Map Book 26 Page 59

A SUBDIVISION FOR SINGLE FAMILY RESIDENCES

EAGLE POINT
12th SECTOR PHASE I
1ST ADDITION

SITUATED IN THE NE ¼ OF THE NE ¼ OF THE NE 1/4 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA

PREPARED BY: K.B. WEYGAND & ASSOCIATES
2233 CAHABA VALLEY DRIVE
BIRMINGHAM, ALABAMA 35242
(205) 991-8965

KENNETH B. WEYGAND
REG. P.E. & L.S. NO: 11768

CARL DANIEL MOORE
REG. L.S. NO: 12159

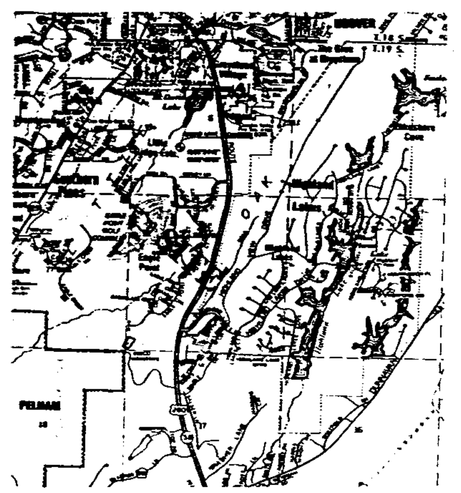
PREPARED FOR: REAMER DEVELOPMENT CORPORATION
P.O.BOX 380785
BIRMINGHAM, ALABAMA 35238
(205) 954-5360

