Map Book 25 Page 103

A SUBDIVISION FOR SINGLE FAMILY RESIDENCES

EAGLE POINT 2ND SECTOR PHASE 4

BEING A RESURVEY OF A PART OF LOT C-4 ACCORDING TO THE MAP OF EAGLE POINT FIRST SECTOR-PHASE II, AS RECORDED IN MAP BOOK 14, PAGE 113, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND A SURVEY OF A PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA.

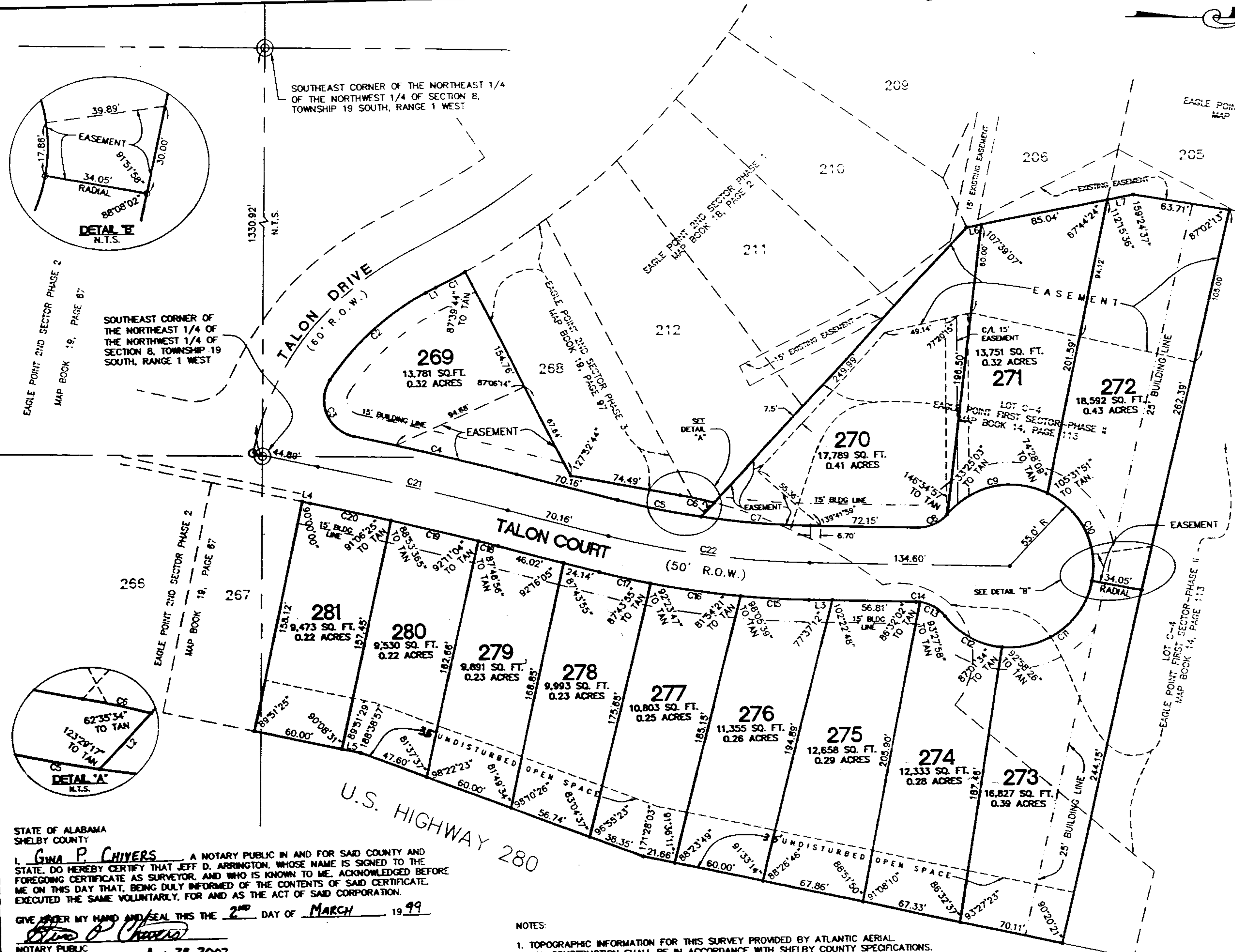
OWNER/DEVELOPER
REAMER DEVELOPMENT
JOHN REAMER, PRESIDENT
P.O. BOX 380785
BIRMINGHAM, ALABAMA 35203
PHONE: (205) 991-9933

MORTGAGE COMPANY
NATIONAL BANK OF COMMERCE
1927 1ST AVENUE NORTH
BIRMINGHAM, ALABAMA 35202
PHONE: (205) 583-3600
WILLIAM G. SANDERS, VICE-PRES.

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

NO TRAFFIC CONTROL DEVICES REQUIRED FOR THIS SUBDIVISION.

