MAP BOOK 23 PAGE 111

A SUBDIVISION FOR SINGLE FAMILY RESIDENCES

FOREST PARKS 4TH SECTOR 2ND PHASE

SITUATED IN THE N 1/2 OF SECTION 21, AND THE SW 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA

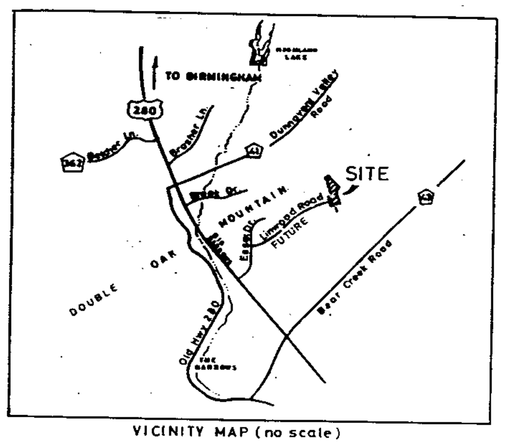
PREPARED BY:
K. B. WEYGAND & ASSOCIATES, P.C.
KENNETH B. WEYGAND, REG. ENGR. - L.S. #11768
CARL DANIEL MOORE, L.S. #12159
2235 CAHABA VALLEY DRIVE
BIRMINGHAM, ALABAMA 35242
TEL: (205) 991-8965

DEVELOPER:
FOREST PARKS, LLC
1931 SOUTH 21ST STREET
BIRMINGHAM, ALABAMA 35205
TEL: (205) 322-0402

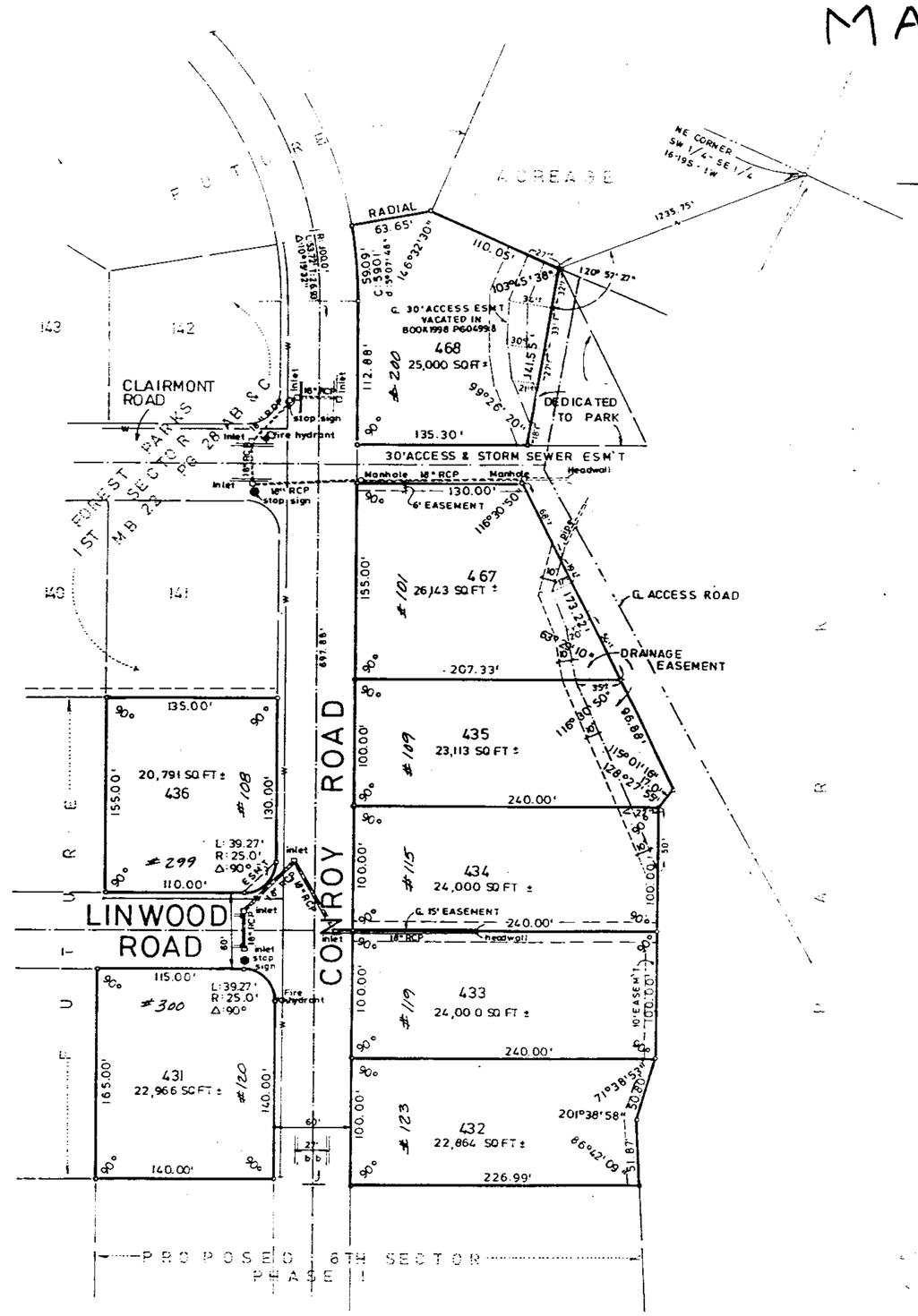
MORTGAGEE: FIRST COMMERCIAL BANK
800 SHADES CREEK PARKWAY
BIRMINGHAM, ALABAMA 35209
TEL: (205) 879-2800

