MAP BOOK 23 PAGE 165

HIGHLAND LAKES
an Eddleman community

A PRIVATE SUBDIVISION FOR SINGLE FAMILY RESIDENCE

HIGHLAND LAKES 3rd SECTOR Phase IV
AN EDDLEMAN COMMUNITY

SITUATED IN THE SOUTH ½ OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 1 WEST.
SHELBY COUNTY, ALABAMA

SCALE: 1"=60' (0, 50', 100', 200', 300')

DATE: 4-28-98

PREPARED BY:
K. B. WEYGAND & ASSOCIATES, P.C.
KENNETH B. WEYGAND, REG. ENGR. - L. S. #11768
CARL DANIEL MOORE, L.S. #12159
2233 CAHABA VALLEY DRIVE
BIRMINGHAM, ALABAMA 35242-2602
TEL: (205) 991-8965 - FAX: (205) 991-6032

OWNER/DEVELOPER:
HIGHLAND LAKES DEVELOPMENT, LIMITED
2700 HIGHWAY 280, SUITE 325
BIRMINGHAM, ALABAMA 35223
TEL: (205) 871-9755

MORTGAGEE:
BILLY D. EDDLEMAN
2700 HIGHWAY 280, SUITE 325
BIRMINGHAM, ALABAMA 35223
TEL: (205) 871-9755

SHELBY COUNTY JURISDICTION:
BWWSB: WATER & SANITARY SEWER

STATE OF ALABAMA)
COUNTY OF SHELBY)

The undersigned, Kenneth B. Weygand, a registered Engineer-Land Surveyor, in the State of Alabama, and Highland Lakes Development, Limited, Owner, 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 owner; that this plat or map is a true and correct map of the lands shown therein and known or to be known as HIGHLAND LAKES 3RD SECTOR, PHASE IV 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 Highland Lakes 2nd Sector as recorded in Map Book 20, on Page 150, 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 signee also certies that it is the owner of said lands and that the same are not subject to any mortgage, except a mortgee with Billy D. Eddleman.

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, 1998

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

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

HIGHLAND LAKES DEVELOPMENT LIMITED, Owner:
Eddleman Properties, Inc., General Partner

BY: Billy D. Eddleman
Billy D. Eddleman,
Chairman & Chief Executive Officer

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

BY: Billy D. Eddleman
Billy D. Eddleman, Mortgagee

STATE OF ALABAMA)
COUNTY OF SHELBY)

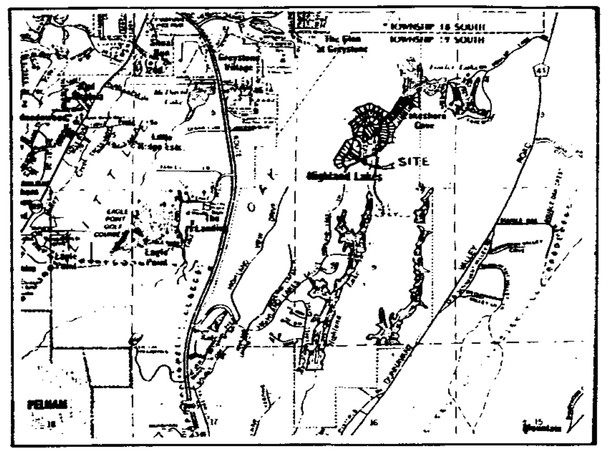
I, the undersigned, as Notary Public in and for said County in said State, hereby certify that Kenneth B. Weygand, whose name is signed to the foregoing instrument as Engineer-Land Surveyor, who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and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

Given under my hand and seal this the 10th day of April 1998

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

Inst # 1998-17302

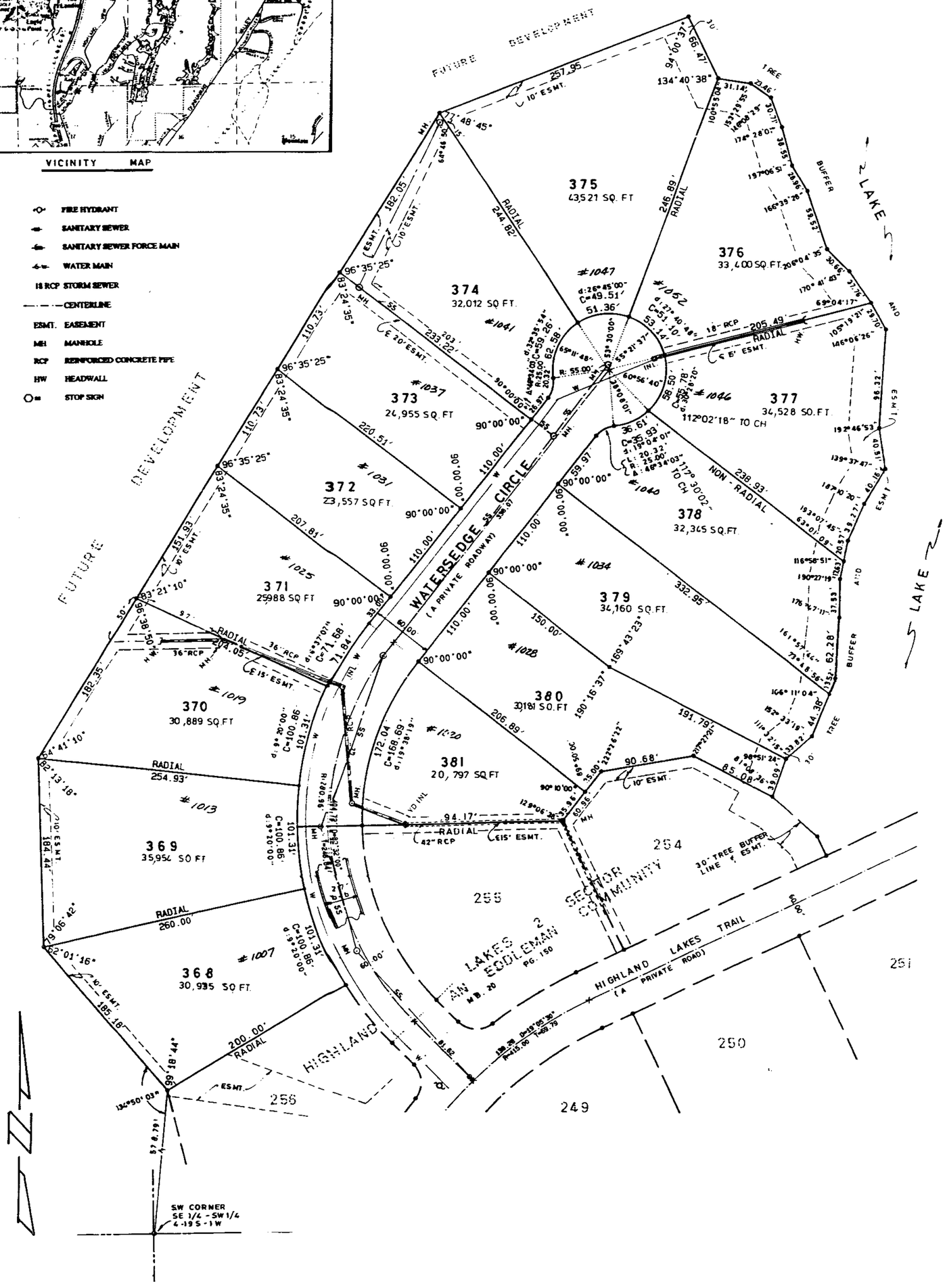
05/12/1998-17302
09:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCL 14.00



