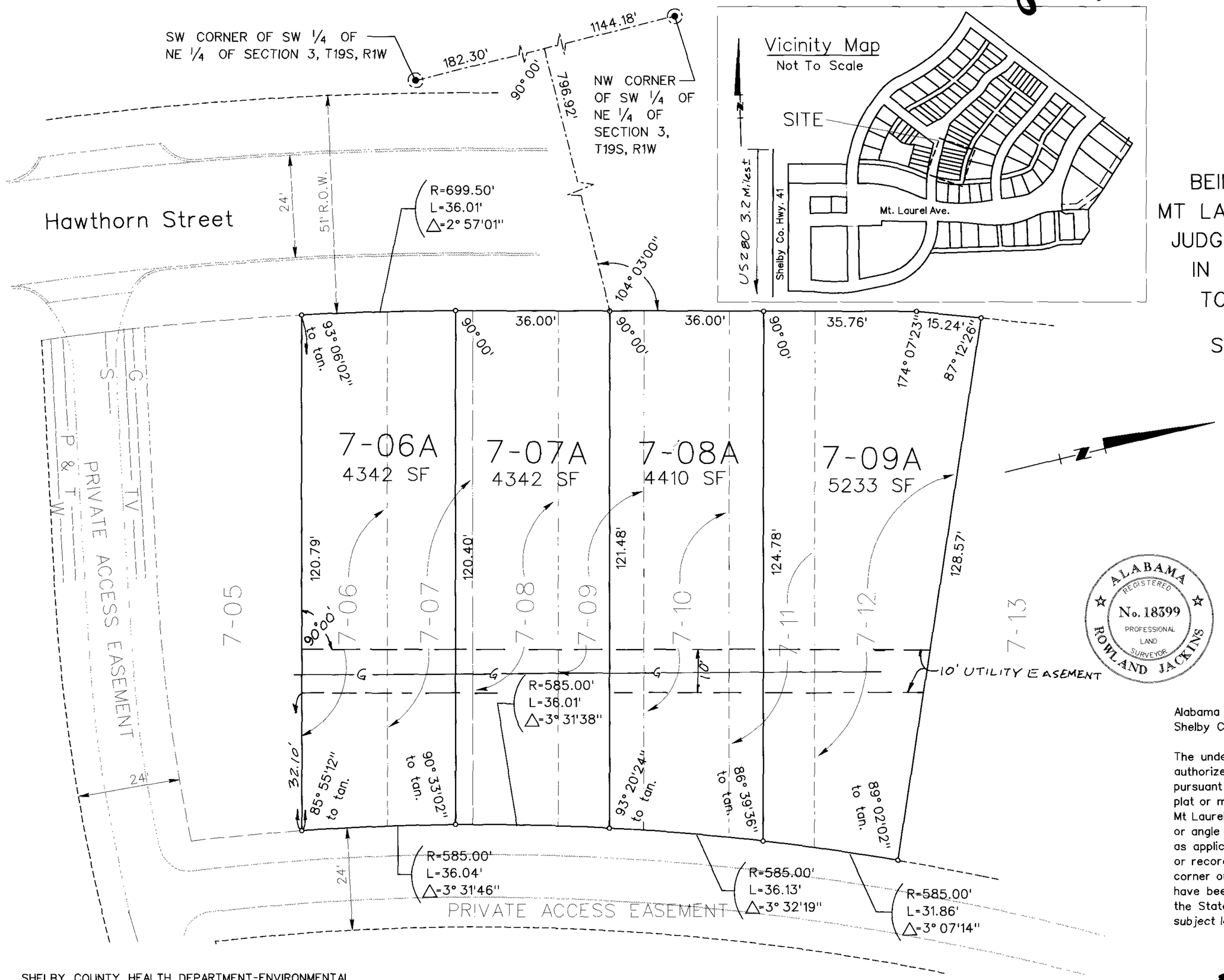
Map Book 31 page 24

# RESURVEY OF LOTS 7-06 THROUGH 7-12 Mt Laurel - Phase IA

BEING A RESURVEY OF LOTS 7-06 THROUGH 7-12 OF BLOCK 7 MT LAUREL- PHASE IA AS RECORDED IN THE OFFICE OF THE PROBATE JUDGE OF SHELBY COUNTY IN MAP BOOK 27 PG. 72A, ALL SITUATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA

SCALE : 1" = 20'

JANUARY 21, 2003








TOWN BUILDERS, INC.
P.O. BOX 382825
BIRMINGHAM, ALABAMA 35238
(205) 408-0957


GRAPHIC SCALE

0 20 50 100


Surveyor: Jackins & Adams Surveyors, Inc.
PO Box 190406
Birmingham, AL 35219
(205) 290-0086

