Map Book 30 pg. 149

A PRIVATE SUBDIVISION FOR SINGLE FAMILY RESIDENCES

A RESURVEY OF LOTS 2156 AND 2157 HIGHLAND LAKES 21st SECTOR PHASE I & II AN EDDLEMAN COMMUNITY

AS RECORDED IN MAP BOOK 30, PAGES 6 A & B
IN THE OFFICE OF JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA
AND SITUATED IN THE NORTH 1/2 OF SECTION 9
TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA

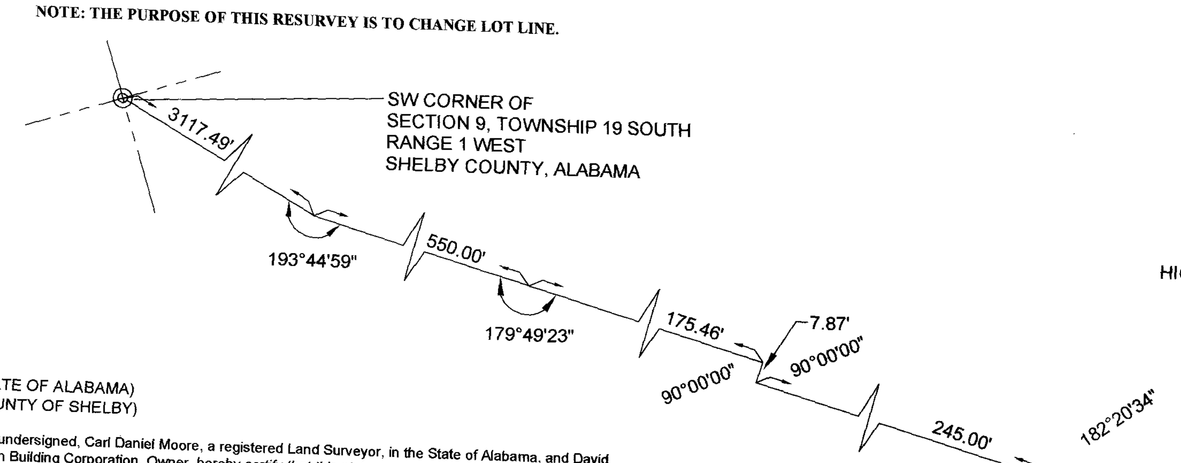
PREPARED BY:
SURVEYING SOLUTIONS, INC.
CARL DANIEL MOORE
REG. L.S. NO: 12159
2233 CAHABA VALLEY DRIVE
BIRMINGHAM, ALABAMA 35242
(205) 991-8965

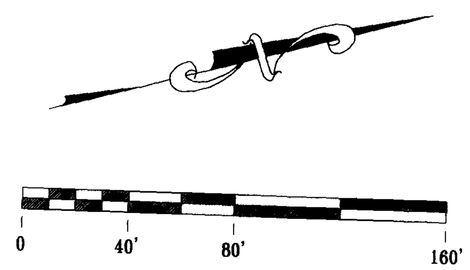
OWNER:
DAVID ACTON BUILDING CORPORATION
3005 RIVER BROOK LANE
BIRMINGHAM, AL 35242

