1989050800012385O 1/1 $.00
Shelby Cnty Judge of Probate,AL
05/08/1989 12:00:00AM FILED/CERT

Other Exhibit # 302-5601
District 237 page 57

INDIAN HIGHLANDS ESTATES

MAP BOOK 13 PAGE 69

SITUATED IN THE WEST 1/2 OF
SECTION 28, TOWNSHIP 19 SOUTH, RANGE 2 WEST
SHELBY COUNTY, ALABAMA

DATE: JANUARY 1989 SCALE: 1"=100'

PARKS & ASSOCIATES
300 PERIMETER PARKWAY
SUITE 1600
BIRMINGHAM, ALABAMA 35216
(205) 823-2950

100 50 0 100 200 300
SCALE IN FEET

89 MAY -8 PM 2:30

11-50
2.00
13.60

HEALTH DEPARTMENT NOTES

1. This subdivision meets the approval of the Shelby County Health Department subject to certain conditions of approval and/or lot deletions on file with the said Health Department, which conditions are made a part of this approval as if set out hereon.

2. Lots marked with ☆ are being withheld until individual approval is applied for and granted.

   a. Lot 4 is being withheld subject to the removal of drainage runoff that that presently enters the adjacent City of Pelham property from a driveway culvert on the north and runs southward across the same City of Pelham property onto Lot 4.

   b. Lot 8 is being withheld subject to situating the house, + 9.5 lines, and a percolation test in a that will be in fill, hence, that was placed in the front yard area since original percolation testing was performed.

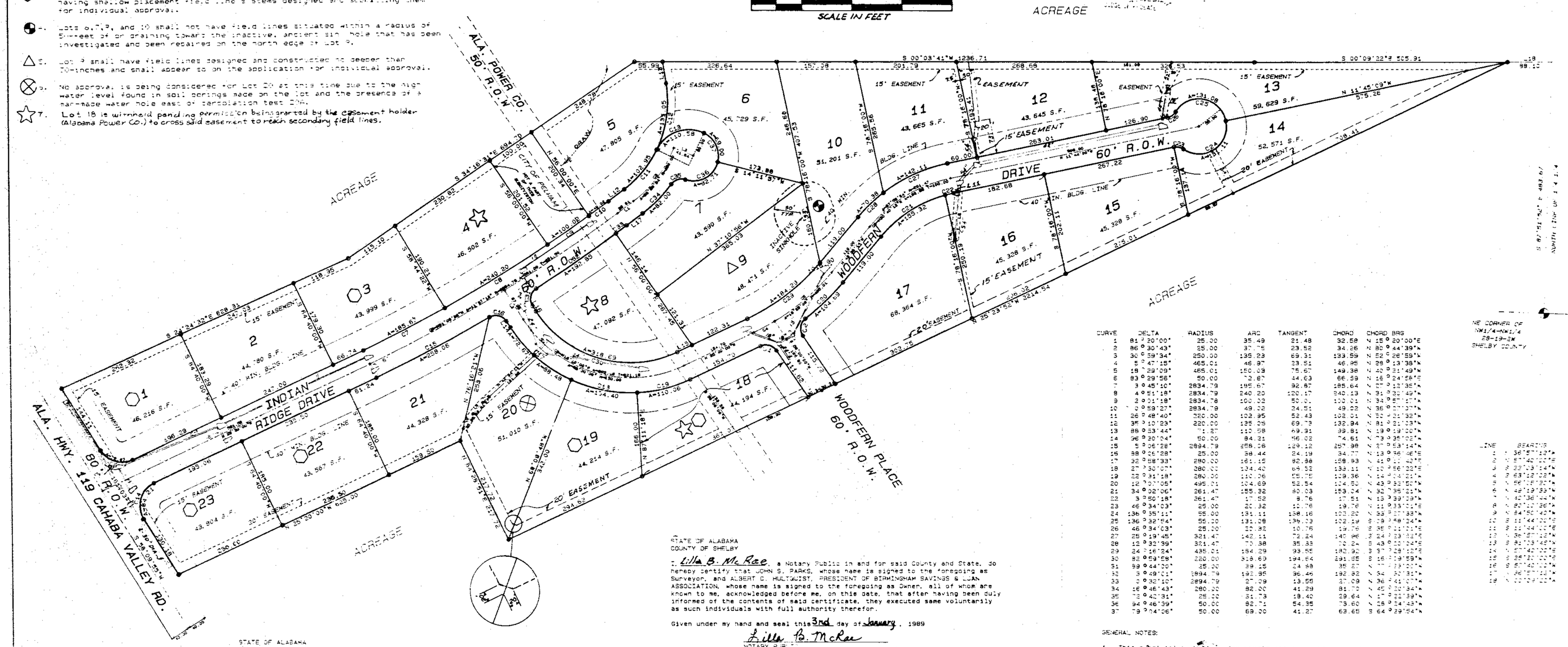
⬡ 3. Lots 1,2,18,19,20, and 23 are approved subject to the individual lot owners having shallow placement field line systems designed and submitting them for individual approval.