VICINITY MAP

LEGEND

- FIRE HYDRANT
- SANITARY SEWER
- SANITARY SEWER FORCE MAIN
- WATER MAIN
- 18 RCP STORM SEWER
- CENTERLINE
- ESMT. EASEMENT
- MH MANHOLE
- RCP REINFORCED CONCRETE PIPE
- HW HEADWALL
- STOP SIGN



STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, as Notary Public in and for said County in said State, do hereby certify that Billy D Eddleman, whose name is signed to the foregoing instrument as Chairman and Chief Executive Officer and Douglas D. Eddleman, whose name is signed as President of Eddleman Properties, Inc., General Partner of Highland Lakes Development Limited, Owner, and who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing instrument, they executed the same voluntarily and with full authority therefor, on the day the same bears date.

Given under my hand and seal this the 23rd day of April, 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 Billy D Eddleman, whose name is signed to the foregoing instrument as Mortgagee, and who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing instrument, he executed the same voluntarily and with full authority therefor, on the day the same bears date

Given under my hand and seal this the 6th day of April, 1998

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

APPROVED: COUNTY ENGINEER DATE: 5/8/1998

APPROVED: PLANNING COMMISSION DATE: 5/8/98

APPROVED: SHELBY COUNTY HEALTH OFFICER DATE: 4-13-98

APPROVED: CAHABA VALLEY FIRE CHIEF DATE: 4-1-98

NOTES

ALL STREETS AND ROADWAYS SHOWN ON THIS MAP ARE PRIVATE ROADWAYS AND SHALL BE UTILIZED SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AS AMENDED FROM TIME TO TIME (THE "DECLARATION").

"THIS SUBDIVISION MEETS THE APPROVAL OF THE SHELBY COUNTY HEALTH DEPARTMENT SUBJECT TO CERTAIN CONDITIONS OF APPROVAL AND/OR LOT DELETIONS ON FILE WITH SAID HEALTH DEPARTMENT WHICH CONDITIONS ARE MADE PART OF THIS APPROVAL AS IS SET OUT HEREON."

"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."

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

NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL.

LOCATION OF HOUSE ON EACH LOT REQUIRES THE APPROVAL OF THE ARCHITECTURAL REVIEW COMMITTEE.

NO FENCES OR STRUCTURES SHALL BE CONSTRUCTED WITHIN ANY EASEMENT WITHOUT APPROVAL FROM THE ARCHITECTURAL REVIEW COMMITTEE.

DO NOT CONSTRUCT, CAUSE TO BE CONSTRUCTED, OR PERMIT TO BE CONSTRUCTED ANY LAKE OR POND, FILL OR FILL SLOPES, CUT OR CUT SLOPES, FENCE OR ANY BUILDING OR STRUCTURE OF ANY KIND WHICH WOULD, IN THE BWWSB'S OPINION, PREVENT READY ACCESS TO, OR INTERFERE WITH, CONSTRUCTING, INSTALLING, OPERATING AND MAINTAINING PIPELINES AND APPURTENANCES.

ALL IMPROVEMENTS IN THIS SUBDIVISION, INCLUDING BUT NOT LIMITED TO ROADS AND DRAINAGE STRUCTURES ARE PRIVATE AND ARE NOT DEDICATED TO SHELBY COUNTY AND ARE, THEREFORE, NOT THE RESPONSIBILITY OF SHELBY COUNTY TO MAINTAIN OR REPAIR.

THIS PROPERTY IS SITUATED IN FLOOD ZONE "C" ACCORDING TO THE "FEDERAL INSURANCE RATE MAP" OF SHELBY COUNTY, ALABAMA, PANEL NUMBER 010191-0050, EFFECTIVE DATE SEPTEMBER 16, 1982.

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.

1998052200017302 1/1 $10.00
Shelby Cnty Judge of Probate, AL
05/12/1998 09:03:13AM FILED/CERT