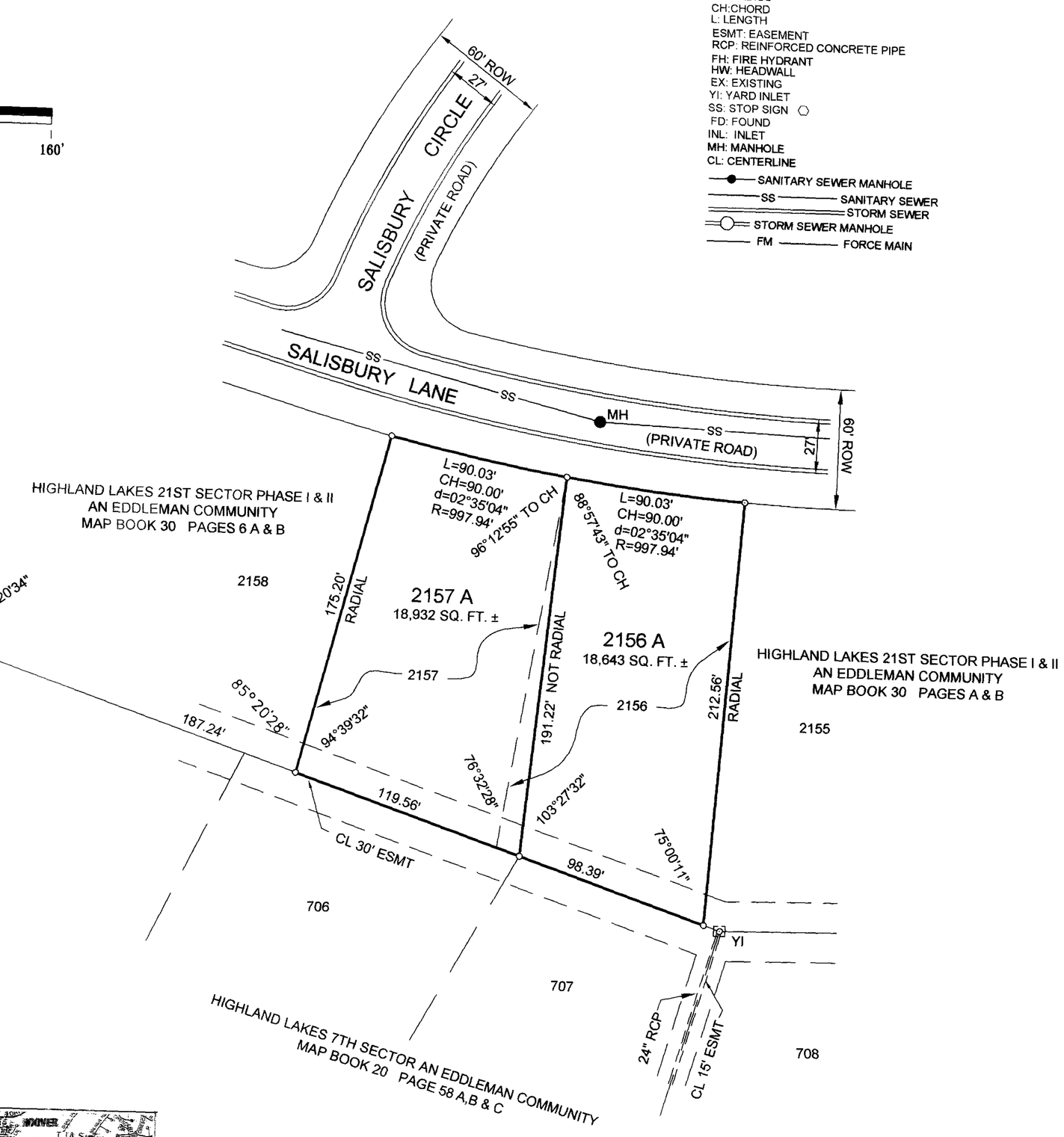
MORTGAGEE:
REGIONS BANK
417 20TH STREET NORTH
BIRMINGHAM, AL 35203

SCALE:1"= 40' **DATE: OCTOBER 4, 2002**
REV:12-16-02 PER SHELBY CO
SHELBY COUNTY JURISDICTION
BIRMINGHAM WATER AND SEWER BOARD

NOTE: THE PURPOSE OF THIS RESURVEY IS TO CHANGE LOT LINE.







LEGEND
GAS LINE ——— G ———
WATERLINE ——— W ———
SQ FT: SQUARE FEET
± : MORE OR LESS
Δ: DELTA ANGLE
d : DEFLECTION ANGLE
T : TANGENT: TAN
R : RADIUS
CH:CHORD
L: LENGTH
ESMT: EASEMENT
RCP: REINFORCED CONCRETE PIPE
FH: FIRE HYDRANT
HW: HEADWALL
EX: EXISTING
YI: YARD INLET
SS: STOP SIGN
FD: FOUND
INL: INLET
MH: MANHOLE
CL: CENTERLINE
SANITARY SEWER MANHOLE
SS SANITARY SEWER
STORM SEWER
STORM SEWER MANHOLE
FM FORCE MAIN

NOTES:

ALL STREETS AND ROADWAYS SHOWN ON THIS MAP ARE PRIVATE ROADWAYS AND SHALL BE UTILIZED SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AS AMENDED FROM TIME TO TIME (THE "DECLARATION").

"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 IS SET OUT HEREON"

"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."

ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF RESIDENCE TO BE SERVICED.

NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL.

LOCATION OF HOUSE ON EACH LOT REQUIRES THE APPROVAL OF THE ARCHITECTURAL REVIEW COMMITTEE.

NO FENCES OR STRUCTURES SHALL BE CONSTRUCTED WITHIN ANY EASEMENT WITHOUT APPROVAL FROM THE ARCHITECTURAL REVIEW COMMITTEE.

DO NOT CONSTRUCT, CAUSE TO BE CONSTRUCTED, OR PERMIT TO BE CONSTRUCTED ANY LAKE OR POND, FILL OR FILL SLOPES, CUT OR CUT SLOPES, FENCE OR ANY BUILDING OR STRUCTURE OF ANY KIND WHICH WOULD, IN THE BWW&SB'S OPINION, PREVENT READY ACCESS TO, OR INTERFERE WITH, CONSTRUCTING, INSTALLING, OPERATING AND MAINTAINING PIPELINES AND APPURTENANCES.