◐ 4. Lots 6,7,9, and 10 shall not have field lines situated within a radius of 50-feet of or draining towards the inactive, ancient sink hole that has been investigated and been repaired on the north edge of Lot 9.

△ 5. Lot 9 shall have field lines designed and constructed no deeper than 20-inches and shall appear so on the application for individual approval.

⊗ 6. No approval is being considered for Lot 20 at this time due to the high water level found in soil borings made on the lot and the presence of a man-made water hole east of percolation test 20A.

☆ 7. Lot 18 is withheld pending permission being granted by the easement holder (Alabama Power Co.) to cross said easement to reach secondary field lines.



CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	81°30'00"	25.00	35.49	21.48	32.58	N 15°20'00"E
2	86°30'43"	25.00	37.75	23.52	34.26	N 80°44'39"W
3	30°59'34"	250.00	135.23	69.31	133.59	N 52°26'59"W
4	5°47'15"	465.01	46.97	23.51	46.95	N 28°13'38"W
5	18°29'09"	465.01	150.03	75.67	149.38	N 40°31'49"W
6	83°29'58"	50.00	72.87	44.63	66.59	N 16°24'56"E
7	3°45'10"	2834.79	185.67	92.87	185.64	N 27°13'38"W
8	4°51'18"	2834.79	240.20	120.17	240.13	N 31°32'49"W
9	2°21'18"	2834.78	100.02	50.01	100.01	N 34°06'47"W
10	0°59'27"	2834.79	49.02	24.51	49.02	N 36°07'07"W
11	26°48'40"	220.00	102.95	52.43	102.01	N 32°21'38"W
12	35°10'23"	220.00	135.06	69.73	132.94	N 81°31'09"W
13	89°53'44"	71.27	112.08	69.91	99.81	N 19°09'02"W
14	96°30'04"	50.00	84.21	56.02	74.61	N 79°35'07"W
15	5°36'28"	2894.79	258.06	129.12	257.98	N 27°53'14"W
16	58°26'28"	25.00	38.44	21.19	34.77	N 13°56'46"E
17	32°58'33"	280.00	161.15	82.98	158.93	N 41°01'42"W
18	27°30'07"	280.00	134.40	68.52	133.11	N 12°56'22"E
19	22°51'18"	280.00	110.06	55.75	109.36	N 14°05'01"W
20	12°07'06"	495.01	104.69	52.54	104.50	N 43°31'52"W
21	34°02'06"	261.47	155.32	80.03	153.04	N 32°35'21"W
22	3°50'18"	261.47	17.52	8.76	17.51	N 13°39'09"W
23	46°34'03"	25.00	20.32	10.76	19.76	N 11°33'51"E
24	136°35'11"	55.00	131.11	108.16	102.22	N 33°23'38"W
25	136°32'54"	55.00	131.08	108.13	102.19	S 79°48'24"W
26	46°34'03"	25.00	20.32	10.76	19.76	S 35°01'11"E
27	25°59'45"	321.47	145.11	73.24	143.96	S 24°03'32"E
28	12°32'39"	321.47	70.38	35.33	70.24	S 43°02'24"E
29	24°16'24"	435.01	184.29	93.55	182.90	S 37°28'12"E
30	82°59'58"	220.00	318.69	194.64	291.85	S 16°39'59"W
31	99°44'00"	25.00	39.15	24.98	35.07	S 77°13'07"W
32	3°49'11"	2894.79	192.95	96.46	192.92	S 54°30'31"W
33	0°32'10"	2894.79	27.09	13.55	27.09	S 36°41'27"W
34	18°46'48"	280.00	92.00	46.29	91.72	S 45°23'34"W
35	19°42'31"	25.00	21.73	18.40	20.64	S 17°31'39"W
36	94°46'39"	50.00	82.71	54.35	73.60	S 28°34'43"W
37	79°04'06"	50.00	69.00	41.27	63.65	S 64°39'54"W

