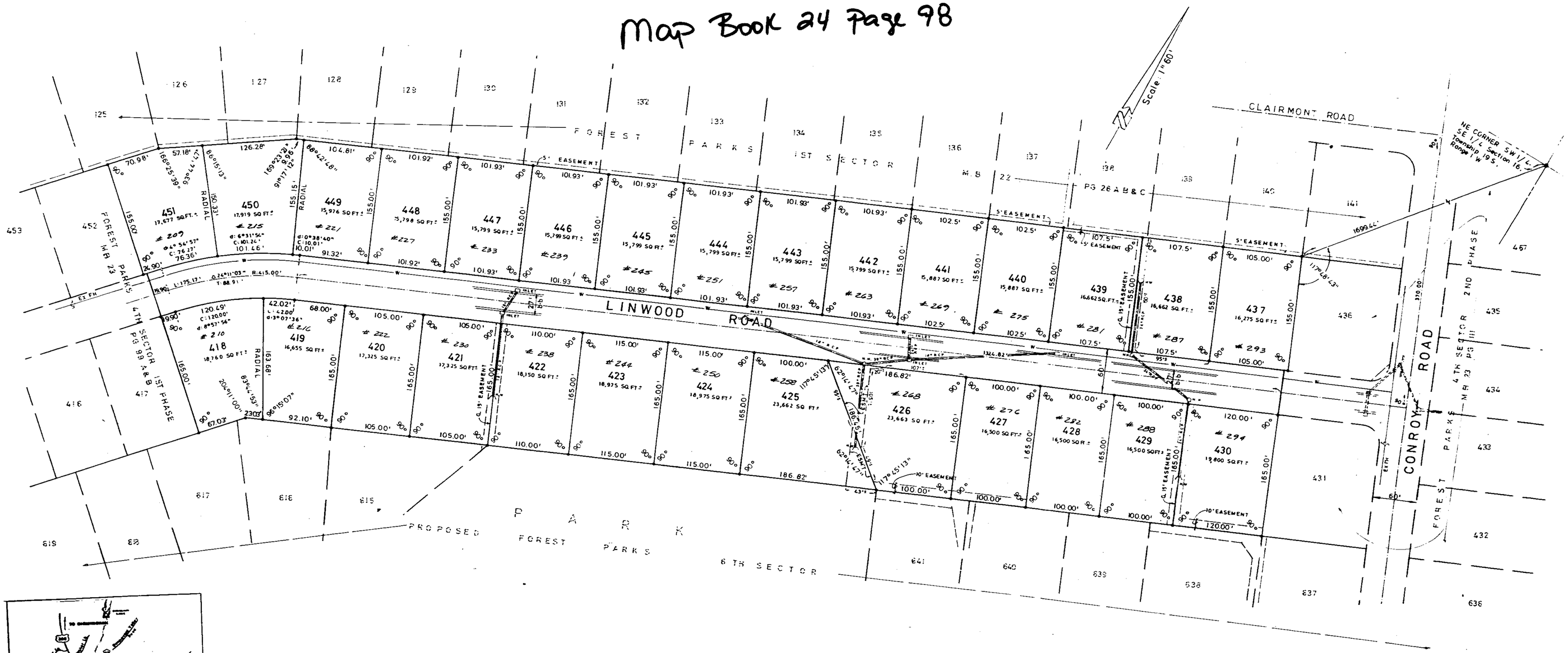
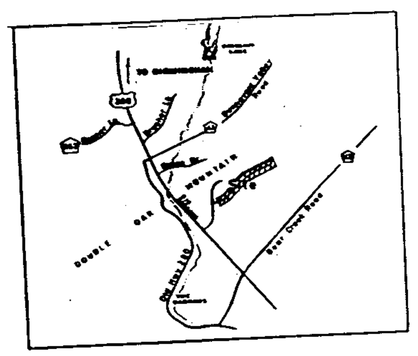
Map Book 24 Page 98





