Map Book 24, Page 131

A PRIVATE SUBDIVISION FOR SINGLE FAMILY RESIDENCES

A RESURVEY OF LOTS 613 & 614 HIGHLAND LAKES 6TH SECTOR AN EDDLEMAN COMMUNITY AND ACREAGE

AS RECORDED IN MAP BOOK 23 PAGES 132 A & B IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA, AND BEING SITUATED IN THE WESTERN 1/2 OF SECTION 4, TOWNSHIP 19 SOUTH RANGE 1 WEST SHELBY COUNTY, ALABAMA

THE PURPOSE OF THIS SURVEY IS TO COMBINE TWO LOTS INTO ONE AND TO ADD ACREAGE TO THE REAR OF ONE LOT

0 50' 100' 200'

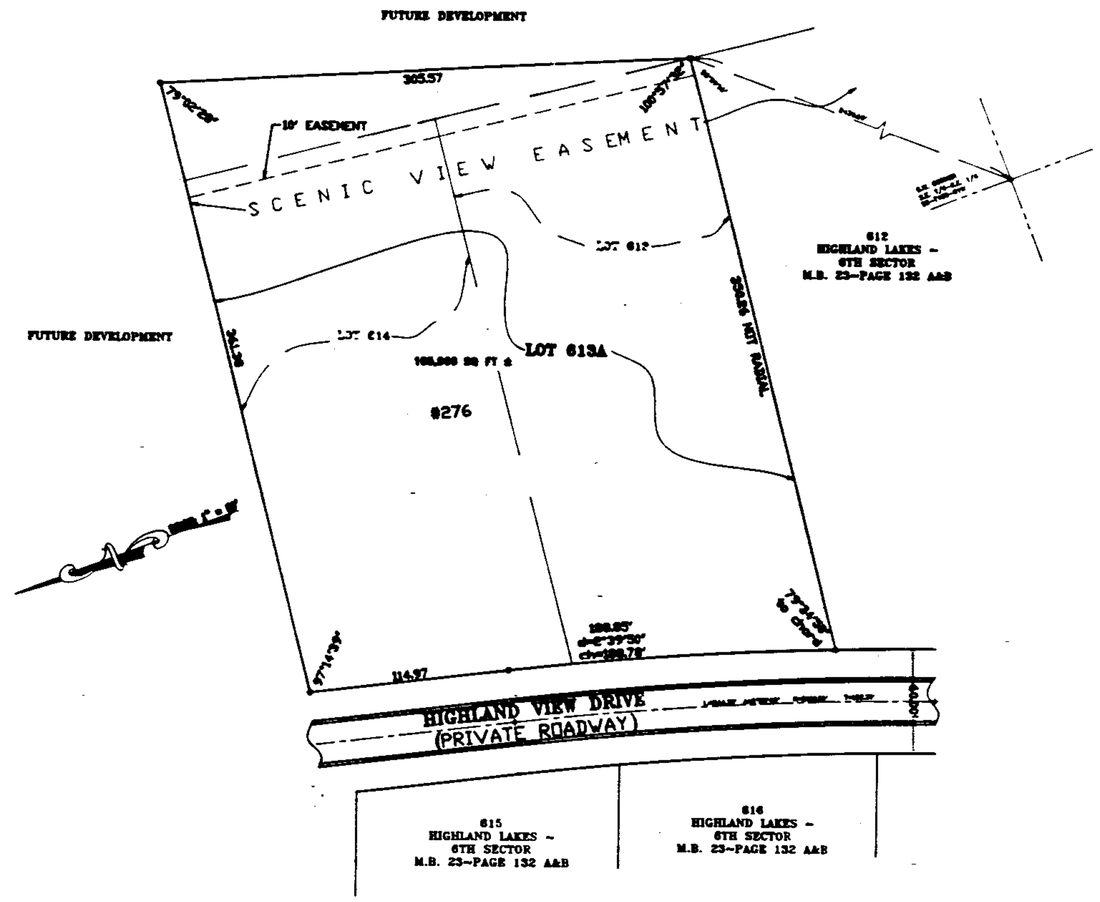
DATE: 9-17-98 GRAPHIC SCALE: 1" = 50'

