MAP Book 25 Page 132

A SUBDIVISION FOR SINGLE FAMILY RESIDENCES

YELLOWLEAF RIDGE ESTATES

5TH SECTOR

SITUATED IN THE NE ¼ OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 1 WEST,
SHELBY COUNTY, ALABAMA

50 0 50 100 150
GRAPHIC SCALE

SCALE 1" = 50'

DATE: 5-28-1999

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:
CORNERSTONE BUILDING CO., INC.
SPRATLIN CONSTRUCTION, INC.
2232 CAHABA VALLEY DRIVE
BIRMINGHAM, ALABAMA 35242
TEL: (205) 991-9559

SHELBY COUNTY JURISDICTION
WESTOVER WATER AUTHORITY: WATER

STATE OF ALABAMA)
COUNTY OF SHELBY)

The undersigned, Kenneth B. Weygand, a registered Engineer-Land Surveyor, in the State of Alabama, Cornerstone Building Co., Inc. and Spratlin Construction, Inc., 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 were 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 YELLOWLEAF RIDGE ESTATES 5TH SECTOR, 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 Yellowleaf Ride Estates 4TH Sector as recorded in Map Book 24 on Page 125, 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 mortgage, except a mortgage with Compass 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: June 14, 1999

BY: [signature]
KENNETH B. WEYGAND, REG. ENGR.-L.S. #11768

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

CORNERSTONE BUILDING CO. INC., Owner

BY: [signature]
DONALD M. ACTON, PRESIDENT

SPRATLIN CONSTRUCTION, INC., Owner

BY: [signature]
WILLIAM F. SPRATLIN, PRESIDENT

COMPASS BANK, Mortgagee, 701 South 20th Street Birmingham, Al 35296

BY: [signature]
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 14th day of June, 1999

BY: [signature]
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 Donald M. Acton, whose name is signed to the foregoing certificate as President of Cornerstone Building Co., Inc., 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 16th day of June 1999

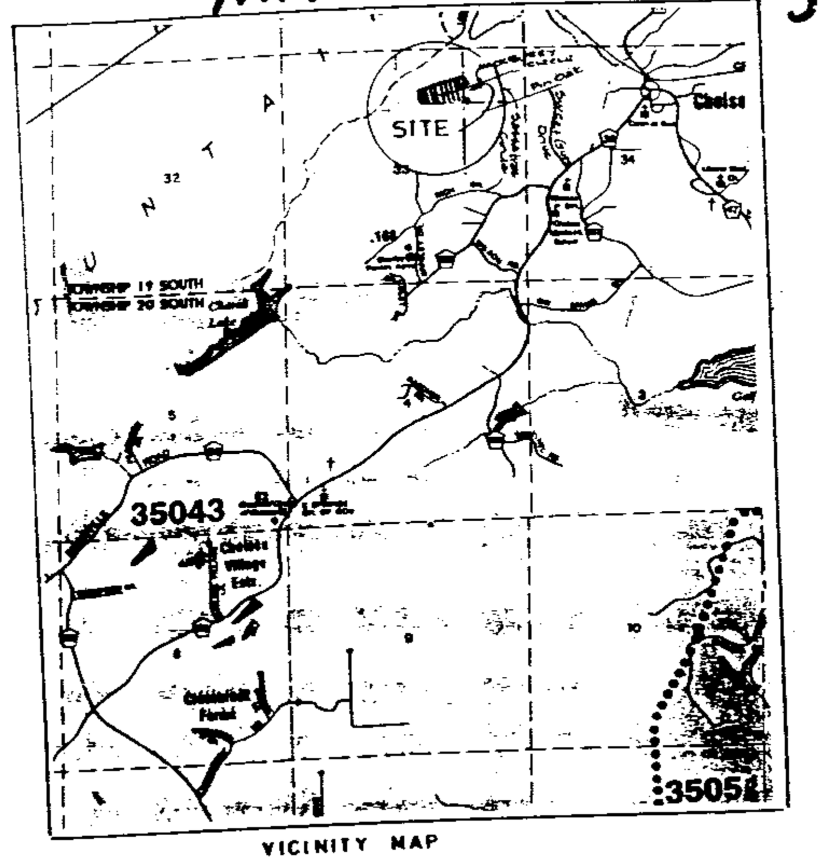
BY: [signature]
Notary Public
My commission expires: 1-18-2000

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, as Notary Public in and for said County and State, do hereby certify that William F. Spratlin, whose name is signed to the foregoing certificate as President of Spratlin Construction, Inc., 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 14th day of June, 1999

BY: [signature]
Notary Public
My commission expires: 1-18-2001



VICINITY MAP

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 on plat or map of YELLOWLEAF RIDGE ESTATES 5TH SECTOR, which said plat or map is certified to have been made by Kenneth B. Weygand, as Engineer-Surveyor at the instance of Cornerstone Building Co., and Spratlin Construction, Inc., Owners, 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.

DATE: 7-7-99

APPROVED: [signature] DATE: 7/6/99
SHELBY COUNTY ENGINEER

APPROVED: [signature] DATE: 7/7/99
SHELBY COUNTY PLANNING COMMISSION

APPROVED: [signature] DATE: 6-22-99
SHELBY COUNTY HEALTH OFFICER

APPROVED: [signature] DATE: 6-22-99
FIRE CHIEF

APPROVED: [signature] DATE: 7/9/99
TOWN CLERK FOR THE TOWN OF CHELSEA

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, as Notary Public in and for said County and State, do hereby certify that John M. McGuiness, whose name is signed to the forgoing certificate as Vice President of Compass Bank, and who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and forgoing certificate, he executed the same voluntarily, as such officer, on the day the same bears date.

