MAP BOOK 22 PAGE 80

STATE OF ALABAMA)
SHELBY COUNTY)

The undersigned, Laurence D. Weygand, a Registered Engineer-Land Surveyor, State of Alabama, and Greg Gilbert, as Vice President for Royal Construction and Development, Inc., 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 land shown therein and known or to be known as BALENTREE LAKE FIRST ADDITION, showing the subdivision into which it is proposed to divide said lands, giving the length and angles of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the 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 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 the same are not subject to any mortgage except a mortgage held by N.B.C. BANK.

Date: 2/27/97

ROYAL CONSTRUCTION & DEVELOPMENT CO., INC.

By: Laurence D. Weygand
Reg. P.E.-L.S. #10373
169 OXMOOR ROAD
HOMEWOOD, AL 35209

ROYAL CONSTRUCTION & DEVELOPMENT CO., INC.-OWNER

By: Greg Gilbert, Vice President
1855 DATA DRIVE
HOOVER, AL 35244

By: William B. Plunkett
DESIGNATED OFFICER FOR
N.B.C. BANK, MORTGAGEE
P.O. BOX 10686
BIRMINGHAM, AL 35202

ALABAMA PROFESSIONAL ENGINEER AND LAND SURVEYOR
REGISTERED No. 10373
LAURENCE D. WEYGAND

STATE OF ALABAMA)
SHELBY COUNTY)

I, Pamela G. Gross, a Notary Public in and for said County and State hereby certify that Laurence D. Weygand, whose name is signed to the foregoing certificate as Engineer-Land Surveyor and who is known to me, acknowledged before me on this date, that being duly informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this 27th day of Feb, 1997.

My commission expires: 5-17-97 By: Pamela G. Gross
Notary Public

STATE OF ALABAMA)
SHELBY COUNTY)

I, Roena Bearden, a Notary Public in and for said County and State hereby certify that Greg Gilbert, whose name is signed to the foregoing certificate as Vice President for Royal Construction & Development, Co., Inc., Owner, who is known to me, acknowledged before me, on this date, that being duly informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this 21st day of April, 1997

My commission expires: July 14, 2000 By: Roena Bearden
Notary Public

STATE OF ALABAMA)
SHELBY COUNTY)

I, Kay H. Tyler, a Notary Public in and for said County and State hereby certify that William G. Sanders, Jr., whose name is signed to the foregoing certificate as Designated Officer for N.B.C. BANK, Mortgagee, who is known to me, acknowledged before me, on this date, that being duly informed of the contents of said certificate, ___ executed same voluntarily for and as the act of said corporation.

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

My commission expires: 11-6-01 By: Kay H. Tyler
Notary Public

APPROVED BY: [signature] DATE: 4/28/97
SHELBY COUNTY ENGINEER

APPROVED BY: [signature] DATE: 5/1/97
PLANNING DIRECTOR

APPROVED BY: Jim Hollingsworth Jr. DATE: 2-27-97
SHELBY COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL SUPERVISOR

CHELSEA VOLUNTEER FIRE DEPT.
DATE: ___

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 THIS PLAT OR MAP OF BALENTREE LAKE FIRST ADDITION, WHICH PLAT OR MAP IS CERTIFIED TO HAVE BEEN MADE BY LAURENCE D. WEYGAND, A REGISTERED ENGINEER-LAND SURVEYOR, AT THE INSTANCE OF GREG GILBERT, AS VICE PRESIDENT FOR ROYAL CONSTRUCTION & DEVELOPMENT CO., INC., OWNER, 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 Myra B. DiMarco, COUNTY CLERK, OF EVEN DATE HEREWITH.

By: Myra B. DiMarco
COUNTY CLERK

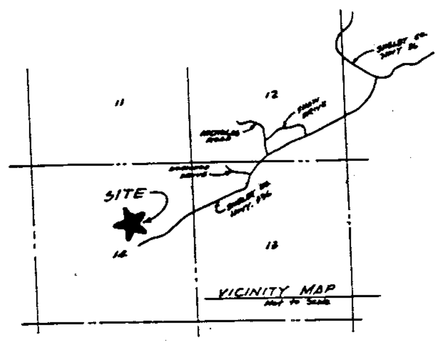
NOTES:
ALL PARTS OF THIS MAP HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA.

ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION.

BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH HOUSE.

