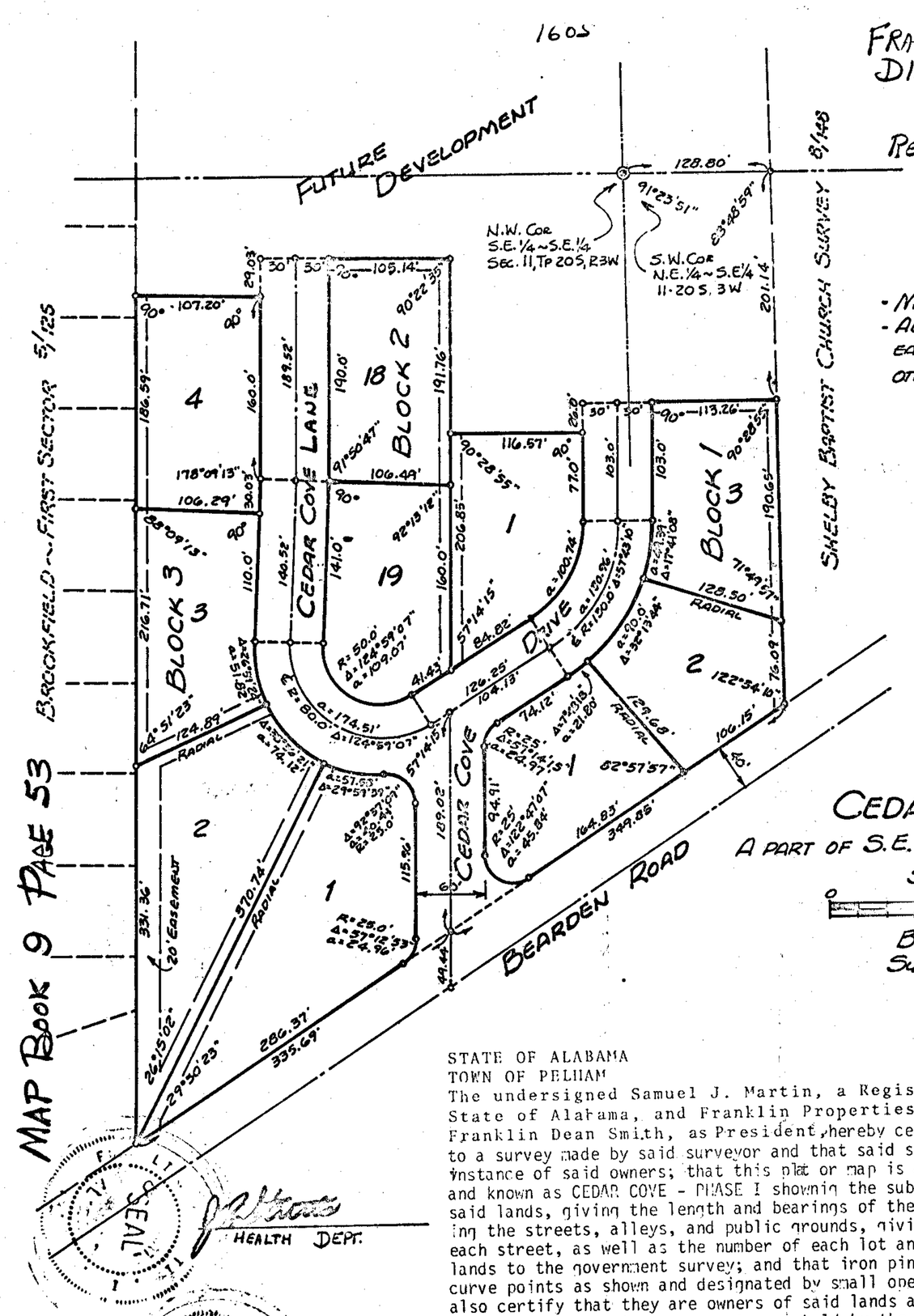
19850131000025610 1/1 $.00
Shelby Cnty Judge of Probate,AL
01/31/1985 12:00:00AM FILED/CERT

FRANK SMITH — 664-2047
DIANE

RESTRICTION REAL BK 16 PAGE 826



- MINIMUM BUILDING SETBACK = 35'
- ALL EASEMENTS ARE 10' WIDE ON EACH SIDE OF A LOT LINE - UNLESS OTHERWISE NOTED.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1985 JAN 31 PM 3:41
JUDGE OF PROBATE

CEDAR COVE ~ PHASE I

A PART OF S.E. 1/4 OF SECTION 11, TWP 20S, R3W
SHELBY CO., ALABAMA

B-D & ASSOCIATES, INC.
SURVEYORS-ENGINEERS
JANUARY, 1985

STATE OF ALABAMA
TOWN OF PELHAM

The undersigned Samuel J. Martin, a Registered Land Surveyor, State of Alabama, and Franklin Properties, Inc., as owner, Franklin Dean Smith, as President, hereby certify that this plat or map was made pursuant to a survey made by said surveyor and that said survey and plat or map were made at the instance of said owners; that this plat or map is a true and correct map of lands shown therein and known as CEDAR COVE - PHASE I 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 relationship of the lands to the government survey; 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 owners of said lands and that the same are not subject to any mortgage, except a mortgage or mortgages held by the following mortgagee: CAMERON - BROWN CO.

DATED Jan. 30th 1985.

SAMUEL J. MARTIN REG. #12501

FRANKLIN PROPERTIES, INC.
Franklin Dean Smith, President

CAMERON-BROWN COMPANY
Bobby G. Hassell, Asst. V.P.

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Bobby G. Hassell, Asst. V. P., Cameron-Brown Company, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of said instrument, he executed the same voluntarily and with full authority.

Given under my hand and seal this 31st day of January, 1985.

My Commission Expires January 27, 1988

Notary Public

STATE OF ALABAMA
TOWN OF PELHAM

I, the undersigned, as Notary Public, in and for said County and State, do hereby certify that Samuel J. Martin, whose name is signed to the foregoing certificate as a surveyor, and Franklin Properties, Inc. as owner, and Franklin Dean Smith as President, all of whom are known to me, acknowledged before me, this date, that after having been duly informed of the contents of said certificate, they executed the same voluntarily with full authority.

Given under my hand seal, this the 30th day of Jan, 1985.

NOTARY PUBLIC 3-22-88

BE IT RESOLVED BY the PELHAM TOWN COUNCIL that the assent of this body be, and the same hereby is, given to the dedication of the streets, alleys, and public grounds as shown on plat or map of CEDAR COVE-PHASE I, which said plat or map is certified to have been made by Samuel J. Martin as Surveyor, at the instance of Franklin Properties, Inc. as owner, Franklin Dean as President, and has been exhibited to this Board; said plat or map being further identified by a recital of the approval of this Board signed by _____ Town Clerk, of even date herewith.

Bobby Hayes
Mayor

Mickey Hardy
Chairman, Pelham Planning Commission

ROBERTS & SON, INC.
BOOKBINDERS — LITHOGRAPHERS
MICROFILMING AND MICRO-REPRODUCTIONS
PRINTERS
PHONE 822-3122
P. O. BOX 1362
BIRMINGHAM, ALABAMA