A SUBDIVISION FOR SINGLE FAMILY RESIDENCES

A RESURVEY OF LOTS 1175 AND 1176
BROOK HIGHLAND 11TH SECTOR PHASE II
AN EDDLEMAN COMMUNITY

MAP BOOK 22 PAGE 119

AS RECORDED IN MAP BOOK 22, PAGE 36 A & B, IN THE OFFICE OF THE JUDGE OF PROBATE AND BEING SITUATED IN THE S 1/2 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA

SCALE: 1"=40' DATE: APRIL 1, 1997

0 50 100' 200'

PREPARED BY:
K. B. WEYGAND & ASSOCIATES, P.C.
KENNETH B. WEYGAND, REG. ENGR. - L.S. #11768
CARL DANIEL WOOLEY, L.S. #12129
3273 CAHABA VALLEY DRIVE
BIRMINGHAM, ALABAMA 35242 - 2682
TEL. (205) 991 - 8945

OWNER OF LOT 1175:
TOLER COMPANY, INC.
1028 OLD STONE DRIVE
BIRMINGHAM, ALABAMA 35242

OWNER LOT 1176:
EDDLEMAN PROPERTIES, INC.
2700 HIGHWAY 280, SUITE 325
BIRMINGHAM, ALABAMA 35223

MORTGAGEE LOT 1176:
COMPASS BANK
505 NORTH 20TH STREET
BIRMINGHAM, ALABAMA 35203

THE PURPOSE OF THIS RESURVEY IS TO DEDICATE ADDITONAL EASEMENT AREA. NO OTHER CHANGES HAVE BEEN MADE.

WATER & SEWER: BIRMINGHAM WATER WORKS & SEWER BOARD
JURISDICTION: SHELBY COUNTY, ALABAMA

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 BOARDS (BWWA&SB'S) SANITARY SEWERS IN WHICH CASE THESE SANITARY SEWER EASEMENTS ARE EXCLUSIVE. ALL UTILITIES MUST CLEAR WITH THE BWWA&SB BEFORE INSTALLATION TO INSURE THAT THERE IS NO ENCROACHMENT ON THE EXCLUSIVE EASEMENT OF THE BWWA&SB

"SINK HOLE PRONE AREA - THE SUBDIVISION SHOWN HEREON, INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS MAY OCCUR. 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 REPRESENTATIONS WHATSOEVER THAT THE SUBDIVISION IS OR SUITABLE FOR RESIDENTIAL CONSTRUCTION, OR FOR ANY OTHER PURPOSES WHATSOEVER. THE SUBDIVISION IS UNDERLAIN BY LIMESTONE AND THUS MAY BE SUBJECT TO LIME SINK ACTIVITY EVEN THOUGH THERE IS NO VISIBLE EVIDENCE OF SINK HOLES ON THIS PROPERTY."

ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF RESIDENCE TO BE SERVICED

ALL POTENTIAL PURCHASERS PRIOR TO EXECUTING A CONTRACT SHALL BE GIVEN COPIES OF THE GEOTECHNICAL AND GEOLOGICAL ENGINEERING EVALUATION AND MADE AWARE OF RECOMMENDATIONS THEREIN REGARDING STRUCTURE LOCATION, CONSTRUCTION, AND LOT DRAINAGE.

NO GROUND WATER PUMPING SHALL BE ALLOWED

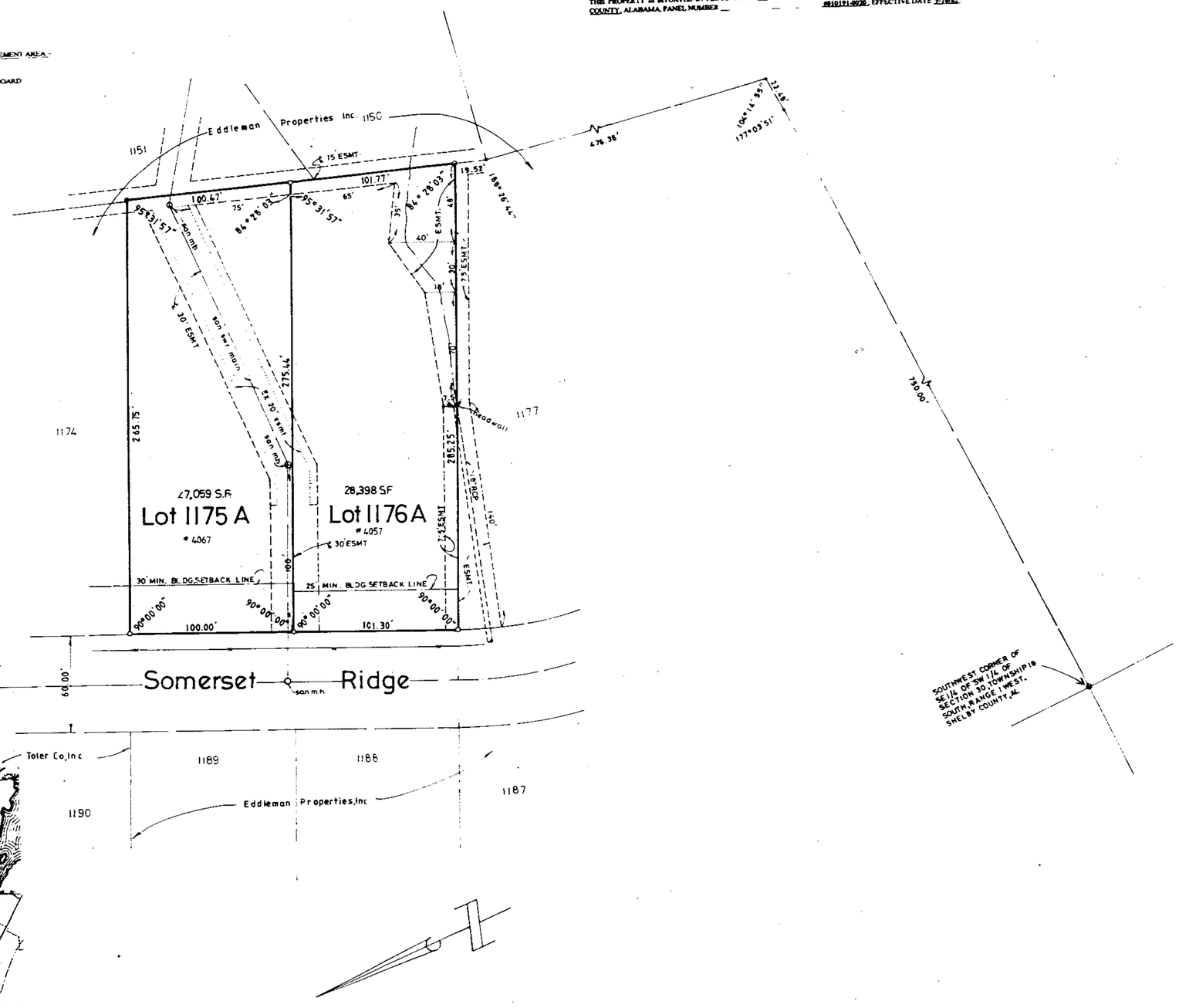
"CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEM."

