20001102000379861 1/1 $.00
Shelby Cnty Judge of Probate,AL
11/02/2000 08:27:49AM FILED/CERT

Map Book 27 Page 87

87

Shelby County Notes:

Contractor and or developer are responsible for providing building sites free of drainage problems.

Shelby County is not responsible for the maintenance of any drainage easements shown on this plat outside of the public right-of-way.

No further subdivision of any parcel shown hereon shall be allowed without the prior approval of the Shelby County Commission.

This entire property is located in Flood Zone A as shown on the latest Federal Insurance Rate Maps (Panel Number 010191-0145B) dated 9/16/82. The 100 year Flood Elevation for the property is 404.50 feet m.s.l. Lowest finish floor elevation of any residential structure shall be no lower than 1 foot above 100 year elevation.

Shelby County is not now, nor will be in the future, responsible for the maintenance of private roads or easements shown on this plat.

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 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. This subdivision is underlain by limestone and thus may be susceptible to lime sink activity even though there is no visible evidence of sink holes on this property.

All construction shall be in accordance with Shelby County specifications.

All utilities within the roadway shall be backfilled with stone.

Contractor and or developer shall be responsible for installation and maintenance of erosion control and sedimentation controls during construction for the protection of adjacent properties, roadways and waterways.

The contractor shall notify the County Engineer's office 48 hours in advance before starting any work within the right-of-way of existing roads or on roads to be dedicated to the county through the subdivision process.

Responsibility of maintenance of community piers, use areas, and natural areas are covered in the covenant agreement.

SETBACKS
35 FEET ON FRONT
35 FEET ON REAR
10 FEET ON SIDES

Any future construction of a dam or spillway associated with either this or future development shall not be the responsibility of Shelby County. They shall be the responsibility of the homeowner's association for Oak Harbour. Such maintenance responsibilities shall be clearly spelled out in a covenant agreement to be filed with the Department of Planning and Development at the time of final plat approval. In the absence of a responsible homeowner's association, the developer shall be expected to correct any deficiencies.

STATE OF ALABAMA
SHELBY COUNTY

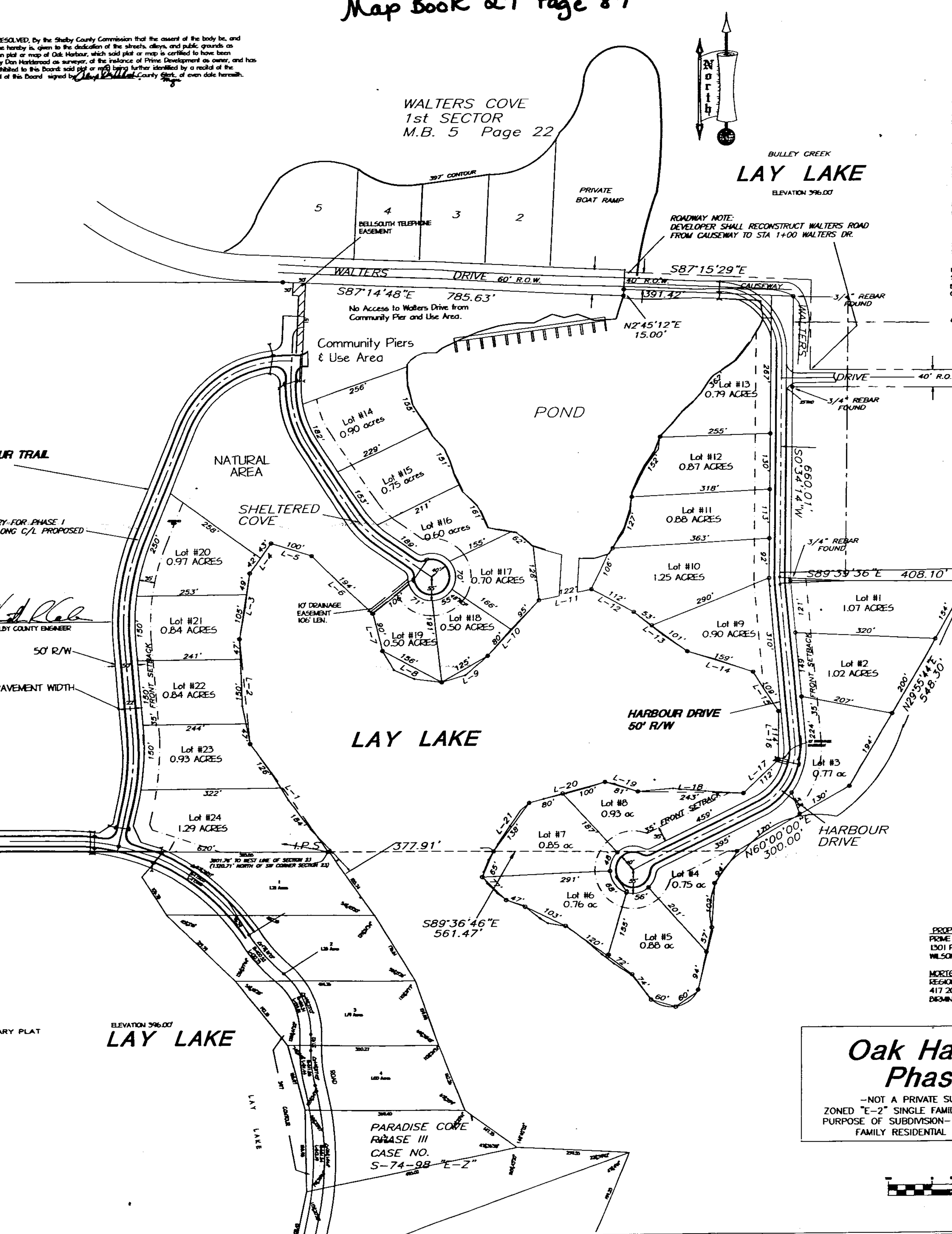
THIS SUB-DIVISION MEETS THE APPROVAL OF THE SHELBY COUNTY HEALTH DEPARTMENT, SUBJECT TO CERTAIN CONDITIONS OF APPROVAL AND/OR LOT DELETION OF FILE WITH THE SHELBY COUNTY HEALTH DEPARTMENT, WHICH CONDITIONS ARE MADE A PART OF THIS APPROVAL AS IF SET OUT HERE ON

