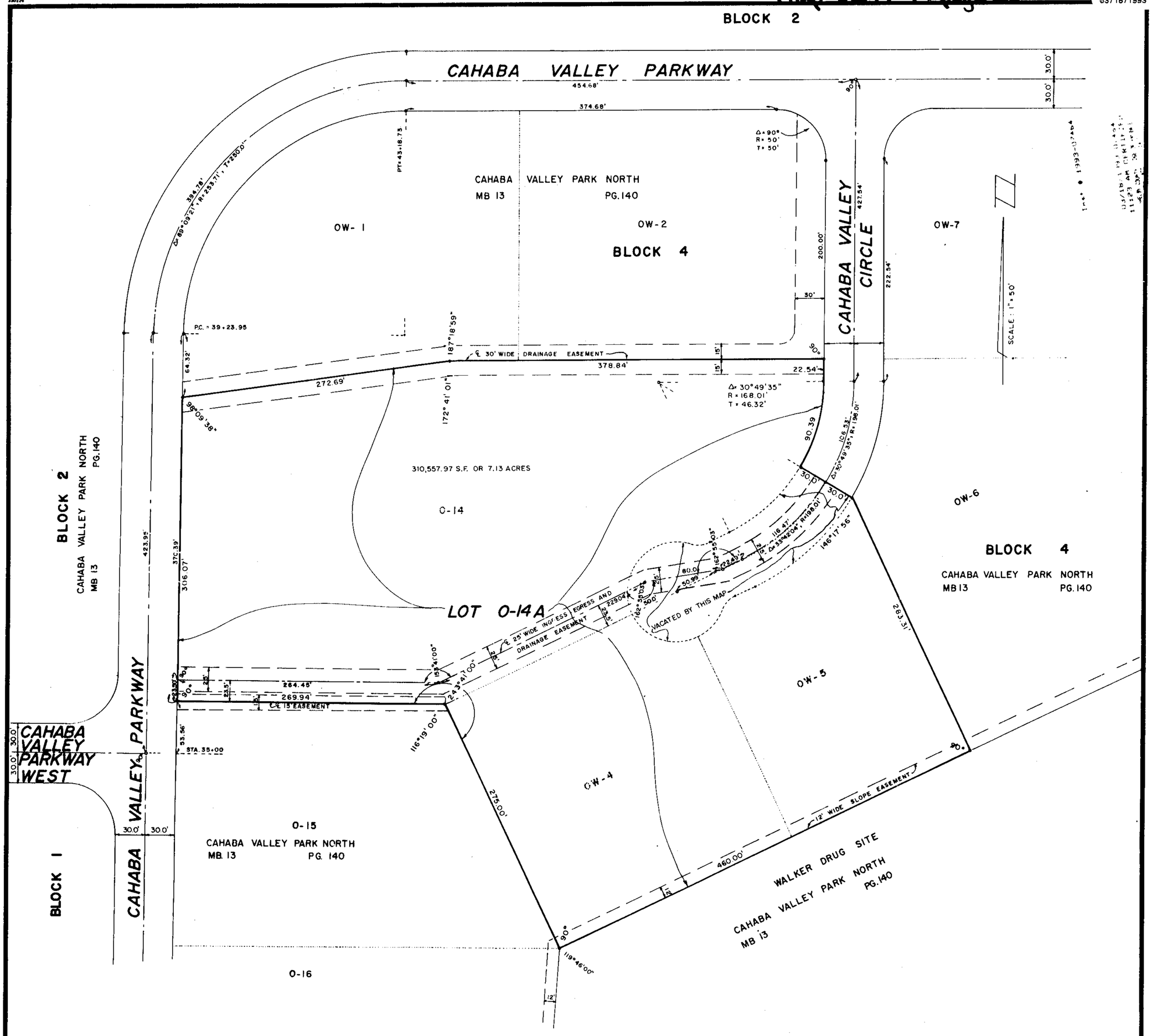
Map Book 17 page 23

19930318000074641 1/1 $.00
Shelby Cnty Judge of Probate,AL
03/18/1993 11:23:37AM FILED/CERT



CAHABA VALLEY BUSINESS PARK

BEING A RESURVEY OF ACREAGE TRACTS O-14, OW-4 AND OW-5 OF CAHABA VALLEY PARK NORTH AS RECORDED IN MAP BOOK 13, PAGE 140, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SITUATED IN THE NORTH 1/2 OF SECTION 31, T-19-S, R-2-W, SHELBY CO., ALABAMA.