NE CORNER OF
NW1/4-NW1/4
28-19-2W
SHELBY COUNTY

LINE	BEARING	DISTANCE
1	S 36°57'13"W	34.91
2	N 67°42'07"E	07.34
3	S 22°13'14"W	41.74
4	S 69°12'22"W	23.73
5	N 66°16'32"W	25.66
6	N 48°19'53"W	29.81
7	N 42°36'44"W	16.84
8	N 82°12'36"W	113.48
9	N 84°50'42"W	44.67
10	S 11°44'00"E	10.91
11	S 12°44'11"E	12.12
12	N 36°57'12"W	39.91
13	S 81°13'45"W	46.60
14	N 67°42'07"E	14.37
15	S 25°21'11"E	32.39
16	S 67°42'07"W	12.71
17	N 25°21'11"W	33.81
18	N 22°13'14"E	48.20

STATE OF ALABAMA
COUNTY OF SHELBY

The undersigned, John S. Parks, Professional Land Surveyor, State of Alabama, and BIRMINGHAM FEDERAL SAVINGS & LOAN ASSOCIATION, 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 thereon and known as INDIAN HIGHLANDS ESTATES, showing the subdivisions into which it is proposed to divide said lands, giving the length, and bearings of the boundaries of each lot and the number of each lot and block, showing the relations 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 owner also certifies that it is the owner of said lands and that the same is not subject to any mortgage.

Dated: January 3, 1989

BY SURVEYOR:
John S. Parks
JOHN S. PARKS
ALA. REG. NO. 1817

BY OWNER:
ALBERT H. HULTQUIST, PRESIDENT
BIRMINGHAM FEDERAL SAVINGS & LOAN ASSOCIATION

STATE OF ALABAMA
COUNTY OF SHELBY

I, Lilla B. McRae, a Notary Public in and for said County and State, do hereby certify that JOHN S. PARKS, whose name is signed to the foregoing as Surveyor, and ALBERT C. HULTQUIST, PRESIDENT OF BIRMINGHAM SAVINGS & LOAN ASSOCIATION, whose name is signed to the foregoing as Owner, all of whom are known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificate, they executed same voluntarily as such individuals with full authority therefor.

Given under my hand and seal this 3rd day of January, 1989

Lilla B. McRae
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12-1-1991

RESOLUTION:

BE IT RESOLVED BY THE Shelby County Commission 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 INDIAN HIGHLANDS ESTATES of which said plat or map is certified to have been made by JOHN S. PARKS, as Surveyor, at the instance of BIRMINGHAM FEDERAL SAVINGS AND LOAN ASSOCIATION, as Owner and has been exhibited to this Board; said plat or map being further identified by recital of the approval of this Board signed by Myna B. Davis, Shelby County Clerk, of even date herewith.

SIGNED BY: _____ DATE: _____
County Clerk

APPROVED BY: _____ DATE: 5-8-89
Shelby County Planning Commission

APPROVED BY: _____ DATE: 5-8-89
Shelby County Health Dept.

APPROVED BY: _____ DATE: 5-8-89
Shelby County Engineer

APPROVED BY: Winston M. Bartlett DATE: 4-28-89
North Shelby Water Authority

GENERAL NOTES:

1. This subdivision shall be for single family residences only.
2. All easements shown on this map are for public utilities, private television cable systems, sanitary sewers, storm sewers, storm ditches, and may be used for such purposes to serve property both within and without this subdivision.
3. Shelby County will not be responsible or liable for the drainage system adjacent to and parallel to Alabama Highway 119.
4. Sinkhole Prone Areas: The subdivision known herein, including lots and streets, lies in an area where natural lime sinks have occurred. Shelby County, the Shelby County Engineer, the Shelby County Planning Commission and the individual members thereof, and all other agents, servants or employees of Shelby County, Alabama make no representation whatsoever that the subdivision lots and streets are safe or suitable for residential construction or for any other purpose whatsoever.

BUILDING FLOOR NOTES:

1. The lowest floor elevation for buildings on lot 18 shall be a minimum of 1.0 feet above the top inside of the 30 inch culverts at the junction median east of Indian Ridge Drive.
2. The lowest floor elevation for buildings on lot 1 shall be a minimum of 1.0 feet above the top inside of the 30 inch culverts at the entrance from the East property line.