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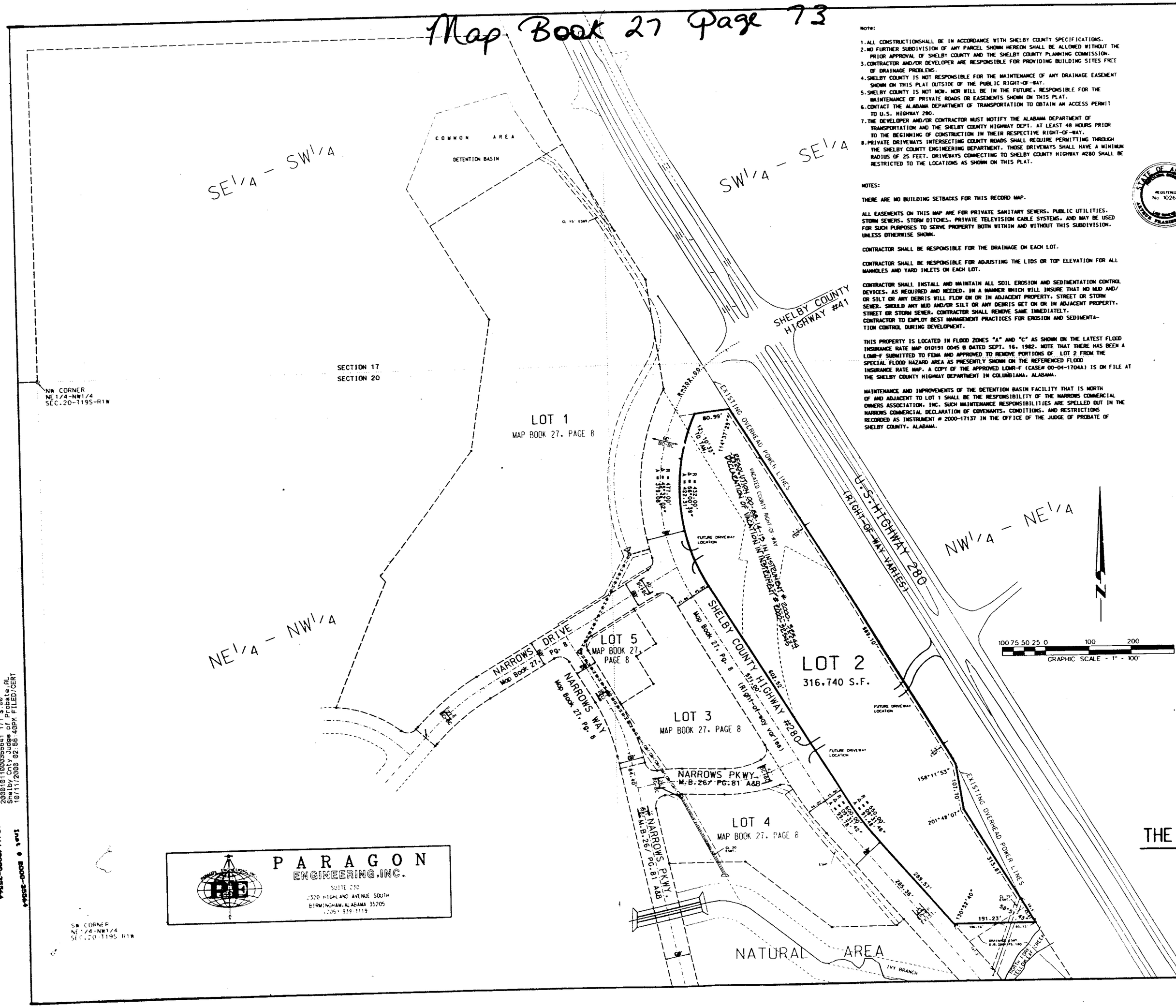