Inst # 1999-21142
05/20/1999-21142
08:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE



STATE OF ALABAMA
SHELBY COUNTY

THE UNDERSIGNED, JEFF D. ARRINGTON, REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND JOHN G. REAMER, JR., PRESIDENT OF REAMER DEVELOPMENT CORPORATION, HEREBY CERTIFY THAT THIS PLAT OR MAP WAS MADE PURSUANT TO A SURVEY MADE BY SAID SURVEYOR AND THAT SAID SURVEY AND THIS PLAT OR MAP WERE MADE AT THE INSTANCE OF SAID OWNERS; THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LAND SHOWN THEREIN AND KNOWN AS OR TO BE KNOWN AS "EAGLE POINT 2ND SECTOR PHASE 4", SHOWING SUBDIVISION INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVING THE LENGTH AND THE ANGLES OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER, SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS, GIVING THE LENGTH, WIDTH AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK, AND SHOWING THE RELATIONS OF THE LANDS TO THE GOVERNMENT SURVEY 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 OWNERS FURTHER CERTIFY THAT THEY ARE THE OWNERS OF SAID PROPERTY AND THAT THE SAME ARE NOT SUBJECT TO ANY MORTGAGE, EXCEPT A MORTGAGE HELD BY NATIONAL BANK OF COMMERCE. SAID SURVEYOR FURTHER CERTIFIES 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: 3-2-1999

SURVEYOR: [signature] JEFF D. ARRINGTON, REG. NO. 18664 PROFESSIONAL LAND SURVEYOR

OWNER: [signature] JOHN G. REAMER, JR. PRESIDENT REAMER DEVELOPMENT CORPORATION

MORTGAGEE: [signature] WILLIAM G. SANDERS, SENIOR VP NATIONAL BANK OF COMMERCE

RESOLUTION:
BE IT RESOLVED BY THE SHELBY COUNTY COMMISSION, THAT THE ASSENT OF THIS BODY BE AND THE SAME HEREBY IS GIVEN TO THE DEDICATION OF THE STREETS, ALLEYS AND PUBLIC GROUNDS AS SHOWN PLAT OR MAP OF EAGLE POINT 2ND SECTOR PHASE 4 WHICH SAID PLAT OR MAP IS CERTIFIED TO HAVE BEEN MADE BY JEFF D. ARRINGTON, AS SURVEYOR AT THE INSTANCE OF REAMER DEVELOPMENT CORPORATION, OWNER, AND HAS BEEN EXHIBITED TO THIS COMMISSION. SAID PLAT OR MAP BEING FURTHER IDENTIFIED BY A RECITAL OF THE APPROVAL OF THIS COMMISSION. SIGNED BY [signature] COUNTY CLERK OF EVEN DATE HEREWITH.

APPROVED: [signature] 5/17/99
SHELBY COUNTY ENGINEER

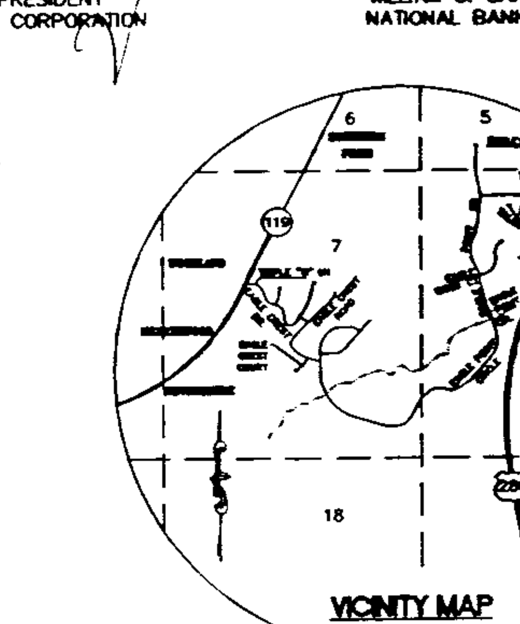
APPROVED: [signature] 5/5/99
DISTRICT FIRE CHIEF

APPROVED: [signature] 4/27/99
SHELBY COUNTY HEALTH DEPARTMENT

APPROVED: [signature] 5/18/99 58
SHELBY COUNTY PLANNING COMMISSION

THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE "C" AS SHOWN ON THE LATEST FLOOD INSURANCE RATE MAPS (PANEL NUMBER 010191 0045 B), DATED SEPTEMBER 16, 1982.