0 25 50 100 200

SCALE: 1" = 50' MARCH 5, 1993

STATE OF ALABAMA)
SHELBY COUNTY)

The undersigned, Joseph A. Miller, Jr., a Civil Engineer and Land Surveyor, and 119 PROPERTIES, LTD., an Alabama Limited Partnership, Owner, by its General Partner, Cahaba Valley Properties, Inc., by Charles H. Stephens, President, as Owner, do 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 plat or map of lands shown therein and known as CAHABA VALLEY BUSINESS PARK, showing the subdivisions into which it is proposed to divide said lands, giving the lengths and bearings of said boundaries at 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 CAHABA VALLEY PARK NORTH, AS RECORDED IN MAP BOOK 13, PAGE 140,, 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 he is the Owner of said lands and that the same are not subject to any mortgage, except a mortgage held by the following Mortgagee: AMSOUTH BANK, N.A.

Said Owner agrees that the City of Pelham may at any time change the natural or existing grade of any street, alley, or public grounds or any part thereof from the natural or existing grade to the permanent grade without the payment or compensation of damages to the abutting owner; and this agreement shall be a covenant running with the lands. The undersigned appoint the City of Pelham as Agent for the purpose of filing said plat or map, together with this instrument for record, and certify that we have full authority to execute this instrument and map.

In witness whereof we have hereunto set our hands on the respective dates set forth below.

SURVEYOR: Joseph A. Miller, Jr.
115 North 40th Street,
Birmingham, AL 35222

Joseph A. Miller, Jr., P.E. & L.S.
Ala. Reg. No. 2875
Telephone (205) 592-0391 Rf22j

Date Executed 3-8-93

OWNER: 119 PROPERTIES, LTD.,
an Alabama Limited Partnership
by its General Partner,
Cahaba Valley Properties, Inc.,

By Charles H. Stephens, President

Date Executed 3-16-93

STATE OF ALABAMA)
Jefferson COUNTY)

I, Sara S. Miller, Notary Public in and for said County and State, do hereby certify that Joseph A. Miller, Jr., whose name is signed to the foregoing certificate as Surveyor, and who is known to me acknowledged before me on this date that, after being duly informed of the contents of said certificate, he executed the same voluntarily with full authority therefor.

Given under my hand and seal this the 8th day of March, 1993.

Sara S. Miller
Sara S. Miller, Notary Public
My Commission Expires Oct. 5, 1996

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Charles H. Stephens, President, Cahaba Valley Properties, Inc., General Partner of 119 PROPERTIES, LTD., an Alabama Limited Partnership, Owner, whose name is signed to the foregoing certificate, as Owner, and who is known to me, acknowledged before me on this date that after being duly informed of the contents of said certificate, he executed the same voluntarily as such individual and with full authority therefor.

Given under my hand and seal this the 16th day of March, 1993.

Sara S. Miller
Notary Public
My Commission Expires 10/05/96

CERTIFICATE AND CONSENT OF AMSOUTH BANK AS MORTGAGEE

The undersigned, AMSOUTH BANK, N.A., as the holder of that certain Mortgage of above described property does hereby execute this certificate to acknowledge and consent to this Plat.

By _____
Its _____
Date Executed _____

STATE OF ALABAMA
Jefferson COUNTY)

I, the undersigned, a Notary public in and for said State, do hereby certify that _____, of AmSouth Bank, N.A., Mortgagee, and whose name is signed to the foregoing certificate as its _____, and who is known to me, acknowledged before me on this date, that after having been duly informed of the contents of said certificate, he executed same voluntarily as such individual with full authority therefor.

Given under my hand and seal this the ___ day of _____, 1993.

Notary Public
My Commission Expires _____

APPROVED:

By Bobby Hayes, Mayor
City of Pelham
Date Executed 3/17/93

ATTEST:

By Peggy Bates, Clerk,
City of Pelham
Date Executed 3/17/93

NOTE:
All easements shown on this map are for public utilities, sanitary sewers, storm sewers and open storm ditches and may be used for such purposes to serve both within and without this subdivision.

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA.

ALABAMA REGISTRATION NO. 2875
DATE EXECUTED 3/17/93

SHEET	1 OF 1
SCALE	1" = 50'
CHECKED	JAM JR.
DRAWN	JBC
DATE	3-5-93
TITLE	CVBP
JOB NO.	18175

REVISIONS
DATE

ENGINEER
ALABAMA REGISTERED ENGINEER No. 2875 Land Surveyor JOSEPH A. MILLER

PROJECT

MTM

MILLER, TRIPLETT AND MILLER
ENGINEERS, INC.
CONSULTING ENGINEERS — LAND SURVEYORS
115 NORTH 40TH STREET, BIRMINGHAM, ALABAMA 35222
TELEPHONE (205) 592-0391

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