SHELBY COUNTY HEALTH DEPARTMENT 10/13/00

The lots on this plat are subject to approval or deletion by the Shelby County Health Department. The approved may contain conditions pertaining to the onsite sewage treatment system that restrict the use of the lots or obligate owners to special maintenance and operating requirements. These conditions are on file with the said Health Department and are made a part of this plat as if set out herein.

APPROVED BY: SHELBY COUNTY PLANNING DIRECTOR
APPROVED BY: SHELBY COUNTY ENGINEER
APPROVED BY: DISTRICT FIRE CHIEF

BE IT RESOLVED, By the Shelby County Commission that the assent of the 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 Oak Harbour, which said plat or map is certified to have been made by Don Harkleroad as surveyor, at the instance of Prime Development as 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 ______ County Clerk, of even date herewith.



NOTES
1. HORIZONTAL COORDINATES ARE BASED ON NAD 83 G.P.S. OBSERVATIONS PERFORMED BY JEFF DEVINE WITH ASHTECH SUPER CA RECEIVERS. (CENTIMETER ACCURACY)
3. ALL TRUE BEARINGS SHOWN ARE BASED ON GRID COORDINATES (ALABAMA EAST)
4. RE-SURVEY DATED 7/12/79 BY JAMES L. RAY Jr

Legend

- C.M.F. = 3"x 3" Concrete Monument Found
- C.M.S. = 3"x 3" Concrete Monument Set
- I.P.F. = 1/2" Iron Pipe Found
- I.R.F. = 1/2" Iron Rebar Found
- I.R.S. = 3/4"x 24" Iron Rebar w/cap

LINE CHART

L-1	N35°43'47"W	310.57'
L-2	N5°39'51"W	244.44'
L-3	N8°51'54"E	154.29'
L-4	N34°48'31"E	84.33'
L-5	S72°32'02"E	89.72'
L-6	S46°12'34"E	194.42'
L-7	S13°48'42"E	89.56'
L-8	S61°11'34"E	155.69'
L-9	N59°49'38"E	121.72
L-10	N42°42'45"E	175.47'
L-11	N78°30'44"E	122.46'
L-12	S61°28'39"E	112.26'
L-13	S53°11'00"E	153.93'
L-14	S72°00'18"E	159.29'
L-15	S32°57'29"E	109.14'
L-16	S0°00'00"W	113.60'
L-17	S47°01'40"W	112.40'
L-18	N88°35'30"W	242.70'
L-19	N73°16'35"W	81.39'
L-20	S74°34'27"W	180.56'
L-21	S36°08'49"W	138.87'