MORTGAGEE:
NATIONAL BANK OF COMMERCE
1927 1ST AVENUE NORTH
BIRMINGHAM, ALABAMA 35282

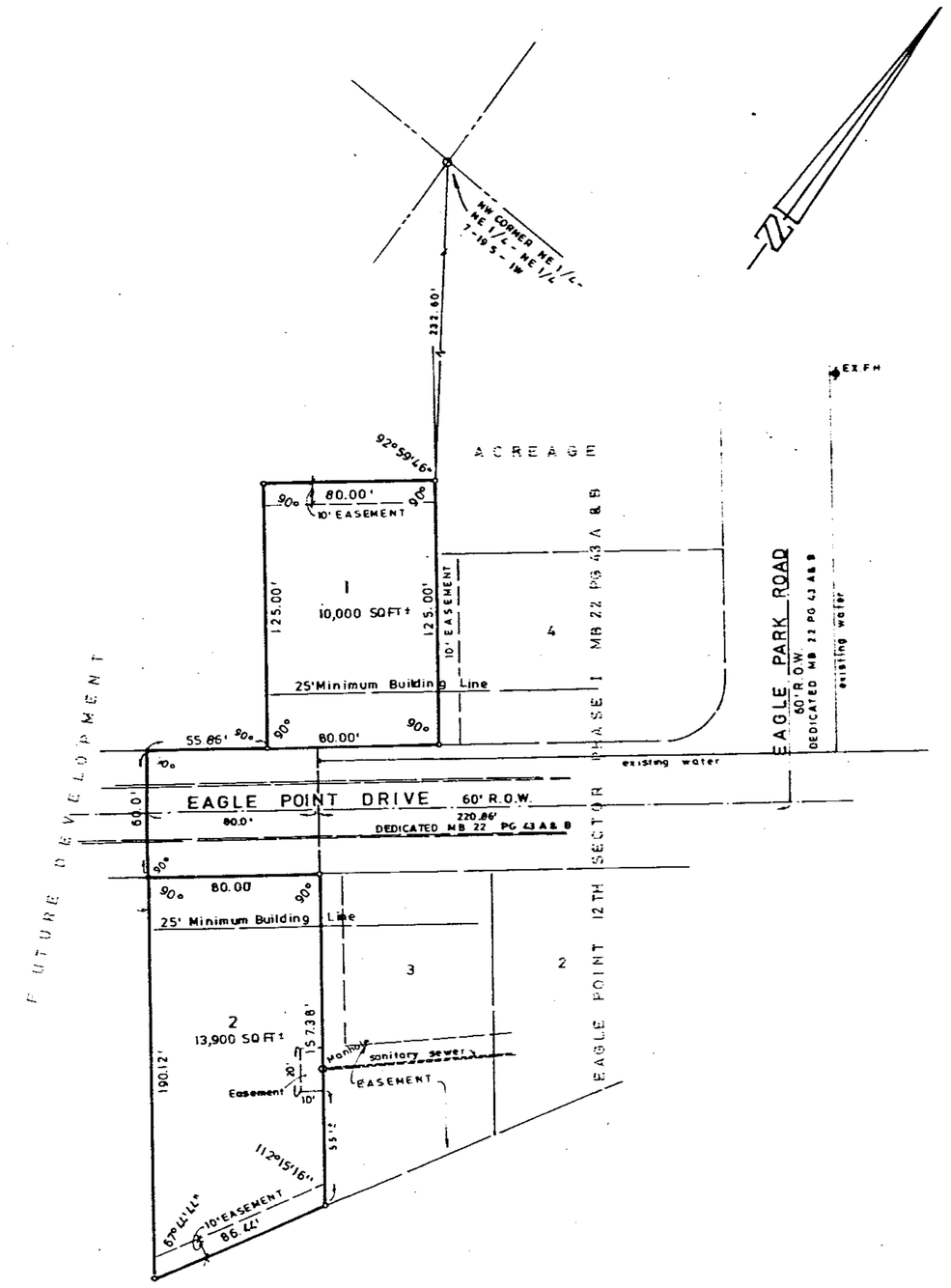
SHELBY COUNTY JURISDICTION

40 30 20 10 0 40 80 120
GRAPHIC SCALE

SCALE: 1"=40' DATE: AUGUST 17, 1999



19991201000483600 1/1 $.00
Shelby Cnty Judge of Probate
12/01/1999 08:42:05AM FILED/CERT



RESOLUTION: Be it resolved by the Shelby County Commission, that the consent 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 EAGLE POINT 12TH SECTOR PHASE I 1ST ADDITION, which said plat or map is certified to have been made by Carl Daniel Moore, 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 [illegible], County Clerk of even date herewith.

DATE: 12-1-99

APPROVED: [illegible] SHELBY COUNTY ENGINEER DATE:

APPROVED: [illegible] for SHELBY COUNTY PLANNING COMMISSION DATE: 11/29/99

APPROVED: Larry W Pinch SHELBY COUNTY HEALTH OFFICER DATE: 11-17-99

APPROVED: [illegible] FIRE CHIEF DATE 11-16-99

"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 THE CLERK OF SHELBY COUNTY, AND ALL OTHER AGENTS, SERVANTS, OR EMPLOYEES OF SHELBY COUNTY, ALABAMA, MAKE NO REPRESENTATIONS WHATSOEVER THAT THE SUBDIVISION, LOTS AND STREETS ARE SAFE OR 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 THIS PROPERTY."

ALL POTENTIAL PURCHASERS PRIOR TO EXECUTING A CONTRACT SHALL BE GIVEN COPIES OF THE GEOTECHNICAL AND GEOLOGICAL ENGINEERING EVALUATION AND MADE AWARE OF RECOMMENDATIONS THEREIN REGARDING STRUCTURE LOCATION, CONSTRUCTION, AND LOT DRAINAGE.

NO GROUND WATER PUMPING SHALL BE ALLOWED

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.

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 DRAINAGE 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 010191-0005, EFFECTIVE DATE 9-16-81.

STATE OF ALABAMA)
COUNTY OF SHELBY)

The undersigned, Carl Daniel Moore, a registered Land Surveyor, in the State of Alabama, and Reamer Development Corporation, Owners, 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 owner; that this plat or map is a true and correct map of the lands shown thereon and known or to be known as EAGLE POINT 12TH SECTOR PHASE I 1ST ADDITION, showing the subdivision 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 the governmental survey of Section 7, Township 19 South, Range 1 West, 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 National Bank of Commerce.

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 August 25, 1999

BY Carl Daniel Moore
CARL DANIEL MOORE, REG. L.S. # 12159

ALABAMA REGISTERED No. 12159 LAND SURVEYOR CARL D. MOORE

REAMER DEVELOPMENT CORPORATION, Owner

BY [signature]
JOHN G. REAMER, PRESIDENT

NATIONAL BANK OF COMMERCE, Mortgagee

BY: [signature]
ITS: [signature]

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, as Notary Public in and for said County in said State, hereby certify that Carl Daniel Moore, whose name is signed to the foregoing certificate as 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 day the same bears date.

Given under my hand and seal this the 25th day of AUGUST 1999

BY [signature]
Notary Public
My commission expires 1-18-99

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, as 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, 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 the 15th day of November, 1999.

BY: [signature]
Notary Public
My commission expires 11-6-00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, as Notary Public in and for said County and State, do hereby certify that William G. Sanders, Jr. whose name is signed to the foregoing certificate as Vice President of National Bank of Commerce, 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 15th day of November, 1999

BY: [signature]
Notary Public
My commission expires 11-6-00

Inst # 1999-48436

12/01/1999-48436
08:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 CK

P/MI DATA/EAGLE SET.MP
P/MAP/PROJECTS/EAGPUT

Map Checked 12/8/99

BUSINESS RECORDS CORPORATION