PARAGON ENGINEERING, INC.
SUITE 220
3320 HIGHLAND AVENUE SOUTH
BIRMINGHAM, ALABAMA 35205
(205) 939-1119

Note:

1. ALL CONSTRUCTIONSHALL BE IN ACCORDANCE WITH SHELBY COUNTY SPECIFICATIONS.
2. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF SHELBY COUNTY AND THE SHELBY COUNTY PLANNING COMMISSION.
3. CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.
4. SHELBY COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DRAINAGE EASEMENT SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
5. SHELBY COUNTY IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT.
6. CONTACT THE ALABAMA DEPARTMENT OF TRANSPORTATION TO OBTAIN AN ACCESS PERMIT TO U.S. HIGHWAY 280.
7. THE DEVELOPER AND/OR CONTRACTOR MUST NOTIFY THE ALABAMA DEPARTMENT OF TRANSPORTATION AND THE SHELBY COUNTY HIGHWAY DEPT. AT LEAST 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR RESPECTIVE RIGHT-OF-WAY.
8. PRIVATE DRIVEWAYS INTERSECTING COUNTY ROADS SHALL REQUIRE PERMITTING THROUGH THE SHELBY COUNTY ENGINEERING DEPARTMENT. THOSE DRIVEWAYS SHALL HAVE A MINIMUM RADIUS OF 25 FEET. DRIVEWAYS CONNECTING TO SHELBY COUNTY HIGHWAY #280 SHALL BE RESTRICTED TO THE LOCATIONS AS SHOWN ON THIS PLAT.

NOTES:

THERE ARE NO BUILDING SETBACKS FOR THIS RECORD MAP.

ALL EASEMENTS ON THIS MAP ARE FOR PRIVATE SANITARY SEWERS. PUBLIC UTILITIES. STORM SEWERS. STORM DITCHES. PRIVATE TELEVISION CABLE SYSTEMS. AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION. UNLESS OTHERWISE SHOWN.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE DRAINAGE ON EACH LOT.

CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE LIDS OR TOP ELEVATION FOR ALL MANHOLES AND YARD INLETS ON EACH LOT.

CONTRACTOR SHALL INSTALL AND MAINTAIN ALL SOIL EROSION AND SEDIMENTATION CONTROL DEVICES, AS REQUIRED AND NEEDED, IN A MANNER WHICH WILL INSURE THAT NO MUD AND/OR SILT OR ANY DEBRIS WILL FLOW ON OR IN ADJACENT PROPERTY, STREET OR STORM SEWER. SHOULD ANY MUD AND/OR SILT OR ANY DEBRIS GET ON OR IN ADJACENT PROPERTY, STREET OR STORM SEWER, CONTRACTOR SHALL REMOVE SAME IMMEDIATELY. CONTRACTOR TO EMPLOY BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENTATION CONTROL DURING DEVELOPMENT.

THIS PROPERTY IS LOCATED IN FLOOD ZONES "A" AND "C" AS SHOWN ON THE LATEST FLOOD INSURANCE RATE MAP 010191 0045 B DATED SEPT. 16, 1982. NOTE THAT THERE HAS BEEN A LOMR-F SUBMITTED TO FEMA AND APPROVED TO REMOVE PORTIONS OF LOT 2 FROM THE SPECIAL FLOOD HAZARD AREA AS PRESENTLY SHOWN ON THE REFERENCED FLOOD INSURANCE RATE MAP. A COPY OF THE APPROVED LOMR-F (CASE# 00-04-1704A) IS ON FILE AT THE SHELBY COUNTY HIGHWAY DEPARTMENT IN COLUMBIANA, ALABAMA.