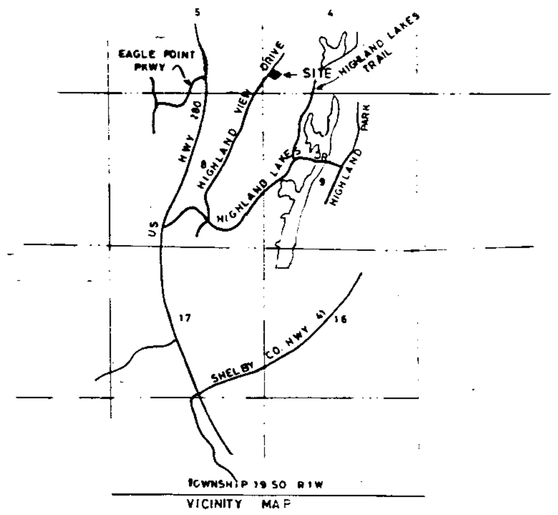
K.B. WEYGAND AND ASSOCIATES, P.C.
KENNETH B. WEYGAND, REG.#11768 P.E. & L.S.
CARL DANIEL MOORE, REG. L.S. #12159
2233 CAHABA VALLEY DRIVE
BIRMINGHAM, ALABAMA 35242
TEL: (205) 991-8965

SHELBY COUNTY JURISDICTION
BWWSB: WATER & SANITARY SEWER

Owner/Developer Acreage:
HIGHLAND LAKES DEVELOPMENT, LIMITED
General Partner:
EDDLEMAN PROPERTIES, INC.
2700 Highway 280, Suite 325
Birmingham, Alabama 35223
Tel: 871-9755

Owner Lots 613 & 614:
Billy C. & Mary Ann Martin
3533 Wynwood Drive
Birmingham, Al 35210
Tel: 930-9200





VICINITY MAP

19981201000474650 1/1 $.00
Shelby Cnty Judge of Probate,AL
12/01/1998 08:36:40AM FILED/CERT

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 THE 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.

SCENIC VIEW EASEMENT: ALL LANDSCAPING, TREE CUTTING AND TREE PLANTING MUST BE APPROVED BY THE ARCHITECHURAL REVIEW COMMITTEE. ANY TREES ON LOTS THAT BLOCK THE MOUNTAIN VIEW OF ADJOINING LOTS MUST BE CUT DOWN UPON DEMAND BY THE ARCHITECTURAL CONTROL COMMITTTEE.

EXACT DIMENSIONS AND LOCATIONS OF SCENIC VIEW EASEMENT TO BE DETERMINED BY THE ARCHITECTURAL REVIEW COMMITTEE BASED UPON APPROVAL OF INDIVIDUAL LOT SITE PLANS.

CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR THE PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS.

P:\EAGLE\HL\615_615

MAP CK: GDM 9/17/98

0 1 2 3 4 5 6
BUSINESS RECORDS CORPORATION

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, Billy C. Martin, and Mary Ann Martin, Owners, 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 thereon and known or to be known as A RESURVEY OF LOTS 613 & 614 HIGHLAND LAKES 6TH SECTOR AN EDDLEMAN COMMUNITY AND ACREAGE, 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 Amended Map of Highland Lakes 6th Sector an Eddleman Community as recorded in Map Book 23, on Pages 132 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 signer also certifies that it is the owner of said lands and that the same are not subject to any mortgage, except a mortgage 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: 10-05-98

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

HIGHLAND LAKES DEVELOPMENT, LIMITED, Owner acreage:
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

Billy C. Martin and Mary Ann Martin, Owners Lots 613 & 614:
BY: Billy C. Martin
Billy C. Martin
BY: Mary Ann Martin
Mary Ann Martin

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, she 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 5th day of October, 1998.

BY: Jackie A. Dan
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 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 the 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 14th day of SEPT. 1998

BY: Jackie A. Dan
Notary Public
My commission expires: 9-9-2000

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 the 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 5th day of October 1998

BY: Jackie A. Dan
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 C. Martin, whose name is signed to the foregoing instrument as 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, 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 14th day of OCT 1998

BY: Jackie A. Dan
Notary Public
My commission expires: 9-9-2000

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, as Notary Public in and for said County and State, do hereby certify that Mary Ann Martin, whose name is signed to the foregoing instrument as 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, 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 14th day of OCT 1998

BY: Jackie A. Dan
Notary Public
My commission expires: 9-9-2000

APPROVED: COUNTY ENGINEER DATE: 11/24/98

APPROVED: PLANNING COMMISSION DATE: 11/30/98

APPROVED: Larry W. Rush SHELBY COUNTY HEALTH OFFICER DATE: 11/10/98

APPROVED: CAHABA VALLEY FIRE CHIEF DATE: 10-6-98

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

Inst # 1998-47465
48/01/1998-47465
08:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 006 14.00