

STATE OF ALABAMA

COUNTY OF SHELBY

Affidavits As To Compliance of Subdivision Lot With City Zoning and
Compliance With Subdivision Requirements

I am Joseph E. McKay, president of BW & MMC, LLC. and I have personal knowledge of the facts in this affidavit. I built a home on the following described lot:

Lot 214, according to the Survey of Lake Forest Second Sector, as recorded in Map Book 26, Page 142, in the Probate Office of Shelby County, Alabama.

Attached to this affidavit is a letter from the City of Alabaster confirming that the City zoning on the above described lot is 30 feet on the front set back line. The house shown on the enclosed survey prepared by Laurence D. Weygand dated April 9, 2003 shows the house is 31.0 feet back from the property lines and thus in compliance with the city zoning rules. Also, attached is a variance from the architectural control committee allowing the house to be located as it is on the lot as shown in the survey.

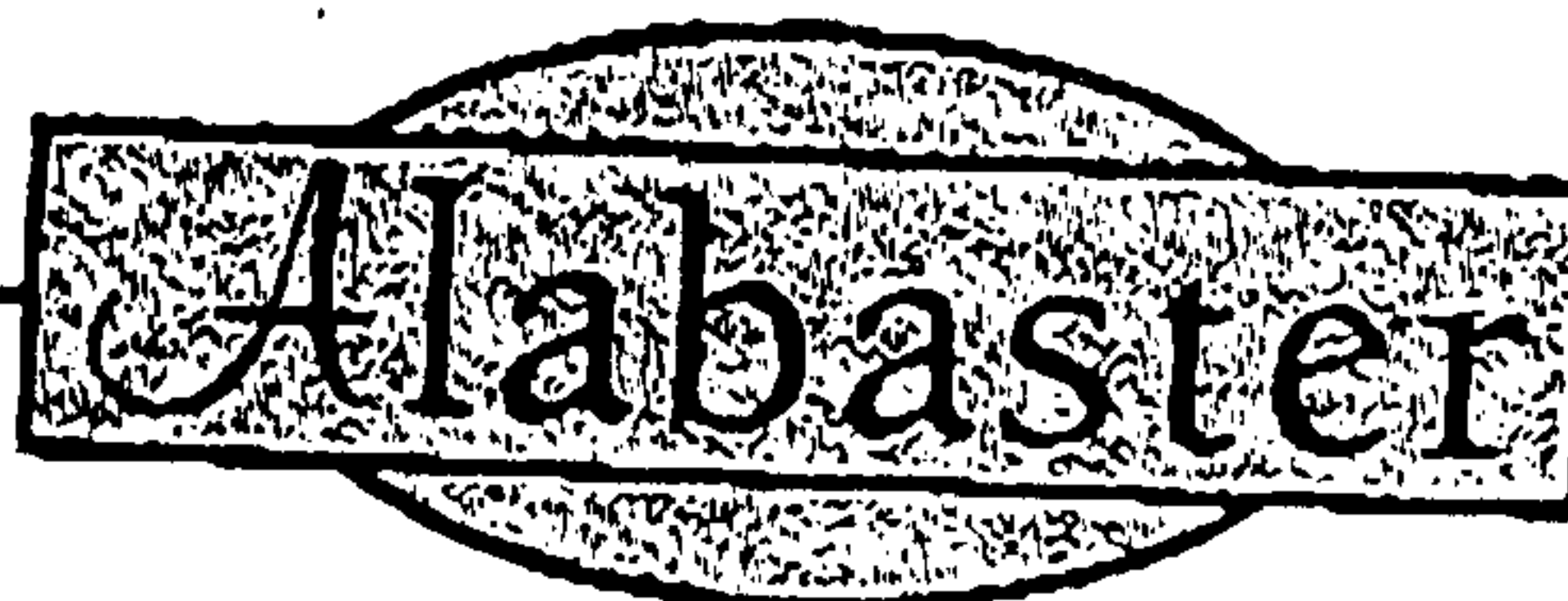
BW & MMC, LLC.

