Map Book 22 page 129

A SUBDIVISION FOR SINGLE FAMILY RESIDENCES

BROOK HIGHLAND 11TH SECTOR PHASE III
AN EDDLEMAN COMMUNITY

SITUATED IN THE SW 1/4 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA

SCALE: 1"=30' DATE: 4-4-97

GRAPHIC SCALE

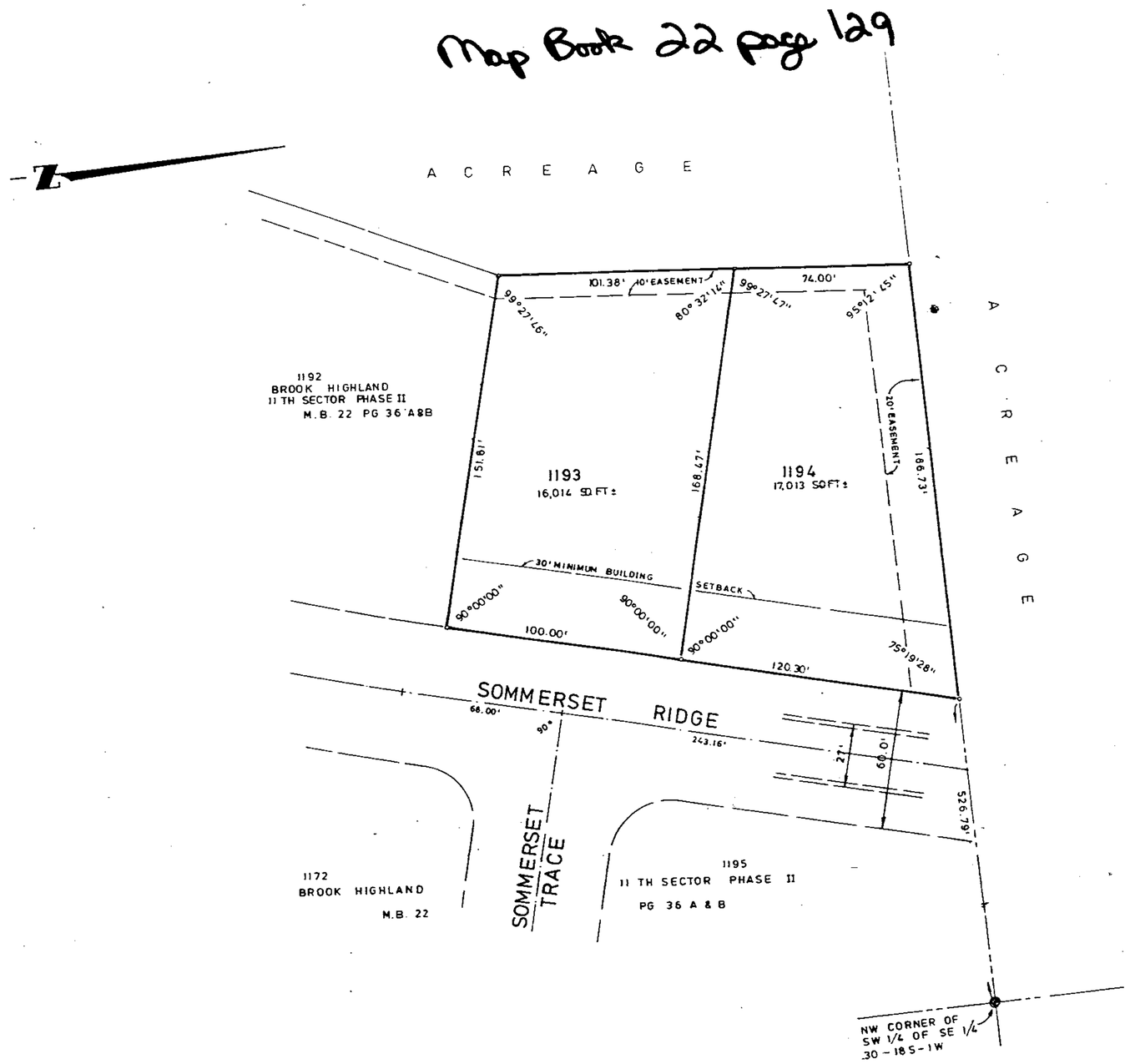
30' 10' 15' 60'
20' 0 30' 90'