PROPERTY OWNER-SUBDIVIDER
PRIME DEVELOPMENT COMPANY,INC.
1301 PARADISE COVE LANE
WILSONVILLE, AL 35186

MORTGAGE HOLDER
REGIONS BANK - ROBERT PLESS
417 20TH STREEET NORTH
BIRMINGHAM, AL 35203

Oak Harbour Phase I

-NOT A PRIVATE SUBDIVISION-
ZONED "E-2" SINGLE FAMILY ESTATE DISTRICT
PURPOSE OF SUBDIVISION- PROPOSED SINGLE FAMILY RESIDENTIAL SUBDIVISION.

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

THE STATE OF ALABAMA
SHELBY COUNTY

THE UNDERSIGNED RODNEY SHIFLETT, REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND Q. OWNER(S) 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(S); THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN AND KNOWN AS OAK HARBOUR 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, 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 (OR, IF THE PLOT IS A RESURVEY OF AN EXISTING RECORDED SUBDIVISION, "SHOWING THE RELATION OF THE LANDS TO THE SURVEY OF OAK HABOUR AS RECORDED IN THE OFFICE OF PROBATE JUDGE OF SHELBY COUNTY IN MAP BOOK Q, PAGE 0"; 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(S) ALSO CERTIFIES (CERTIFY) THAT HE, SHE, THEY, IT IS (ARE) THE OWNER(S) OF SAID LANDS AND THAT THE SAME ARE NOT SUBJECT TO ANY MORTGAGE, EXCEPT A MORTGAGE OR MORTGAGES HELD BY THE FOLLOWING MORTGAGEE(S).

DATED July 12, 2000

RODNEY SHIFLETT
REGISTERED LAND SURVEYOR NO. A. 21784

PRIME DEVELOPMENT COMPANY
OWNER: 1301 PARADISE COVE LANE
WILSONVILLE, AL 35186

ROBERT PLESS
MORTGAGE HOLDER: REGIONS BANK
417 20TH STREET NORTH
BIRMINGHAM, AL 35203

STATE OF ALABAMA
SHELBY COUNTY

I, ( ), AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT RODNEY SHIFLETT, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATES AS A SURVEYOR, BEING KNOWN TO ME, ACKNOWLEDGE BEFORE ME, ON THIS DATE, THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATES, THEY EXECUTED SAME VOLUNTARILY WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 12 DAY OF July 2000.

NOTARY PUBLIC (SEAL)

STATE OF ALABAMA
SHELBY COUNTY

I, ( ), AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT REGIONS BANK (ROBERT PLESS), WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATES AS A MORTGAGE, BEING KNOWN TO ME, ACKNOWLEDGE BEFORE ME, ON THIS DATE, THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATES, THEY EXECUTED SAME VOLUNTARILY WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 14th DAY OF July 2000.

NOTARY PUBLIC (SEAL)

I, ( ), AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT PRIME DEVELOPMENT, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATES AS A OWNER, BEING KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE, THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATES, HE EXECUTED SAME VOLUNTARILY WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 4 DAY OF July 2000.

NOTARY PUBLIC (SEAL)

DATE	NO.	REVISIONS	BY
5-19-2000	2	COMMENTS PER PLANNING DEPT.	TLD
5-3-2000	1	ADDED NOTES	TLD

DRAWN BY R.G.M.
CHECKED BY D.W.H.
APPROVED D.W.H.
NO. 00000
DO NOT SCALE. USE DIMENSIONS ONLY

FINAL PLAT
FOR
SHELBY COUNTY
Oak Harbour Phase I
LOCATED IN
SOUTH 1/2 OF SE 1/4
SECTION 23 TOWNSHIP 21 SOUTH
RANGE 1 EAST
SHELBY COUNTY, ALABAMA

SCALE: 1" = 100' | JOB NO.: SKMPLAT | DATE: 4-27-2000

Don W. Harkleroad
Engineer
Engineering
1608 Tree Lane ; Bldg. A ; Suite 101, Snellville, Ga. 30078
Phone (770) 982-1986 / Fax: (770) 982-1998

SHEET 1 of 1

Inst # 2000-37986
11/02/2000-37986
SHELBY COUNTY JUDGE OF PROBATE