Map Book 26 Page 148

A SUBDIVISION FOR SINGLE FAMILY RESIDENCES

A RESURVEY OF LOTS 309, 310, 311, AND 312 SHELBY FOREST ESTATES 3RD SECTOR

AS RECORDED IN MAP BOOK 24, PAGE 48, IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA AND BEING SITUATED IN THE WEST ½ OF SECTION 17, TOWNSHIP 20S, RANGE 1W, SHELBY COUNTY, ALABAMA

K.B. WEYGAND AND ASSOCIATES, P.C.
KENNETH B. WEYGAND, REG. P.E. & L.S. NO. 11768
CARL DANIEL MOORE, REG. L.S. NO. 12159
2233 CAHABA VALLEY DRIVE
BIRMINGHAM, ALABAMA 35242
TEL: (205) 991-8965 FAX: (205) 991-6032

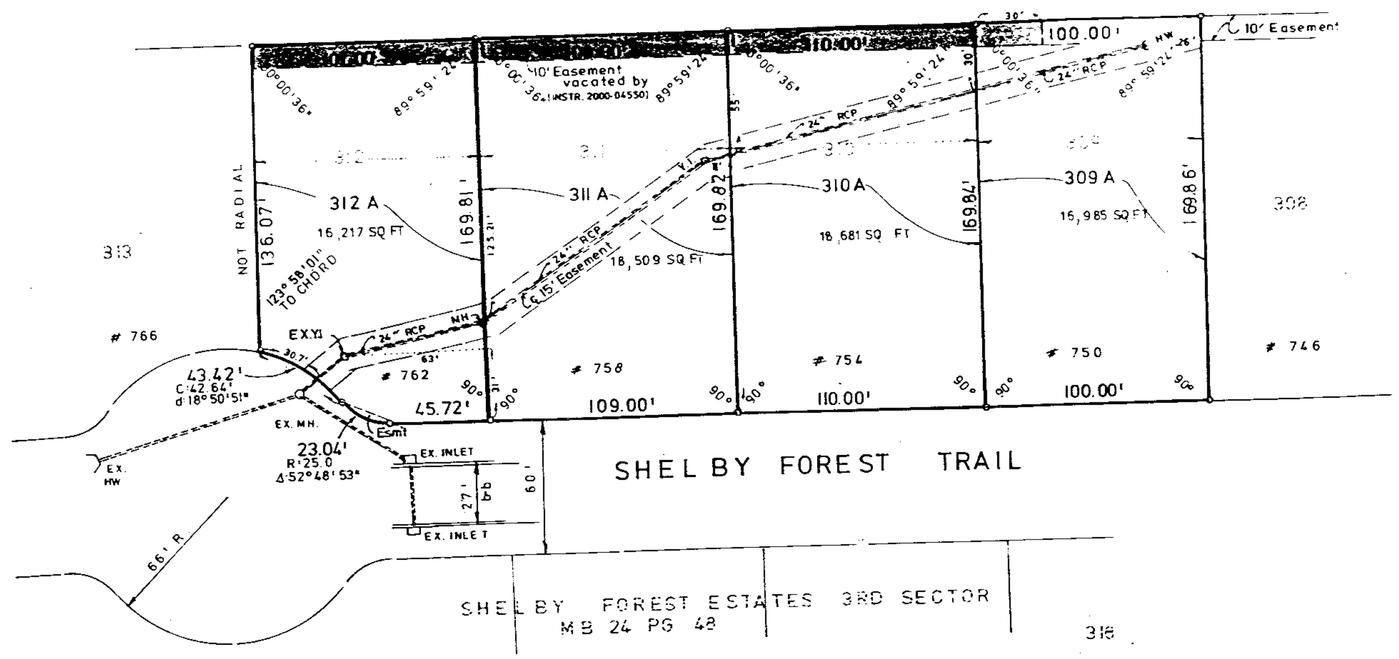
OWNER/DEVELOPER:
SHELBY FOREST ESTATES, LLC
2233 CAHABA VALLEY DRIVE
BIRMINGHAM, ALABAMA 35242
TEL: (205) 991-8965

THE PURPOSE OF THIS MAP IS TO VACATE 10' REAR EASEMENT AND PROVIDE FOR ADDITIONAL DRAINAGE EASEMENT WITHIN THE LOTS

SHELBY COUNTY JURISDICTION
WATER: WESTOVER WATER AUTHORITY

DATE: SEPTEMBER 13, 1999 SCALE: 1" =40'

40 20 0 20 40 60 80 100 120
GRAPHIC SCALE



STATE OF ALABAMA)
COUNTY OF SHELBY)

The undersigned, Carl Daniel Moore, a registered Land Surveyor, in the State of Alabama, and Shelby Forest Estates, LLC, Owner, hereby certifies 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 A RESURVEY OF LOTS 309, 310, 311, AND 312 SHELBY FOREST ESTATES 3RD 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 Shelby Forest Estates 3rd Sector as recorded in map book 24 page 48 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 notsubject to any mortgage except mortgages with John D. Baird.

