MAP BOOK 22 PAGE 60

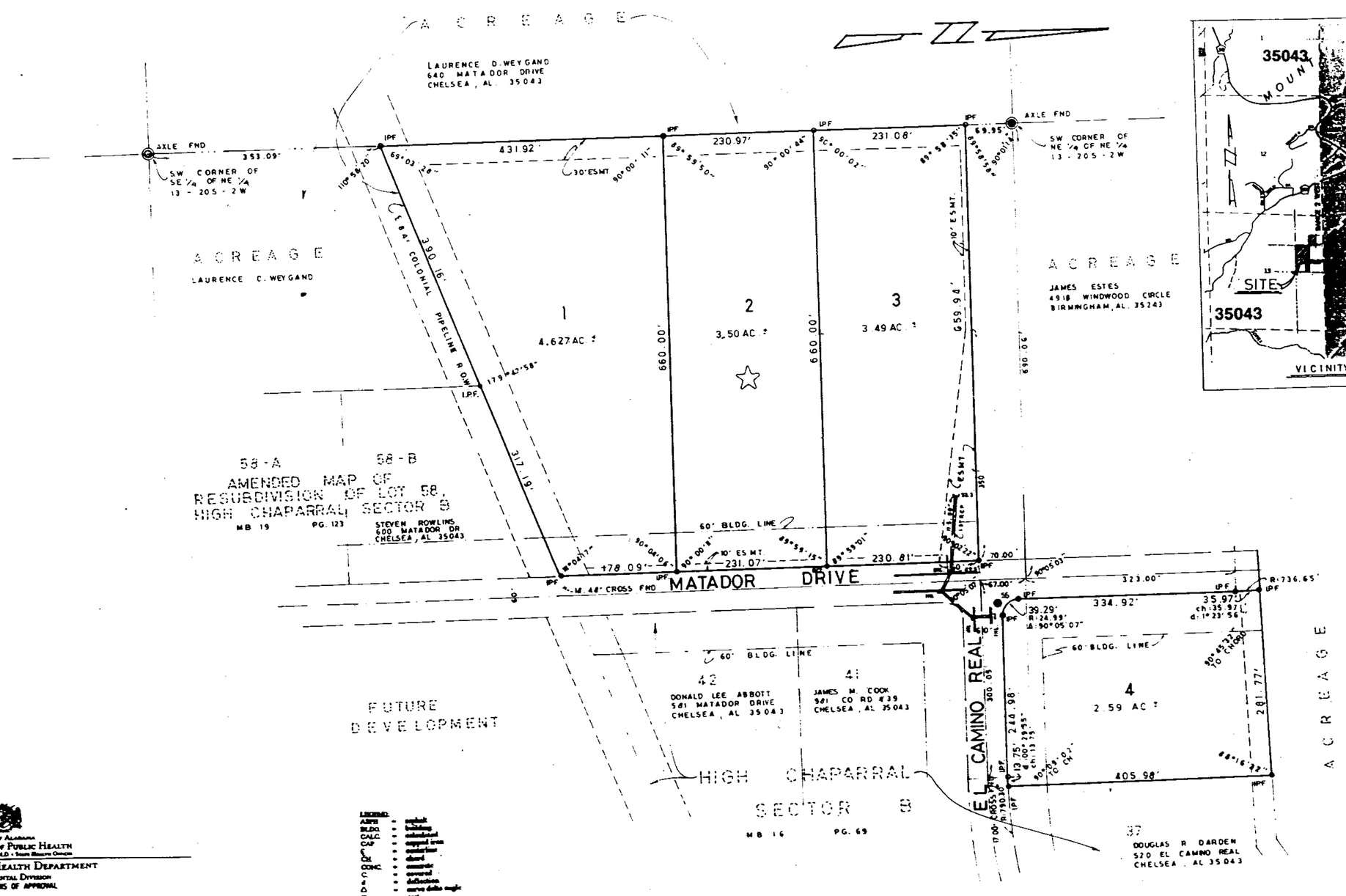
A SUBDIVISION FOR SINGLE FAMILY RESIDENCES

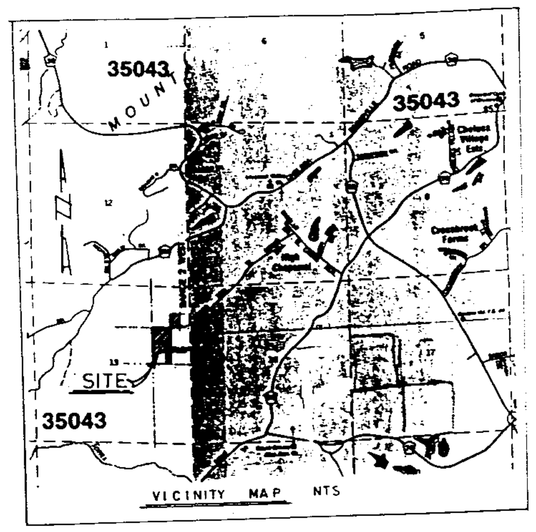
HIGH CHAPARRAL SECTOR B – FIRST ADDITION