Given under my hand and seal this the 18th day of June, 1999

BY: [signature]
Notary Public
My commission expires: 1-18-2001

Lot #	maximum field line trench depths in inches	other
504	18-	
505	26-ˉ	
506	24-ˉ	
507	28-	
508	28-	
509	28-	
511	28-	no field lines in old road bed
512	18	due to soil bore depth
513	18+	
514	12-ˉ	
515	16-	
516	18ˉ	
517	18-ˉ	
518	18-	
519	12-ˉ	
520	16-+	
521	14ˉ	
522	12+	

* denotes ground water observed in soil bore
\+ ground water indicators observed in soil bore
\# due to depth to rock
\= restricted due to depth of perc test
ˉ 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 soil bore and perc test will be required. The above trench depth restrictions would be changed to supplement the limitations imposed at the new site.

9. The following lots are withheld

Lot #

☆ 501 - soil bore covered by spoil dirt

☆ 510 - slope 29 percent, depth to restrictive layer 51 inches

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 H 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%.

10. The soil bore for record on each lot should remain open if this soil bore and percolation test site is located at the site of the proposed primary field line area until a permit to install an onsite sewage system for that lot has been issued.

STATE OF ALABAMA
DEPARTMENT OF PUBLIC HEALTH

SHELBY COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL DIVISION
FINAL CONDITIONS OF APPROVAL

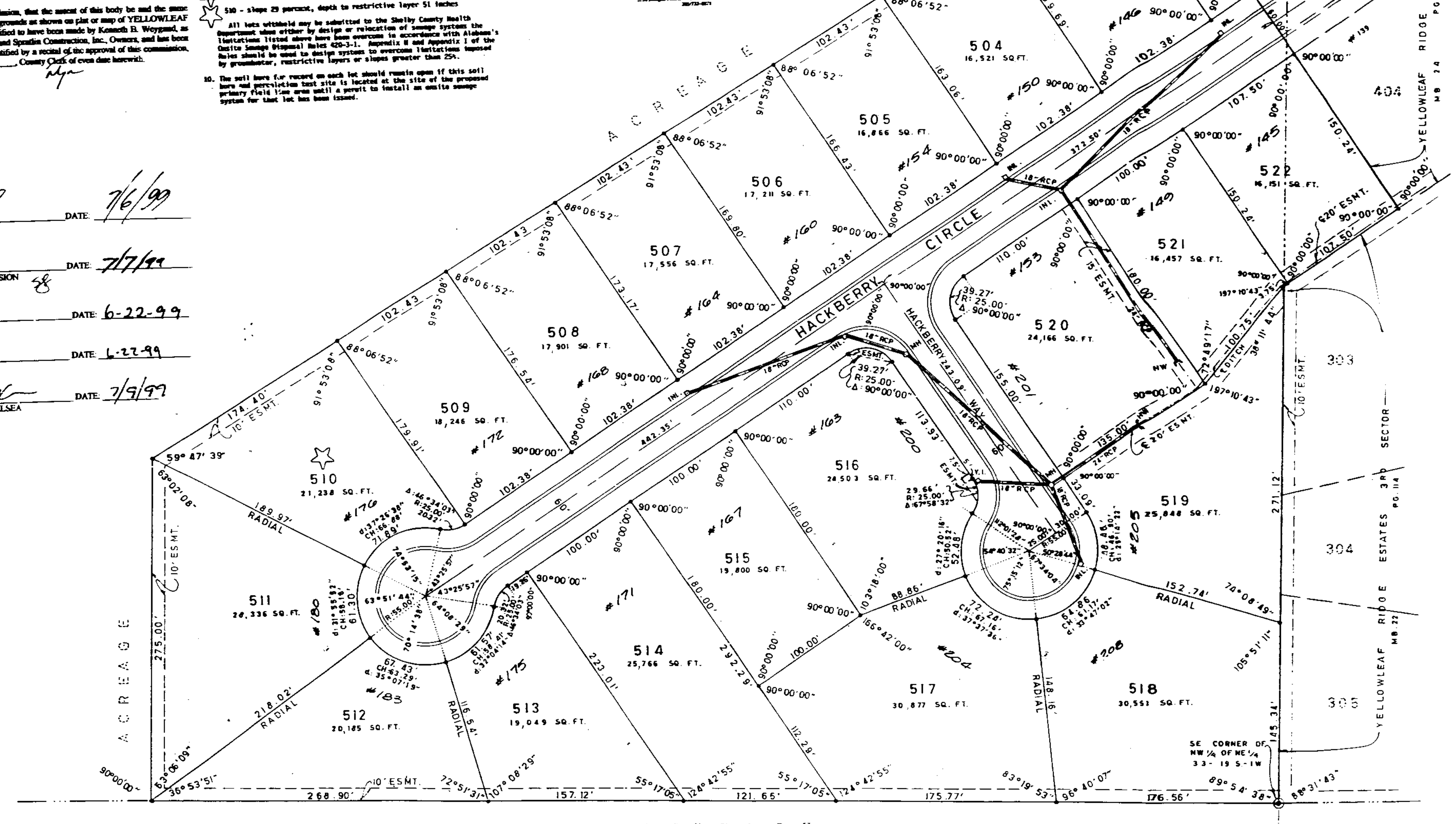
NAME OF SUBDIVISION: YELLOWLEAF RIDGE ESTATES 5TH SECTOR

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 restraint 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
502	24-	
503	24-	



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."

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 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 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 010191-0080B, EFFECTIVE DATE 9-16-82.

Inst # 1999-29039

07/12/1999-29039
08:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

CHECKED 5-13-1999

BUSINESS RECORDS CORPORATION

19990712000290391 1/1 $.00
Shelby Cnty Judge of Probate,AL
07/12/1999 08:33:36AM FILED/CERT