Joseph E. McKay, Member

Sworn to and subscribed before me this 21st day of April, 2003.

Notary Public

COURTNEY H. MASON, JR.
COMMISSION EXPIRES MARCH 5, 2007



David M. Frings
Mayor

Marsha Massey
City Clerk

City of Alabaster Inspection Services

Council Members
Bobby L. Harris
Henry R. Hines
Adam Moseley
Rick Walters
Jim McClain
Michael Sherwood
Tommy Ryals

April 17, 2003

McKay Management
Joe McKay
One Riverchase Office Plaza - Suite 200
Birmingham, AL 35244

Re: Lake Forest Subdivision

To Whom It May Concern:

This letter is in regards to your request for a Zoning Confirmation Letter stating the present zoning for the Lake Forest Subdivision. According to the City of Alabaster Zoning Map, Lake Forest Subdivision is currently zoned R-3 (Single Family Residential District), with an exception to part of Sector 5, which is zoned R-4. The lots which are zoned R-4 in the 5th Sector includes lots 501 through 525, lots 527 through 538 and lots 570 through 589. If I can be of further assistance, please do not hesitate to call.

Sincerely,

Susie Ward
Susie Ward

Post-it® Fax Note	7671	Date	4/19/03	# of pages	1
To	Peggy	From	Joe McKay		
Co./Dept.		Co.			
Phone #		Phone #			
Fax #	733-2611	Fax #			

227 - 1st Street Southwest, Alabaster, Alabama 35007
Phone 205-664-6823 Fax 205-664-6851

Section 5.0. Single-Family District (R-3).

5.1. *Intent.* To provide medium density single-family housing free from other uses which are not compatible with medium density residential use.

5.2. *Permitted uses.*

Single-family dwellings

Home occupations

Municipal police, fire and emergency medical stations.

5.3. *Special Exception Uses.* The same special exception uses as in District E, except bed and breakfast and tourist home, subject to the same conditions.

5.4. *Prohibited uses.* The same prohibited uses as in District E, subject to the same conditions.

5.5. *Area and dimensional regulations.*

AREA AND DIMENSIONAL REGULATIONS	
Minimum Lot Area	10,000 square feet
Minimum Lot Width	80 feet
Maximum Building Height	35 feet
Minimum Building Setbacks Front Rear Side	30 feet 30 feet 20 feet between dwellings, with a minimum side setback of 5 feet
Minimum Livable Floor Area One Story Dwelling More Than One Story Dwelling	1,400 square feet First Floor: 1,000 square feet Total Dwelling: 1,600 square feet

5.6. *Buffer Regulations.* Same as District E

5.7. *Additional regulations*

- A. Wireless Telecommunication Facilities, Article VIII
- B. Sidewalk Regulations, Article VII, Sec.8.0
- C. Off-street Parking and Loading Regulations, Article IX.
- D. Sign Regulations, Article X.
- E. Landscaping and Buffer Regulations Article XI.
- F. All utilities shall be installed underground.