Engineer: Alabama Engineering Co., Inc.
PO Box 381662
Birmingham, AL 35238
(205) 408-8095


Mortgage Holder: Compass Bank
15 S. 20th St.
Birmingham, AL 35233
(205) 297-4637

ALABAMA REGISTERED No. 18399 PROFESSIONAL LAND SURVEYOR ROWLAND JACKINS

Alabama
Shelby County

The undersigned, Rowland Jackins, a Registered Land Surveyor in the State of Alabama, and the undersigned as an authorized representative of the Owner of the lands shown hereon hereby certify that this plat or map was made pursuant to a survey by said Surveyor and that said plat or map was made at the instance of said Owner; that this plat or map is a true and correct map of lands shown therein and to be known as a Resurvey of Lots 7-06 through 7-12 Mt Laurel, Phase- IA showing the subdivision into which it is proposed to divide said lands; giving the length and the bearing or angle of each boundary line and the number of each lot; showing the streets, roads, highways, easements, and public grounds as applicable and giving the relationship of the land as platted to the government survey of the applicable section or recorded subdivision. Said Surveyor also certifies that capped steel rebar pins have been installed at each lot corner or curve point as shown on the plat represented by small open circles and that this survey and drawing have been completed in accordance with the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama. Said Authorized Representative of the Owner also certifies that they are the Owner of subject lands and that the same are not subject to any mortgage, except a mortgage held by Compass Bank

Rowland Jackins, PLS
Alabama Reg. No. 18399 — Date 1.23.03

Elton B. Stephens, Jr., Vice President
Authorized Representative
Town Builders Inc. — Date 1/23/03

Jeff Schneider
Vice president, Compass Bank — Date 1-23-03

State of Alabama
Shelby County

I, the undersigned, a Notary Public in and for said County and State hereby certify that Rowland Jackins, whose name is signed to the foregoing certificate as surveyor, and Elton B. Stephens, Jr., whose name is signed to same as an authorized representative of Town Builders, Inc., owner, and Jeff Schneider, whose name is signed to same as vice president of Compass Bank, all of whom are known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, they executed same voluntarily as such individuals with full authority thereof.

Given under my hand and seal this 23rd day of Jan., 2003.

Notary Public — My Commission Expires 8/24/04

SHELBY COUNTY HEALTH DEPARTMENT-ENVIRONMENTAL
(For Recording Purposes Only*)

*The signing of Acknowledgment Statement above by the Shelby County Health Department Environmentalist does not constitute approval of any lot hereon for installation of "In Ground Septic Disposal System". Such approval must be obtained by submitting an individual plot plan for the respective approval or denial of same.

ACKNOWLEDGED BY: DATE 2-21-2003

APPROVED: DATE 3-1-03
SHELBY COUNTY PLANNING COMMISSION

APPROVED: DATE 3-6-03
SHELBY COUNTY ENGINEER

APPROVED: DATE 2/6/03
FIRE CHIEF OF APPLICABLE FIRE DEPARTMENT

Notes:
1. No further subdivision of any lot shown hereon shall be allowed without the prior approval of Shelby County and the Shelby County Planning Commission.
2. Contractor and/or developer are responsible for providing building sites free of drainage problems.
3. Shelby County is not, nor will be in the future, responsible for the maintenance of common areas, easements, pedestrian walkways, parking areas, parks, nor private road rights-of-way shown on this plat.
4. An easement for the construction and maintenance of water lines and appurtenances has been dedicated to the Shelby County Commission, and its successors and assigns, over and within all private road rights-of-way, private access easements and utility easements shown on this map. Other utilities installed in this subdivision are by separate agreement with each utility.
5. This entire property is located in Flood Zone C as shown on the latest Federal Insurance Rate Maps (Panel No. 50 of 195), dated 16th of September, 1982.
6. Maintenance responsibility of private road rights-of-way, private access easements, pedestrian walkways, parking areas, common areas and parks is described in the Mt Laurel Charter, Easements, Covenants and Restrictions dated as of September 1, 2000 (the "Declaration"), recorded in the Office of the Judge of Probate of Shelby County, Alabama. All lots shown hereon are subject to all of the terms and provisions of the Declaration of the Mt Laurel Master Deed Restrictions dated as of Septmeber 1, 2000 (the "Master Deed Restrictions") recorded in the Office of the Judge of Probate of Shelby County, Alabama
7. There are no building setbacks except for those established by the Master Deed Restrictions and the Mt Laurel Design Code referenced therein.


20030310000142090 Pg 1/1 23.00
Shelby Cnty Judge of Probate,AL
03/10/2003 08:03:00 FILED/CERTIFIED