ALL IMPROVEMENTS IN THIS SUBDIVISION, INCLUDING BUT NOT LIMITED TO ROADS AND DRAINAGE STRUCTURES, ARE PRIVATE AND ARE NOT DEDICATED TO SHELBY COUNTY AND ARE, THEREFORE, NOT THE RESPONSIBILITY OF SHELBY COUNTY TO MAINTAIN OR REPAIR.

THIS PROPERTY IS SITUATED IN FLOOD ZONE " C " ACCORDING TO THE "FEDERAL INSURANCE RATE MAP" OF SHELBY COUNTY, ALABAMA, PANEL NUMBER 010191-0050 , EFFECTIVE DATE SEPTEMBER 16, 1982 .

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, EXCEPT IN SUBDIVISIONS WITH BIRMINGHAM WATER WORKS & SEWER BOARD'S (BWW&SB'S) SANITARY SEWERS IN WHICH CASE THESE SANITARY SEWER EASEMENTS ARE EXCLUSIVE. ALL UTILITIES MUST CLEAR WITH THE BWW&SB BEFORE INSTALLATION TO INSURE THAT THERE IS NO ENCROACHMENT ON THE EXCLUSIVE EASEMENT OF THE BWW&SB.

SHELBY COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.

SHELBY COUNTY IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT.

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 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.

STATE OF ALABAMA)
COUNTY OF SHELBY)

The undersigned, Carl Daniel Moore, a registered Land Surveyor, in the State of Alabama, and David Acton Building Corporation, Owner, 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 was made at the instance of said owner; that this plat or map is a true and correct map of the lands shown therein and known or to be known as A RESURVEY OF LOTS 2156 AND 2157 HIGHLAND LAKES 21ST SECTOR PHASE I & II AN EDDLEMAN COMMUNITY, 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 land to HIGHLAND LAKES 21ST SECTOR PHASE I & II AN EDDLEMAN COMMUNITY as recorded in Map Book 30, Pages 6 A & B, 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 signee also certifies that it is the owner of said lands and that the same are not subject to any mortgage, except a mortgage with Regions Bank.

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

DATE: 01/16/03

BY: Carl Daniel Moore
Carl Daniel Moore, Reg. L.S. #12159

ALABAMA REGISTERED No. 12159 PROFESSIONAL LAND SURVEYOR CARL DANIEL MOORE

DAVID ACTON BUILDING CORPORATION, Owner:

BY: David Acton
David Acton, President

REGIONS BANK, Mortgagee

BY: [illegible]

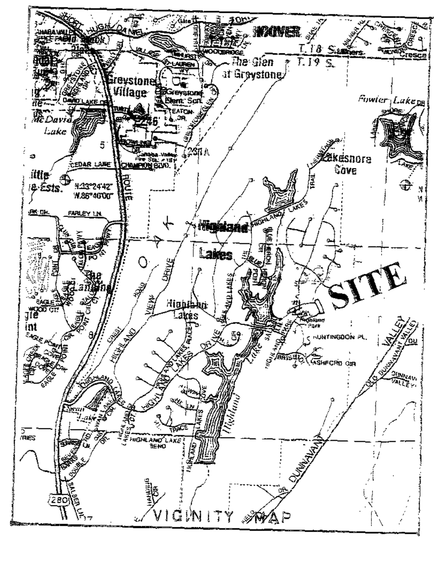
ITS: Sr. V.P.

APPROVED: [illegible] DATE: 1-23-03
COUNTY ENGINEER

APPROVED: Todd M Donald DATE: 1/28/03
SHELBY COUNTY PLANNING COMMISSION

APPROVED: [illegible] DATE: 1-10-03
SHELBY COUNTY HEALTH OFFICER

APPROVED: C H Morton by [illegible] DATE: 01/09/03
FIRE CHIEF



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 instrument 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 instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 16th day of January, 2003.

BY: [illegible]
Notary Public

My commission expires: 1-18-2005

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, as Notary Public in and for said County and State, do hereby certify that David Acton, whose name is signed to the foregoing instrument as President, of David Acton Building 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 instrument, they executed the same voluntarily and with full authority therefor, on the day the same bears date.

Given under my hand and seal this the 17th day of December, 2002.

BY: [illegible]
Notary Public

My commission expires: 1-18-05

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, as Notary Public in and for said County in said State, hereby certify that Charles L Watkins, whose name is signed to the foregoing certificate as, Senior Vice President of Regions Bank, 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, as an act of said owner, on the day the same bears date.

Given under my hand and seal this the 6th day of January, 2003.

BY: Denise G Gosdin
Notary Public

My commission expires: _____

MAP CHECKED BY: PHH 10-07-02

ACAD:PROJECTS:HL:HL21TH-END:HL21STSECTOR:HL21ST-RESURVEYLOTS2156-2157