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: 3-15.00

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

ALABAMA REGISTERED No. 12159 PROFESSIONAL LAND SURVEYOR CARL D. MOORE

SHELBY FOREST ESTATES, LLC ,Owner

BY: Kenneth B. Weygand
Its: Managing Partner

BY: John D. Baird
John D. Baird, Mortgagee
276 Snow Drive
Homewood Al 35209

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 15th day of March, 2000

BY: Nancy T. Patterson
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 Kenneth B. Weygand, Managing Partner, whose name is signed to the foregoing certificate as of Shelby Forest Estates, 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 8th day of March, 2000

BY: Nancy T. Patterson
Notary Public
My commission expires: 1-18-2001

STATE OF ALABAMA)
COUNTY OF SHELBY)

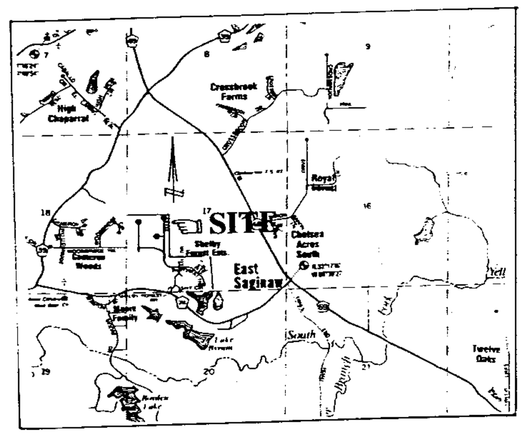
I, the undersigned, as Notary Public in and for said County and State, do hereby certify that John D. Baird, whose name is signed to the foregoing certificate as Mortgagee and who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing certificate, he executed the same voluntarily, on the day the same bears date.

Given under my hand and seal this the 15th day of March, 2000

BY: Nancy T. Patterson
Notary Public
My commission expires: 1-18-2001

LEGEND:

FIRE HYDRANT	
SANITARY SEWER	
SANITARY SEWER FORCE MAIN	
WATER MAIN	
18 RCP	STORM SEWER
CENTERLINE	
ESMT.	EASEMENT
MH	MANHOLE
RCP	REINFORCED CONCRETE PIPE
HW	HEADWALL
	STOP SIGN



APPROVED: SHELBY COUNTY ENGINEER DATE: 5/11/2000

APPROVED: SHELBY COUNTY PLANNING COMMISSION DATE: 5/12/2000

APPROVED: Larry W. Rush SHELBY COUNTY HEALTH OFFICER DATE: 3-17-00

APPROVED: Ricky King FIRE CHIEF (For recording purposes only) DATE: 3-8-00

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 IF 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 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 010191-00758, EFFECTIVE DATE: 9-16-82.

ALL PERCOLATION PERFORMED BY: SHELBY SEPTIC DESIGN, INC. AND CERTIFIED BY WALT WICKSTROM, JR., P.E. REG.# 18239

STATE OF ALABAMA
DEPARTMENT OF PUBLIC HEALTH
DONALD E. WILLIAMSON, M.D. • STATE HEALTH OFFICER

SHELBY COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL DIVISION
FINAL CONDITIONS OF APPROVAL

NAME OF SUBDIVISION: SHELBY FOREST 3RD 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 comments on this report are based solely on observations of soil bores, percolation test and closely surrounding areas as Lot lines were not marked, nor were systems and structures plotted on the subdivision final map. 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
301	18+	
302	18+	

1730 Morgan Park Drive, Pelham, Alabama 35124-9679
205/733-8025

Lot #	maximum field line trench depths in inches	other
303	24=	
304	18+	
305	24=	25 foot setback from road cut at rear of lot. Install field lines at perc test and above.
306	24=	
307	24=	
308	18=	Keep field lines off lowest tier due to drainage feature.
309	20=	25 foot set back from wet weather spring. Install field lines at perc test and above.
310	14^	Pump may be required.
311	24=	Pump may be required.
312	24=	Pump may be required.
313	12++	Install field lines on ridge.
315	22=	
316	12+^	
317	18^	
318	18^	
319	18^	
321	24=	
322	18+	
323	24=	
324	24=	
325	14=	
326	12=	25 foot set back off drain way.

NOTE
* 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
^ 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 represent the limitations imposed at the new site.
9. The following lots are withheld

   Lot 314 - Slope was measured to be 27%

   Lot 320 - Slope was measured to be 25%

   Lot 327 - Failing percolation rate of 240 mpi. Lot in major drain way.

   Lot 328 - Failing percolation rate of 90 mpi.

   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.

Inst # 2000-16179

05/17/2000-16179
08:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NRS 16.00

2000051700016179 1/1 $.00
Shelby Cnty Judge of Probate, AL
05/17/2000 08:31:27AM FILED/CERT

MAP CHECKED GDM

BUSINESS RECORDS CORPORATION