Map Book 26 Page 92

PARKVIEW TOWNHOMES PLAT NO. 1 (CORRECTED)

A RESIDENTIAL SUBDIVISION

ALL LYING IN THE SOUTH 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 13, T-20-S, R-3-W, SHELBY COUNTY, ALABAMA

- BEING A REPLAT OF PARKVIEW TOWNHOMES PLAT NO. 1 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, AL. IN PB. 26, AT PAGE 64.

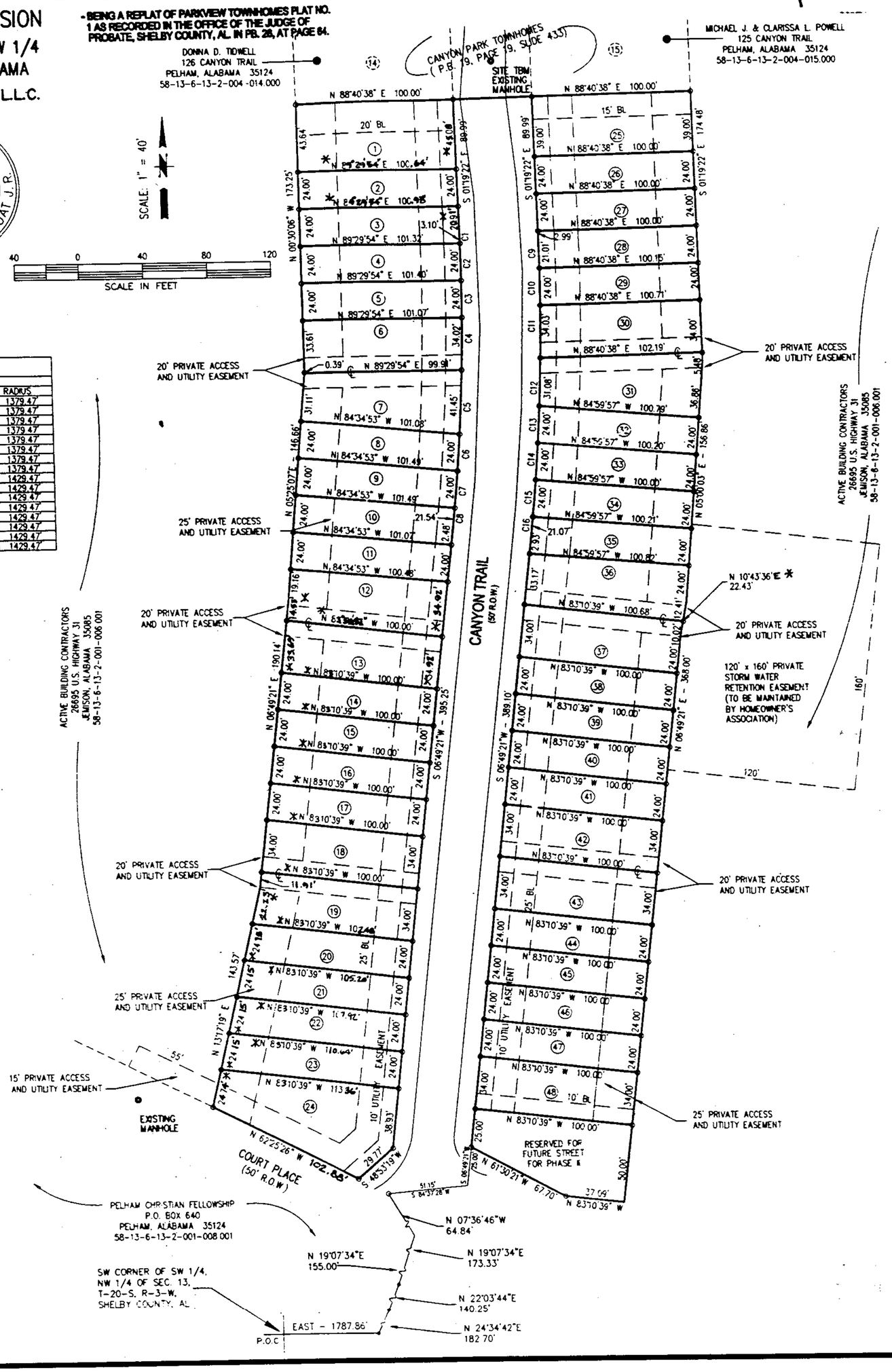
PREPARED BY: JEFFCOAT ENGINEERS AND SURVEYORS, L.L.C.
928 SOUTH HULL STREET
MONTGOMERY, AL 36104
PHONE: 265-1246
FAX: 265-1268