MAINTENANCE AND IMPROVEMENTS OF THE DETENTION BASIN FACILITY THAT IS NORTH OF AND ADJACENT TO LOT 1 SHALL BE THE RESPONSIBILITY OF THE NARROWS COMMERCIAL OWNERS ASSOCIATION, INC. SUCH MAINTENANCE RESPONSIBILITIES ARE SPELLED OUT IN THE NARROWS COMMERCIAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AS INSTRUMENT # 2000-17137 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, A. Frazier Christy, a Registered Land Surveyor in the State of Alabama, and Equine Partners, L.L.C., by Tyrol, Inc., its member, by Michael D. Fuller, President, Owner of Lot 2, 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 land shown therein and known or to be known as THE NARROWS COMMERCIAL SUBDIVISION - SECTOR 2 showing the subdivision into which it is proposed to divide said lands, giving the length and 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 relation 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 owner also certifies that they are the owner of said lands and the same are subject to a mortgage by National Bank of Commerce of Birmingham.

I, the undersigned, A. Frazier Christy, as surveyor, further 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 to the best of my knowledge, information, and belief.

BY: A. Frazier Christy
A. Frazier Christy
Land Surveyor
Alabama Reg. L.S. #10264

REGISTERED No. 10264 A. FRAZIER CHRISTY

OWNER:
Equine Partners, L.L.C.
850 Shades Creek Parkway
Birmingham, Alabama 35209

BY: Michael D. Fuller
Its Member, Tyrol, Inc.
Michael D. Fuller, President

BY: James A. Powell
James A. Powell, Vice-President
National Bank of Commerce of Birmingham
1927 First Avenue North
Birmingham, Alabama 35203

STATE OF ALABAMA
SHELBY COUNTY

I, Shirley B. Harvey, a Notary Public in and for said County and State hereby certify that A. Frazier Christy, whose name is signed to the foregoing certificate as Land Surveyor and who is known to me, acknowledged before me on this date, that being duly informed of the contents of said certificate, he executed same voluntarily.

Given under my hand and seal this 10th day of July, 2000.

By: Shirley B. Harvey
Notary Public

My commission expires: Oct. 22, 2001

STATE OF ALABAMA
SHELBY COUNTY

I, Seaney B Harvey, a Notary Public in and for said County and State hereby certify that Michael D. Fuller, whose name is signed to the foregoing certificate as President, Tyrol, Inc., member of Equine Partners, L.L.C., Owner, who is known to me, acknowledged before me, on this date, that being duly informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this 10th day of July, 2000.

By: Shirley B. Harvey
Notary Public

My Commission expires: Oct. 22, 2001

STATE OF ALABAMA
JEFFERSON COUNTY

I, Gina G. Williams, a Notary Public in and for said County and State hereby certify that James A. Powell, whose name is signed to the foregoing certificate as Vice-President for National Bank of Commerce of Birmingham, who is known to me, acknowledged before me, on this date, that being duly informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this 12th day of July, 2000.

By: Gina G. Williams
Notary Public

My Commission expires: January 24, 2004

APPROVED BY: SHELBY COUNTY ENGINEER — DATE: 10/6/2000

APPROVED BY: PLANNING DIRECTOR — DATE: 10/6/2000

APPROVED BY: DISTRICT FIRE CHIEF — DATE: 7/12/2000

FOR RECORDING PURPOSES ONLY:

BY: Lamar Rush — SHELBY COUNTY HEALTH DEPT. — DATE: 7-11-2000

THE PURPOSE OF THIS SUBDIVISION IS TO CREATE A COMMERCIAL LOT FOR DEVELOPMENT.

THE NARROWS COMMERCIAL SUBDIVISION

SECTOR 2

SITUATED IN THE NW1/4 OF THE NE1/4 OF SECTION 20, TWP.19 SO., RNG. 1 WEST, SHELBY COUNTY, ALABAMA.

FOR:
Equine Partners, L.L.C.
850 Shades Creek Parkway
Birmingham, Alabama 35209

PEI J# 797E10 FILE: lot2-2ndsec.dgn

20001011000355641 1/1 $.00
Shelby Cnty Judge of Probate, AL
10/11/2000 02:56:40PM FILED/CERT

BUSINESS RECORDS CORPORATION