WATER: SHELBY COUNTY WATER
JURISDICTION: SHELBY COUNTY, ALABAMA

60 50 40 30 20 10 0 30' 60' 120' 180'
SCALE: 1"=60' GRAPHIC SCALE DATE: DECEMBER 1, 1997



VICINITY MAP (no scale)



STATE OF ALABAMA)
COUNTY OF SHELBY)

The undersigned, Kenneth B. Weygand, a registered Engineer-Land Surveyor, in the State of Alabama, and Forest Parks, LLC., 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 FOREST PARKS 4TH SECTOR 2ND PHASE, 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 Forest Parks 1st Sector as recorded in Map Book 22, on Page 28 A, B & C, 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 mortgages, except a mortgage with First Commercial 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: January 12, 1998

BY: Kenneth B. Weygand, Reg. No. L.E. #11768

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

FOREST PARKS, LLC., Owner:

BY: Its Managing Member

FIRST COMMERCIAL BANK, Mortgagee:
800 Shades Creek Parkway
Birmingham, AL 35209

BY: 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 12th day of January, 1998

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, Joseph B. Davis Jr., whose name is signed to the foregoing certificate as Managing Partner of Forest Parks, LLC., 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 12th day of January, 1998

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 Helen S. Allen, whose name is signed to the foregoing certificate as Sr. Vice President of First Commercial 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 12th day of January, 1998

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

RESOLUTION: Be it resolved by the Shelby County Commission, that the street 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 FOREST PARKS 4TH SECTOR 2ND PHASE, which and plat or map is certified to have been made by Kenneth B. Weygand, as Engineer-Surveyor in the instance of Forest Parks, LLC., Owner, and has been exhibited to this commission, and plat or map being duly approved by a motion of the approval of this commission, signed by County Clerk of even date hereunto.

DATE: 2-23-98

APPROVED: SHELBY COUNTY ENGINEER DATE: 2/23/98

APPROVED: SHELBY COUNTY PLANNING COMMISSION DATE: 2/23/98

APPROVED: SHELBY COUNTY HEALTH OFFICER DATE: 1-12-98

APPROVED: CAHABA VALLEY FIRE CHIEF DATE: 1-28-98

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 IF 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.

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

"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 WITHOUT ENGINEER'S APPROVAL.

THIS PROPERTY IS SITUATED IN FLOOD ZONE "C" ACCORDING TO THE "FEDERAL INSURANCE RATE MAP OF SHELBY COUNTY, ALABAMA, PANEL NUMBER 01079 0050 B EFFECTIVE DATE 5-16-82

STATE OF ALABAMA
DEPARTMENT OF PUBLIC HEALTH
(Donald F. Wasserman, M.D. • State Health Officer)

SHELBY COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL DIVISION
FINAL CONDITIONS OF APPROVAL

NAME OF SUBDIVISION: FOREST PARKS 4TH SECTOR

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 submission 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
402	30-f	
403	14*	

2700 Morgan Park Drive, Vestavia, Alabama 35243 (205)970-8879

Lot #	maximum field line trench depths in inches	other
405	33-	
406	30-	
407	18f	
408	24-	
409	26-	25 foot setback from drain, limited space
410	15-	
411	24-	
412	24-	
413	32-	
414	14f	
415	24-	
416	30f	
417	26-	
418	30-	
419	14f	
423	30-	
424	30-*	
425	30-	
426	12f	
430	30-f	
431	30-	
432	17f	
433	19f	

Lot #	maximum field line trench depths in inches	other
434	32-	
435	30-	
436	30-	
437	42-	
438	32-	
443	30-	
444	16-f	
445	28-	
446	30-	25 foot setback from roadcut
447	30-	25 foot setback from roadcut
448	30-	
449	26	25 foot setback from roadcut
450	24f	25 foot setback from roadcut
451	30-*	25 foot setback from roadcut
452	30-	25 foot setback from roadcut
453	31-	25 foot setback from roadcut
454	30-	
455	32-	
456	32-	
457	32-	
458	32-	
459	30-	
460	16-	25 foot setback from drain way
461	30-	
462	32-	

Lot #	maximum field line trench depths in inches	other
466	12-	

* denotes ground water observed in soil bore
+ ground water indicators observed in soil bore
f 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 spoil 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. There are numerous rock shelves in this sector and once the disposal field line layouts are proposed on individual lot applications and the proposed field line area is probed it may be necessary to change the maximum field line depths to more accurately reflect the depth to rock in the field line area.

10. The following lots are withheld

Lot #

~~403 - no percolation test and soil bore data submitted w/o 4-07~~

404 - rock found at depths less than 30 inches in field line area

420 - no percolation test and soil bore data submitted

421 - no percolation test and soil bore data submitted

422 - no percolation test and soil bore data submitted

427 - no percolation test and soil bore data submitted

428 - no percolation test and soil bore data submitted

429 - no percolation test and soil bore data submitted

439 - withheld until proposed water drainage flume constructed, maximum field line depth restricted at 14 inches due to depth of percolation test

440 - depth to rock 28 inches

441 - depth to rock 24 inches

442 - no percolation test and soil bore data submitted

463 - rock at 25 inches

464 - rock at 20-24 inches

465 - rock at 24-26 inches

467 - no percolation test, based on soil bore present maximum field line depth 42 inches

468 - no percolation test or soil bore data submitted

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 ii 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%.

MAP CHECKED: GDM, 12-17-97
LOTS 435,467 AND 468, 1-22-98, GDM

Inst # 1998-06818
08/85/1998-06818
OBILG MAP CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
09:16:31 AM
$.00
Total Pg 2
Cnty Judge of Probate
09/25/1998 08:16:31AM FILED/CERT
1998025000052121 1/1 $.00

BUSINESS RECORDS CORPORATION