PREPARED BY:
K. B. WEYGAND & ASSOCIATES, P.C.
KENNETH B. WEYGAND, REG. ENGR. - L.S. #11768
CARL DANIEL MOORE, L.S. #11219
2231 CAHABA VALLEY DRIVE
BIRMINGHAM, ALABAMA 35242-2602
TEL: (205) 991-8945

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

MORTGAGEE:
COMPASS BANK
301 NORTH 20TH STREET
BIRMINGHAM, ALABAMA 35203

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



APPROVED _____ DATE 7/9/97
SHELBY COUNTY ENGINEER

APPROVED _____ DATE 7/15/97
SHELBY COUNTY PLANNING COMMISSION

APPROVED _____ DATE 4-10-97
SHELBY COUNTY HEALTH OFFICER

APPROVED _____ DATE 4-10-97
FIRE CHIEF

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 (BWWB&SB) SANITARY SEWERS IN WHICH CASE THESE SANITARY SEWER EASEMENTS ARE EXCLUSIVE. ALL UTILITIES MUST CLEAR WITH THE BWWB&SB BEFORE INSTALLATION TO INSURE THAT THERE IS NO ENCROACHMENT ON THE EXCLUSIVE EASEMENT OF THE BWWB&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 LOTS AND STREETS ARE SAFE 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 SHELBY COUNTY, ALABAMA #010191-0025, EFFECTIVE DATE 9/14/82

Inst # 1997-22286
07/15/1997-22286
08:29 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 REC 11.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

The undersigned, Kenneth B. Weygand, a registered Engineer-Land Surveyor, in the State of Alabama, and Eddleman 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 BROOK HIGHLAND 11TH SECTOR PHASE III, AN EDDLEMAN COMMUNITY, showing the subdivision 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 the government survey of Section 30 Township 18 South, Range 1 West, Shelby County, Alabama; and that iron pins have been installed at all lot corners and curve points as shown and determined 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 Compass 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: April 10, 1997

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

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

EDDLEMAN PROPERTIES, INC., Owner:

BY: _____
Douglas D. Eddleman, President

COMPASS BANK, Mortgagee:

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 10th day of April, 1997

BY: _____
Notary Public
My commission expires: 7-18-2001

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, as Notary Public in and for said County and State, do hereby certify that Douglas D. Eddleman, whose name is signed to the foregoing certificate as President of Eddleman 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 10th day of April, 1997.

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

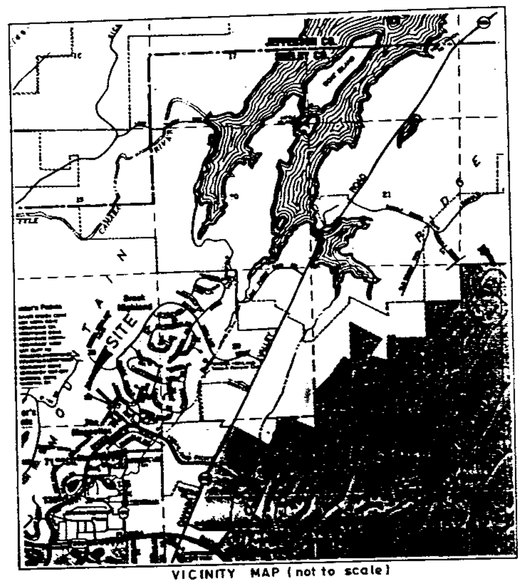
STATE OF ALABAMA)
Jefferson (COUNTY)

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

BY: _____
Notary Public
My commission expires: 4-25-99

1997/15000222861 1/1 $.00
SHELBY COUNTY, AL
07/15/1997 02:29:40PM Probate RL
07/15/1997 02:29:40PM FILED/CERT



VICINITY MAP (not to scale)

Inst # 1997-22286

map checked GOM 4-7-97

BUSINESS RECORDS CORPORATION