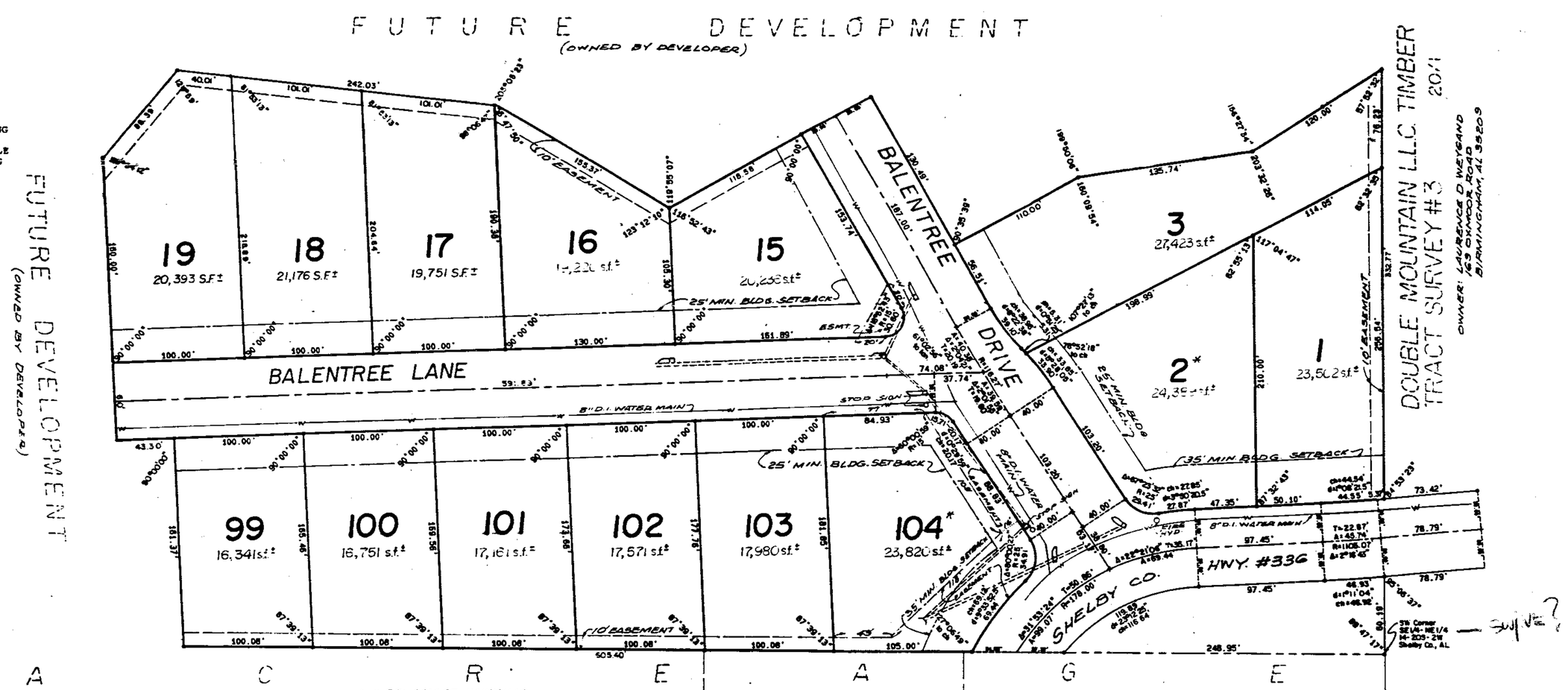
BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LIDS OR TOP ELEVATION FOR ALL MANHOLES AND YARD INLETS ON EACH LOT.

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.



NOTE:

1. SHELBY COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
2. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE SHELBY COUNTY PLANNING COMMISSION.
3. SHELBY COUNTY IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT.
4. CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.
5. ALL UTILITIES WITHIN THE ROADWAY SHALL BE BACKFILLED WITH STONE.
6. THE CONTRACTOR SHALL NOTIFY THE COUNTY ENGINEER'S OFFICE 48 HOURS IN ADVANCE BEFORE STARTING ANY WORK WITHIN THE RIGHT-OF-WAY OF EXISTING ROADS OR ON ROADS TO BE DEDICATED TO THE COUNTY THROUGH THE SUBDIVISION PROCESS.
7. THE BALENTREE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS.



A C R E A G E

A SUBDIVISION FOR THE CONSTRUCTION OF SINGLE-FAMILY RESIDENCES ONLY

BALENTREE LAKE
FIRST ADDITION

BEING A RESURVEY OF TRACT A & PART OF TRACT B, DOUBLE MOUNTAIN LLC TRACT SURVEY # 3, MB.20, PG.01 SITUATED IN THE SW1/4-NE1/4, SECTION 14, TWP. 20S, R.2W, SHELBY CO., AL.

SCALE: 1"=50' DATE: FEB. 1997

LAURENCE D. WEYGAND, REG. PE & LS NO. 10373 942-0086
169 OXMOOR ROAD - HOMEWOOD, AL 35209

* LOTS 2 AND 104 ARE DENIED DIRECT ACCESS TO SHELBY CO. HWY. # 336.

ALL IRONS SET ARE 1/2" REBAR REDHATS.

1997-13498
03/01/1997 01:29:06PM FILED/CERT
Probate Judge of Shelby Co.
Total $ 9.00