FIRM COMMUNITY PANEL NO.: #010191 0045 B
SHELBY COUNTY, ALABAMA
(UNICORPORATED AREAS)
PANEL: 45 OF 195
EFFECTIVE DATE: SEPTEMBER 16, 1982



STATE OF ALABAMA
SHELBY COUNTY

I, Gina P. Chivers, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT JEFF D. ARRINGTON, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS SURVEYOR, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVE UNDER MY HAND AND SEAL THIS THE 2nd DAY OF MARCH 1999

[signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: Aug 28, 2002

STATE OF ALABAMA
SHELBY COUNTY

I, Reena Bearden, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT JOHN G. REAMER, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS PRESIDENT OF REAMER DEVELOPMENT CORPORATION, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVE UNDER MY HAND AND SEAL THIS THE 5th DAY OF [illegible] 19__

[signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: July 16, 2000

STATE OF ALABAMA
SHELBY COUNTY

I, [signature], A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY/CERTIFY THAT WILLIAM G. SANDERS, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS SENIOR VICE PRESIDENT OF NATIONAL BANK OF COMMERCE, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVE UNDER MY HAND AND SEAL THIS THE 17th DAY OF March 19__

[signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: [illegible]

NOTES:

1. TOPOGRAPHIC INFORMATION FOR THIS SURVEY PROVIDED BY ATLANTIC AERIAL.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH SHELBY COUNTY SPECIFICATIONS.
3. ALL UTILITIES IN THE ROADWAY SHALL BE BACKFILLED WITH STONE.
4. CONTRACTOR, AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR THE PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATER WAYS.

CURVE DATA

CURVE #	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	538.30'	21.97'	10.98'	21.96'	02°20'17"
C2	166.96'	87.65'	44.86'	86.65'	30°04'40"
C3	25.00'	48.09'	35.85'	41.01'	110°13'04"
C4	2886.20'	111.96'	55.96'	111.95'	02°13'21"
C5	552.37'	57.02'	28.54'	57.00'	05°54'54"
C6	312.70'	23.00'	11.51'	22.99'	04°12'51"
C7	552.37'	72.67'	36.39'	72.62'	07°32'16"
C8	25.00'	22.39'	12.01'	21.65'	51°19'04"
C9	55.00'	73.65'	43.53'	68.27'	76°43'17"
C10	55.00'	70.93'	41.37'	66.12'	73°53'45"
C11	55.00'	81.69'	50.48'	74.38'	85°05'48"
C12	55.00'	45.04'	23.87'	43.79'	46°55'19"
C13	25.00'	19.68'	10.38'	19.17'	45°05'38"
C14	25.00'	2.72'	1.36'	2.71'	06°13'27"
C15	602.37'	45.57'	22.80'	45.56'	04°20'06"
C16	602.37'	59.97'	30.01'	59.95'	05°42'17"
C17	602.37'	35.89'	17.95'	35.88'	03°24'48"
C18	2836.20'	13.98'	6.99'	13.98'	00°16'57"
C19	2836.20'	30.00'	30.00'	60.00'	01°12'43"
C20	2836.20'	54.73'	27.36'	54.73'	01°06'20"
C21	2861.20'	129.84'	64.93'	129.83'	02°36'00"
C22	577.37'	135.56'	68.10'	135.25'	13°27'10"

BUILDING RESTRICTIONS

1. REAR YARD SETBACK ON ALL LOTS IS 20.0'.
2. SIDE YARD SETBACK ON ALL LOTS IS 10.0; BETWEEN STRUCTURES. ZERO LOT LINE HOUSES REQUIRE 5.0' MAINTENANCE EASEMENTS RUNNING THE LENGTH OF THE SIDE YARD OF ADJACENT PROPERTIES.

LINE DATA

CURVE #	RADIUS
L1	7.59'
L2	12.64'
L3	15.33'
L4	5.27'
L5	12.52'
L6	10.00'
L7	17.89'

NOTES:

1. CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITE FREE OF DRAINAGE PROBLEMS.
2. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE SHELBY COUNTY PLANNING COMMISSION.
3. SHELBY COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.

NOTE:
ALL EASEMENTS ARE FOR PUBLIC UTILITES, SANITARY SEWERS AND STORM SEWERS, AND/OR OPEN STORM DRAINS, UNLESS OTHERWISE NOTED FOR USE BOTH WITHIN AND WITHOUT THIS SUBDIVISION.

"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 OF 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 THE PROPERTY.

NO.	DATE	DESCRIPTION	BY

AE ARRINGTON ENGINEERING & LAND SURVEYING, INC.
137 BUSINESS CENTER DRIVE
BIRMINGHAM, ALABAMA 35244
PHONE: (205) 985-9315
FAX: (205) 985-9385

DRAWING TITLE: EAGLE POINT 2ND SECTOR PHASE 4

LOCATION & DESCRIPTION: SITUATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA

STATE OF ALABAMA REGISTERED #18664 PROFESSIONAL LAND SURVEYOR JEFF D. ARRINGTON

DRAWN BY: GPC	MODE3
CHECKED BY: JDA	
DATE: FEBRUARY 26, 1999	
SCALE: 1" = 40'	F.B.#
DRAWING NAME: EP2-4RM.DWG	
PROJECT NO.: 16783	
SHEET 1 OF 1	

19990520000211421 1/1 $.00
Shelby Cnty Judge of Probate,AL
05/20/1999 08:39:26AM FILED/CERT

BUSINESS RECORDS CORPORATION