1998100038884 1/1 $.00
Shelby County Judge of Probate, AL
10/06/1998 08:55:30AM FILED/CERT

A SUBDIVISION FOR SINGLE FAMILY RESIDENCES

FOREST PARKS 4TH Sector 3RD PHASE

SITUATED IN THE N ½ OF SECTION 21 AND THE SW ¼ OF THE SE ¼ OF SECTION 16,
TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA

60 45 30 15 0 20 40 60 120 180
GRAPHIC SCALE

SCALE: 1"= 60'

DATE: 8-20-98
Revised 9-24-98 to add section tie

PREPARED BY:
K. B. WEYGAND & ASSOCIATES, P.C.
KENNETH B. WEYGAND, REG. ENGR. - L. S. #11768
CARL DASHER, MGMT. L.S. #12139
2223 CAHABA VALLEY DRIVE
BIRMINGHAM, ALABAMA 35242-2602
TEL.: (205) 991-8965 - FAX: (205) 991-0832

PREPARED FOR:
FOREST PARKS, LLC
1051 SOUTH 21ST STREET
BIRMINGHAM, ALABAMA 35205
TEL.: (205) 322-0402

MORGAGEE:
FIRST COMMERCIAL BANK
800 BRIARCREEK PARKWAY
BIRMINGHAM, ALABAMA 35209
TEL: (205) 870-2000

JURISDICTION: SHELBY COUNTY, ALABAMA
WATER: SHELBY COUNTY WATER

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

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 were 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 3RD PHASE, showing the subdivision lots 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 land to Forest Parks 1st Sector as recorded in Map Book 23, Page 99 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 cover 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 unencumbered by any mortgage, 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: September 9, 1998

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

FOREST PARKS, LLC., Owner:

BY: Its: MANAGER

FIRST COMMERCIAL BANK, Mortgagee:

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, on the act of said Engineer-Land Surveyor, on the day the same bears date.

Given under my hand and seal this 9th day of September, 1998.

BY: Jessie T. Catanzaro
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 Jessie B. Weygand and Manager, whose names is signed to the foregoing certificate as Manager 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, on such officer, on the day the same bears date.

Given under my hand and seal this 9th day of September, 1998.

BY: Jessie T. Catanzaro
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 Paul Schlenker, whose name is signed to the foregoing certificate as V.P. 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, on such officer, on the day the same bears date.

Given under my hand and seal this the 11th day of Sept, 1998

BY: Jackie A. Dunn
Notary Public
My commission expires: 4-4-2000

RESOLUTION: Be it resolved by the Shelby County Commission, that the owner 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 3RD PHASE, which said plat or map is satisfied to have been made by Kenneth B. Weygand, an Engineer-Surveyor at the instance of Forest Parks, LLC., Owner, and has been exhibited to this commission, and said plat or map has been approved by the act of the approval of this commission affixed by _____ Chairman, Shelby County Commission, on this date hereunto.

DATE: 10/6/98

APPROVED: SHELBY COUNTY ENGINEER DATE: 10/1/98

APPROVED: SHELBY COUNTY PLANNING COMMISSION DATE: 10/6/98

APPROVED: SHELBY COUNTY HEALTH OFFICER DATE: 9-9-98

APPROVED: FIRE CHIEF DATE: 9-18-98

THIS SUBDIVISION MEETS THE APPROVAL OF THE SHELBY COUNTY HEALTH DEPARTMENT SUBJECT TO CERTAIN CONDITIONS OF APPROVAL AMONG LOT DELETIONS ON FILE WITH THE SAID HEALTH DEPARTMENT WHICH CONDITIONS ARE MADE PART OF THIS APPROVAL.

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 SOLD WITHIN AND WITHOUT THE SUBDIVISION.

"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 HOME 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 ____ MAP NO. 010191 B ____ EFFECTIVE DATE 3-16-82.

0 1 2 3 4 5 6
BUSINESS RECORDS CORPORATION

Inst # 1998-38884
10/06/1998-38884
08:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRD 20.00

MAP CK. GDM: 9-8-98