BRANCH OFFICES: 111 NORTH 6TH ST., SUITE A
CLANTON, ALABAMA 35045
PHONE: 755-3677

107 WEST CHURCH ST.
TROY, ALABAMA 36081
PHONE: 566-0030

O. GUTHRIE JEFFCOAT JR. — ALABAMA — REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR — REGISTERED NO. 9587

NOTE: THIS IS A LAND BOUNDARY SURVEY



LINE TABLE				
LOT NO	CHORD NO.	CHORD BEARING	CHORD DISTANCE	RADIUS
LOT 3	C1	S 01°15'31" E	3.10'	1379.47'
LOT 4	C2	S 00°41'45" E	24.00'	1379.47'
LOT 5	C3	S 00°18'03" W	24.00'	1379.47'
LOT 6	C4	S 01°30'21" W	34.02'	1379.47'
LOT 7	C5	S 03°24'24" W	41.45'	1379.47'
LOT 8	C6	S 04°23'57" W	24.00'	1379.47'
LOT 9	C7	S 05°25'46" W	24.00'	1379.47'
LOT 10	C8	S 06°27'30" W	21.54'	1379.47'
LOT 28	C9	S 00°54'06" E	21.01'	1429.47'
LOT 29	C10	S 00°00'02" W	24.00'	1429.47'
LOT 30	C11	S 01°09'49" W	34.03'	1429.47'
LOT 31	C12	S 02°28'07" W	31.08'	1429.47'
LOT 32	C13	S 03°30'21" W	24.00'	1429.47'
LOT 33	C14	S 04°32'05" W	24.00'	1429.47'
LOT 34	C15	S 05°29'48" W	24.00'	1429.47'
LOT 35	C16	S 06°24'00" W	21.07'	1429.47'

OWNER/ DEVELOPER: ACTIVE BUILDING CONTRACTORS, INC.
26695 U.S. HIGHWAY 31
JEMISON, ALABAMA 35085

THIS PLAT CREATES 48 RESIDENTIAL LOTS IN R-3 ZONING.

THE SITE T.B.M. USED WAS TOP RIM ELEVATION (ELEVATION = 619.76) OF THE SANITARY MANHOLE AT THE SOUTH END OF CANYON TRAIL IN THE CANYON PARK TOWNHOMES PLAT AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY IN PLAT BOOK 19 AT PAGE 19.

LEGEND:

•	- CALCULATED POINT
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
R.O.W.	- RIGHT OF WAY
CH.	- CHORD
( )	- PLAT OR DEED CALL

CORRECTIONS MADE IN THIS PLAT HAVE BEEN MARKED WITH AN ASTERISK (*)

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, O. Guthrie Jeffcoat, Jr., a registered land surveyor, State of Alabama, and J. Don Gilbert as President of Active Building Contractors, Inc., 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 is a true and correct map of lands shown thereon and known as PARKVIEW TOWNHOMES PLAT NO. 1: 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, easements and public grounds as applicable, giving the length, width and name of each street as well as the number of each lot and block Said surveyor further certifies that iron pins have been installed at all lot corners and curve point as shown and designated by by small circles on said plat or map. Said owners also certifies that they are the true owners of said lands and that the same are not subject to any mortgage, except a mortgage or mortgages held by the following mortgagee:

By: _____ Guthrie Jeffcoat, Jr. Alabama Reg. No. 9587

By: _____ J. Don Gilbert, President Active Building Contractors, Inc.

By: _____ Mortgagee of Record BANK OF ALABAMA

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that O. Guthrie Jeffcoat, Jr. whose name 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, he executed the same voluntarily, as such individual with full authority thereof. Given under my hand and seal this 2nd day of December, 1999

Notary Public Teresa C. Walley
My Commission Expires 11-1-2000

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for the said State at Large, hereby certify that J. Don Gilbert as President of Active Building Contractors, Inc., owner of the above property, whose name is signed to the foregoing Surveyor's Certificate and Plat and who is known to me, being informed of the contents of said certificate and Plat, did execute the same voluntarily and with full authority, for himself and for, his principals, on the same bears date. Given under my hand and official seal this the 2nd day of December 1999

NOTARY PUBLIC Teresa C. Walley
MY COMMISSION EXPIRES: 11-1-2000

Be it resolved, by the City of Pelham, 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 PARKVIEW TOWNHOMES PLAT NO. 1, which said plat or map is certified to have been made by O. Guthrie Jeffcoat, Jr. as surveyor at the instance of J. Don Gilbert as President of Active Building Contractors, Inc., owner and has been exhibited to this Board, said plat or map being further identified by a recital of the approval of this Board, signed by _____ City Clerk of even date herewith.

By: _____ Pelham Planning Commission — Date: 11/18/99

By: _____ Mayor — Date: _____

By: _____ City Clerk — Date: 11-22-99

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for the said State at Large hereby certify that _____ as _____ of the Bank of Alabama, Mortgagee of Record and whose is known to me, acknowledge to me on this day that being duly informed of the contents of said certificate, he executed the same voluntarily. For and as the act of said Corporation.

Given under my hand and official seal this the _____ day of _____, 199_

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

Inst # 2000-00858

01/07/2000-00858
03:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 16.00

Project Name: Active Builders Project Number: SR-98-159 Drawing Name: 98159p12.dwg Drawn By: S.E.H. Checked By: T.F.P.
Closure By: T.F.P. 10/18/99

20000107000008581 1/1 $.00
Shelby Cnty Judge of Probate, AL
01/07/2000 03:19:26PM FILED/CERT

BUSINESS RECORDS CORPORATION