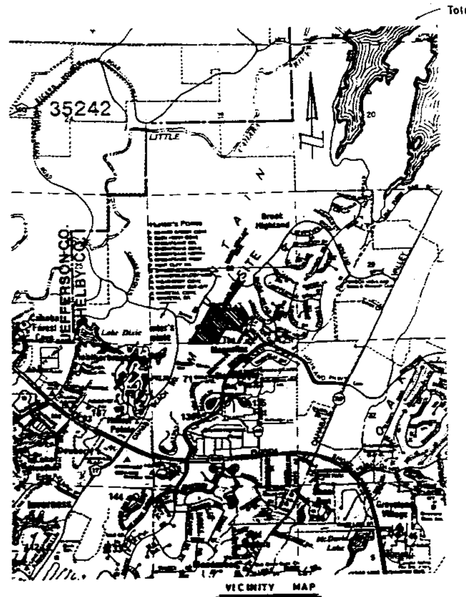
"NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE SHELBY COUNTY PLANNING COMMISSION."

"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 ___ #0101H-0020, EFFECTIVE DATE: 2/16/82.





VICINITY MAP
NOT TO SCALE

STATE OF ALABAMA)
COUNTY OF SHELBY)

The undersigned, Kenneth B. Weygand, a registered Engineer-Land Surveyor, in the State of Alabama, Eddleman Properties, Inc., Owner of Lot 1176 and Toler Company, Inc., Owner of Lot 1175, hereby certify 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 owners; that this plat or map is a true and correct map of the lands shown thereon and known or to be known as A RESURVEY OF LOTS 1175 AND 1176, BROOK HIGHLAND 11TH SECTOR PHASE II, AN EDDLEMAN COMMUNITY, 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 relation of the lands to Brook Highland 11th Sector Phase II as recorded in Map Book 22, Page 36 A & B, 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 owners also certify that they are the owners of said lands and that the same are not subject to any mortgage, except a mortgage with Compass Bank on Lot 1176.

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: 4/25/97

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

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

TOLER COMPANY, INC., Owner of Lot 1175:

BY: Robert Toler, PRESIDENT
Robert Toler, President

EDDLEMAN PROPERTIES, INC., Owner of Lot 1176:

BY: Douglas D. Eddleman
Douglas D. Eddleman, President

COMPASS BANK, Mortgagee of Lot 1176:

BY: J.R. Miller
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 25th day of April, 1997

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

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, as Notary Public in and for said County and State, do hereby certify that Robert Toler, whose name is signed to the foregoing certificate as President of Toler Company, Inc., Owner of Lot 1175, 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 23 day of June, 1997

BY: Jerry Wayne Elliott
Notary Public
My commission expires: 4-24-2001

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, as Notary Public in and for said County and State, do hereby certify that Douglas D. Eddleman, whose name is signed to the foregoing certificate as President of Eddleman Properties, Inc., Owner of Lot 1176, 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 16 day of April, 1997.

BY: Notary Public
My commission expires: 4-8-2011

STATE OF ALABAMA)
JEFFERSON/COUNTY)

I, the undersigned, as Notary Public in and for said County and State, do hereby certify that JAMES R. MILLER, whose name is signed to the foregoing certificate as VICE PRESIDENT of Compass Bank, Mortgagee of Lot 1176, 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 16 day of June, 1997

BY: Judith W. Jackson
Notary Public
My commission expires: 4-25-99

APPROVED: SHELBY COUNTY ENGINEER DATE: 7/1/97

APPROVED: SHELBY COUNTY PLANNING COMMISSION DATE: 7/1/97

APPROVED: Larry W. Rush
SHELBY COUNTY HEALTH OFFICER
(FOR RECORDING PURPOSES ONLY) DATE: 5-15-97

APPROVED: FIRE CHIEF DATE: 6-23-97

MAP CHECKED 4-24-97 20.14

1997070100020540 1/1 $.00
Shelby Cnty Judge of Probate, AL
07/01/1997 02:01:08PM FILED/CERT

1997-19540
07/01/1997-19540
02:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
011.00 14.00

BUSINESS RECORDS CORPORATION