the left with a radius of 688.21', and a central angle of 16°41'28", with a chord bearing of N 17°16'53" E, with a chord length of 199.78'; thence along said curve and said right of way an arc length of 200.49'; thence N 76°10'35" W a distance of 225.03'; thence S 02°03'51" W a distance of 128.31' to the Point of Beginning.

Containing 1.74 acres, more or less.

Commence at the NW corner of the SW 1/4 of the NW 1/4 of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama; thence S 01°52'42" W a distance of 389.08' to the Point of Beginning, said point being the point of a non tangent curve to the left with a radius of 117.80', and a central angle of 25°04'25", with a chord bearing of N 83°52'44" E, with a chord length of 51.14', thence along said curve an arc length of 51.55' to a point on the westerly right of way line of Shelby County Highway 438 (Prescriptive ROW), said point being the Point of Ending of said easement.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE	CHORD BEARING
C1	117.80'	51.55'	51.14'	25°04'25"	IN 83°52'44" E
C2	688.21'	200.49'	199.78'	16°41'28"	IN 17°16'53" E



South Central Surveying, LLC  
RESIDENTIAL & COMMERCIAL LAND SURVEYING

156 SUNSET TRAIL  
ALABASTER, ALABAMA 35007  
PHONE 205-229-1993

—●— WOOD FENCE  
—●— CHAIN LINK FENCE