SITUATED IN THE SE 1/4 – NE 1/4 AND NE 1/4 – NE 1/4, SECTION 13, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA

SCALE: 1" = 100' DATE: 2-24-1997

0' 50' 100' 200' 300' 400'





PREPARED BY:
K. B. WEYGAND & ASSOCIATES, P.C.
Kenneth B. Weygand, Reg. P.E. & L.S. #11768
Carl Daniel Moore, Reg. L.S. #12159
2233 Cahaba Valley Drive
Birmingham, Alabama 35242 – 2602
TEL: (205) 991 – 8965

OWNER/DEVELOPER:
CHELSEA PROPERTIES, INC.
418 WINDWOOD CIRCLE
BIRMINGHAM, ALABAMA 35242

MORTGAGEE:
REGIONS BANK
417 20TH STREET SOUTH
BIRMINGHAM, ALABAMA 35203

SHELBY COUNTY JURISDICTION

Inst # 1997-09970
04/01/1997-09970
09:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 KCS 15.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

The undersigned, Kenneth B. Weygand, a registered Engineer-Land Surveyor, in the State of Alabama, and Chelsea Properties, Inc., Owner, hereby certifies that this plat or map was made pursuant to a survey made by said Engineer-Surveyor, and that said survey and this plat or map was made at the instance of said owner; that this plat or map is a true and correct map of the lands shown thereon and known or to be known as HIGH CHAPARRAL SECTOR B - FIRST ADDITION, 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, width, length and name of each street, as well as the number of each lot and block, and showing the reunion of the lands to High Chaparral Sector B as recorded in Map Book 16, on Page 69, in the Office of the Judge of Probate, 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 are not subject to any mortgage, except a mortgage with Regions Bank.

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.

DATE: 3/3/97

BY: Kenneth B. Weygand, Reg. Engr.-L.S. #11768

ALABAMA REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR No. 11768 KENNETH B. WEYGAND

CHELSEA PROPERTIES, INC., Owner:

BY: James H. Estes, President

REGIONS BANK, Mortgagee:

BY: Ronald B. Roberts
Its: VICE PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, as Notary Public in and for said County in said State, hereby certify that Kenneth B. Weygand, whose name is signed to the foregoing certificate as Engineer-Land Surveyor, who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing certificate, he executed the same voluntarily, as an act of said Engineer-Land Surveyor, on the day the same bears date.

Given under my hand and seal this the 3rd day of March 1997.

BY: Notary Public
My commission expires: 1-18-2001

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, as Notary Public in and for said County and State, do hereby certify that James H. Estes, whose name is signed to the foregoing certificate as President of Chelsea Properties, Inc., Owner, and who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing certificate, he executed the same voluntarily, as such officer, on the day the same bears date.

Given under my hand and seal this the 19th day of March 1997.

BY: Notary Public
My commission expires: 3/21/97

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, as Notary Public in and for said County and State, do hereby certify that Ronald B. Roberts, whose name is signed to the foregoing certificate as Vice President of Regions Bank, Mortgagee, and who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing certificate, he executed the same voluntarily, as such officer, on the day the same bears date.

Given under my hand and seal this the 27th day of March 19 97

BY: Notary Public
My commission expires: 3-22-98

MAP CHECKED COM 2-24-1997
P:\3 DATA\HICMAP

STATE OF ALABAMA
DEPARTMENT OF PUBLIC HEALTH
BERNARD E. WILLIAMSON, M.D. • STATE HEALTH OFFICER

SHELBY COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL DIVISION
FINAL CONDITIONS OF APPROVAL

NAME OF SUBDIVISION: HIGH CHAPARRAL SECTOR B 1ST ADDITION

1. No construction of a dwelling shall begin until a permit to install an onsite sewage disposal system has been issued by this office.
2. A permit to install will be denied, or may be revoked if already issued, if conditions are found on any lot that could, in the opinion of the Health Department, cause the onsite sewage system to malfunction or which could restrict the proper operation of the system.
3. Issuance of a permit to install an onsite sewage system may follow subdivision of a properly prepared plot plan in accordance with provisions in Rules of State Board of Health Chapter 420-3-1 Onsite Sewage Disposal and Subdivision-Onsite Systems, Water Supplies, and Solid Waste Management.
4. Septic tanks and disposal field lines may be installed only by persons holding a current Permit to Install Septic Tanks in Shelby County.
5. Final Health Department approval is contingent upon approval by the Shelby County Planning Commission.
6. When an indication of approval is required prior to the subdivision being recorded in the office of the Judge of Probate, a statement similar to the following is recommended to be affixed to the plat prior to signing:

   "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 Shelby County Health Department, which conditions are made a part of this approval as if set out hereon".