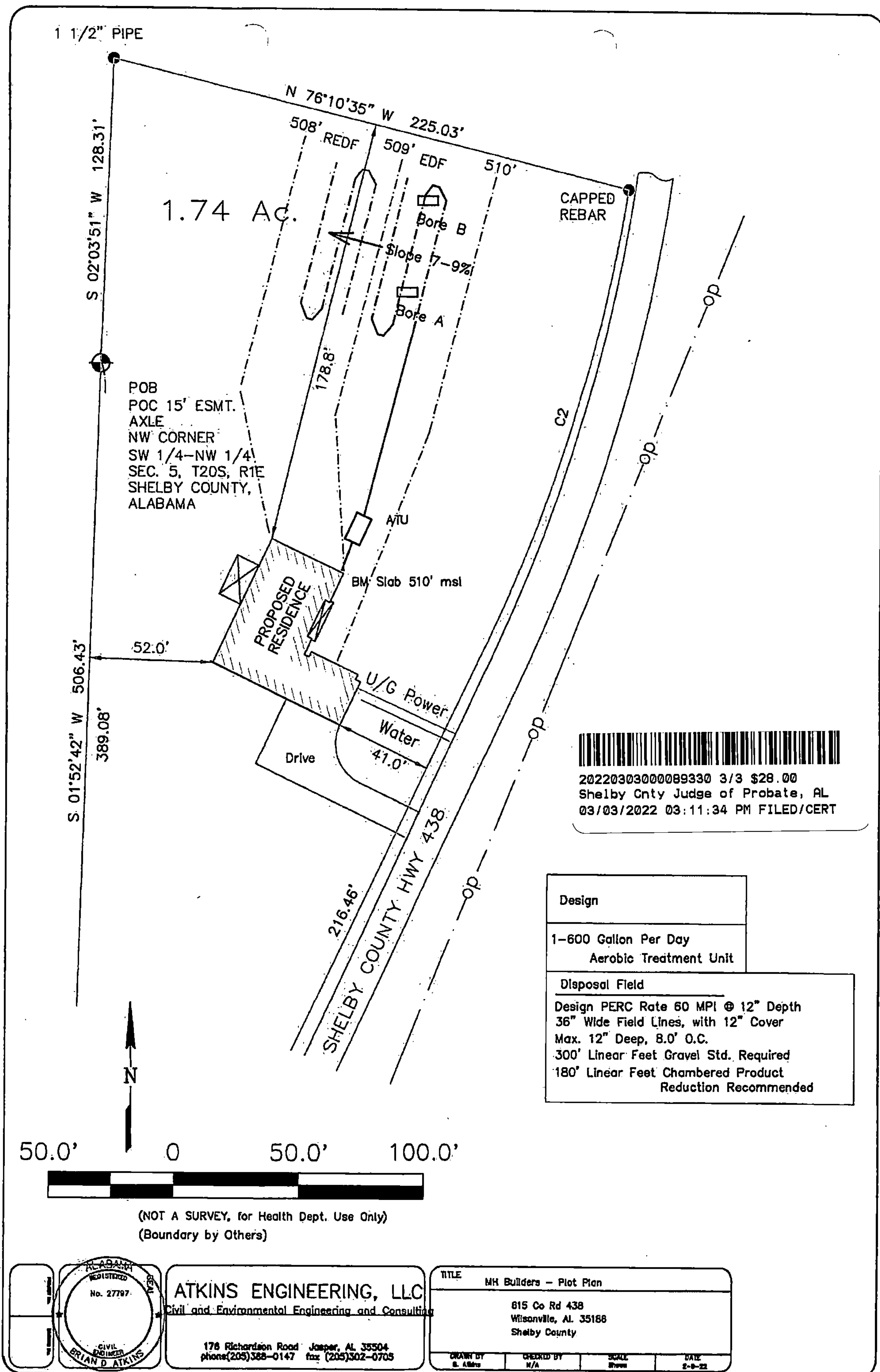
—■— CONCRETE  
—■— COVERED PORCH/DECK

U.T.S. = UNABLE TO SET  
(R) = RECORDED  
(M) = MEASURED

M.L.L. = MINIMUM BUILDING LINE  
○ = CAPPED REBAR SET  
● = IRON FOUND (DESCRIPTION)

ASPH. = ASPHALT  
—○— OVERHEAD POWER  
—○— POWER POLE





1 1/2" PIPE

1.74 AC.

POB  
POC 15' ESMT.  
AXLE  
NW CORNER  
SW 1/4-NW 1/4  
SEC. 5, T20S, R1E  
SHELBY COUNTY,  
ALABAMA

PROPOSED  
RESIDENCE

BM Slab 510' msl

U/G Power

Water

Drive

SHELBY COUNTY HWY 438

CAPPED  
REBAR



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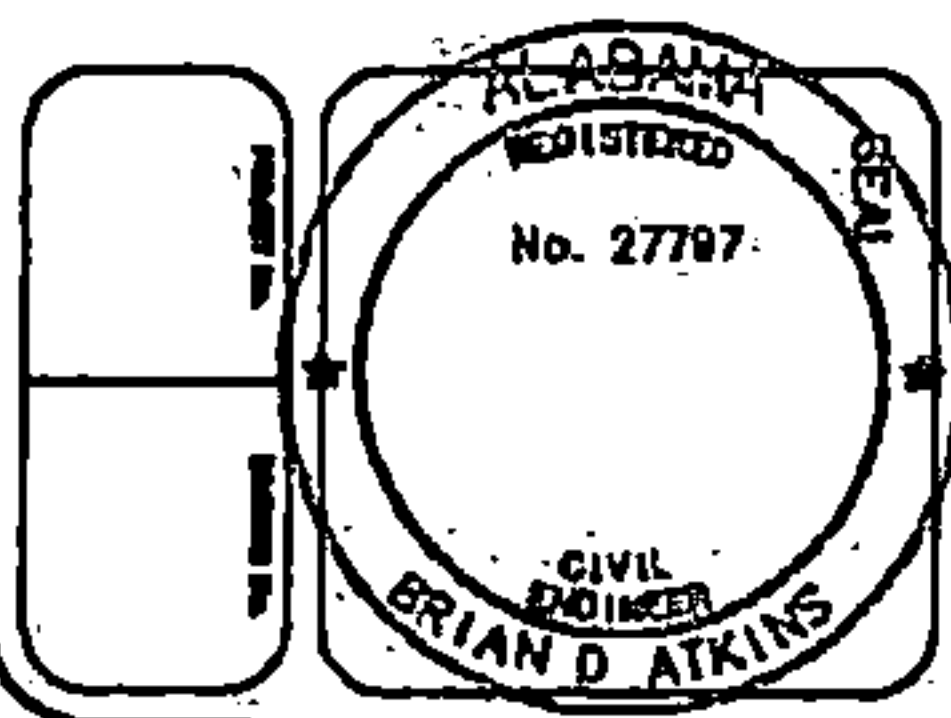
Design  
1-600 Gallon Per Day  
Aerobic Treatment Unit

Disposal Field  
Design PERC Rate 60 MPI @ 12" Depth  
36" Wide Field Lines, with 12" Cover  
Max. 12" Deep, 8.0' O.C.  
300' Linear Feet Gravel Std. Required  
180' Linear Feet Chambered Product  
Reduction Recommended

50.0' 0 50.0' 100.0'



(NOT A SURVEY, for Health Dept. Use Only)  
(Boundary by Others)



**ATKINS ENGINEERING, LLC**  
Civil and Environmental Engineering and Consulting  
176 Richardson Road Jasper, AL 35504  
phone (205) 388-0147 fax (205) 302-0705

TITLE **MH Builders - Plot Plan**  
815 Co Rd 438  
Wilsonville, AL 35188  
Shelby County  
DRAWN BY B. Atkins CHECKED BY M/A SCALE 3/8"=1' DATE 2-9-22