7. The following lots are approved with the primary disposal field site located at the perc test and soil bore locations shown on the Final Map with the following restrictions.

Lot #	maximum field line trench depths in inches	other
1	24+	
3	24+	
4	22+	

   * denotes ground water observed in soil bore
   + ground water indicators observed in soil bore
   # due to depth of rock
   * restricted due to depth of perc test
   * restricted due to certain clays, pans, fragipans or others

8. Should the primary disposal location for any lot be relocated to another area of the lot such that the perc test and soil bore would not be within the boundary of the primary disposal field an additional soil bore and perc test will be required. The above trench depth restrictions would be changed to represent the limitations imposed at the new site.
9. The following lots are withheld

☆ Lot 2 - depth to restrictive layer 24 inches, additional soil bores may reveal is not representative of the site.

All lots withheld may be submitted to the Shelby County Health Department when either by design or relocation of sewage systems the limitations listed above have been overcome in accordance with Alabama's Onsite Sewage Disposal Rules 420-3-1. Appendix H and Appendix I of the Rules should be used to design systems to overcome limitations imposed by groundwater, restrictive layers or slopes greater than 25%.

LEGEND:

ABFD	=	asphalt
BLDG	=	building
CALC	=	calculated
CAP	=	capped iron
C	=	centerline
CM	=	cleared
CONC	=	concrete
C	=	curvature
Δ	=	deflection
Δ	=	curve delta angle
E	=	east
ESMT.	=	easement
FC	=	face
FD	=	found
I.P.F.	=	iron pin found
I.P.S.	=	iron pin set
MEAS	=	measured
MBM	=	mailbox
M.B.	=	manhole
N	=	north
O.R.	=	overhang
P	=	porch
P.C.	=	point of curve
P.T.	=	point of tangent
PVMT	=	pavement
R	=	radius
REC	=	recorded
RES	=	residence
R.O.W	=	right of way
S	=	south
SAN	=	sanitary
STM	=	storm
SWR	=	sewer
SYN	=	synthetic
UTIL	=	utility
U	=	unserviced
W	=	west
L	=	length

SS ● STOP SIGN

FH ⊸ FIRE HYDRANT

WL WATERLINE AND SIZE

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 PART OF THIS APPROVAL AS IS SET OUT HEREON."

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, EXCEPT IN SUBDIVISIONS WITH BIRMINGHAM WATER WORKS & SEWER BOARD'S (BWW&SB'S) SANITARY SEWERS IN WHICH CASE THESE SANITARY SEWER EASEMENTS ARE EXCLUSIVE. ALL UTILITIES MUST CLEAR WITH THE BWW&SB BEFORE INSTALLATION TO INSURE THAT THERE IS NO ENCROACHMENT ON THE EXCLUSIVE EASEMENT OF THE BWW&SB.

"CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEM."

"NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE SHELBY COUNTY PLANNING COMMISSION."

"SHELBY COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT-OF-WAY."

NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER.

THIS PROPERTY IS SITUATED IN FLOOD ZONE "C" ACCORDING TO THE "FEDERAL INSURANCE RATE MAP" OF SHELBY COUNTY, ALABAMA, PANEL NUMBER 0001 EFFECTIVE DATE 0000.

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 HIGH CHAPARRAL SECTOR B - FIRST ADDITION, which said plat or map is certified to have been made by Kenneth B. Weygand, as Engineer-Surveyor at the instance of Chelsea Properties, Inc., Owner, and has been exhibited to this commission, said plat or map being further identified by a recital of the approval of this commission, signed by N/A, County Clerk of even date herewith.

DATE: N/A

APPROVED: SHELBY COUNTY ENGINEER DATE: 3/25/97

APPROVED: SHELBY COUNTY PLANNING COMMISSION DATE: 3/7/97

APPROVED: SHELBY COUNTY HEALTH OFFICER DATE: 3-6-97

APPROVED: FIRE CHIEF DATE: 3-5-97

BUSINESS RECORDS CORPORATION