LAKE FOREST

April 18, 2003

Attorney Courtney Mason
1904 Indian Lake Drive
Birmingham, Alabama 35244

Re: Lot 214 Lake Forest Second Sector

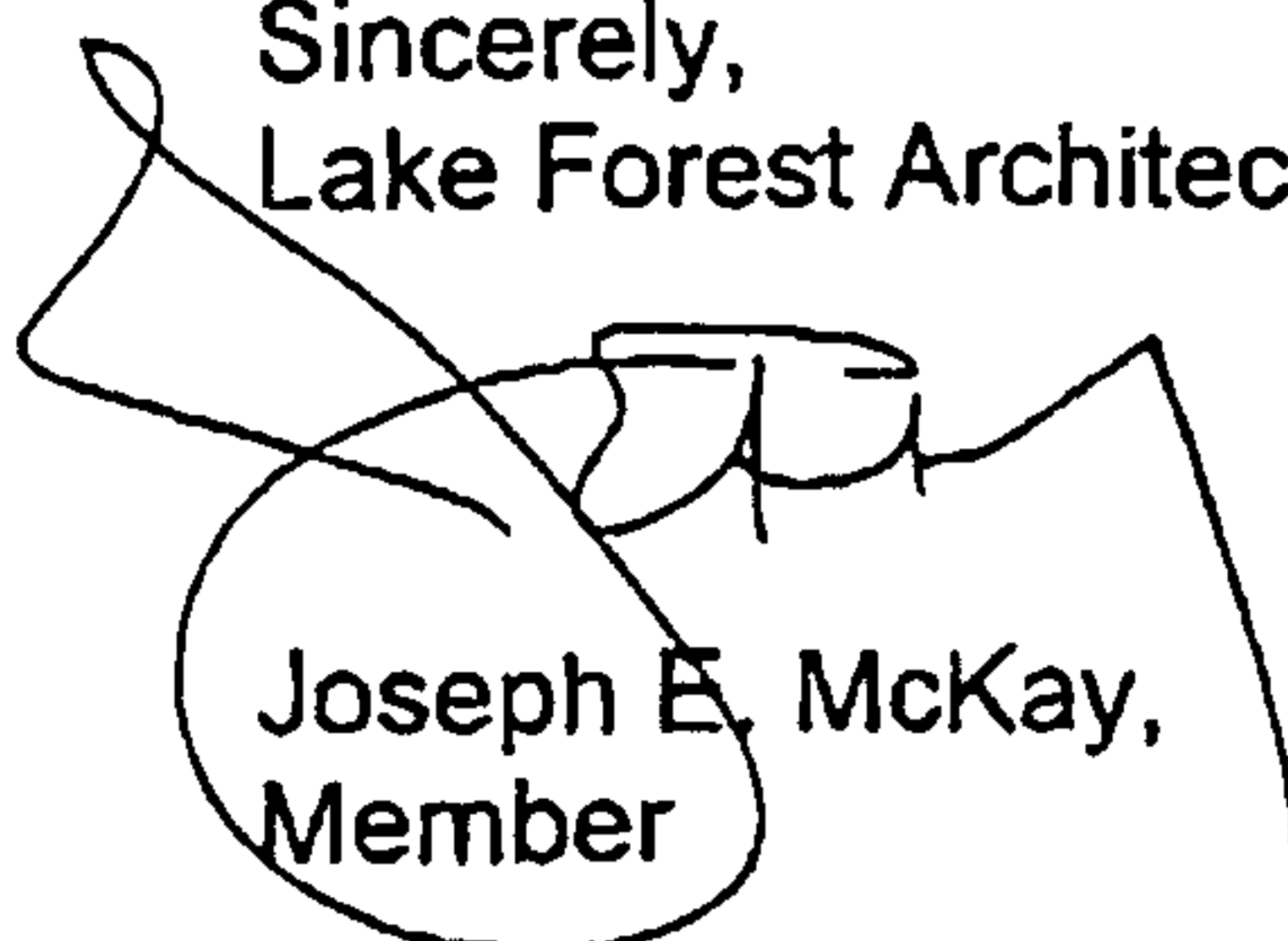
Dear Courtney,

In accordance with section 3.4 of the Protective Covenants of the Lake Forest Residential Association for the Second and Third Sectors the front setback requirement is 35 feet from the dedicated road right-of-way. Section 3.4 also provides that "The Committee reserves and shall have the right to grant variances to the foregoing setback requirements."

The Lake Forest Architectural Committee (LFAC) has established a 30-foot front building setback line for all lots in the Second and Third Sectors in accordance with the zoning regulations of the City of Alabaster. Lot 214 has a 31.0' front setback. The Lake Forest ARC hereby approves the setback for lot 214.

If you have any questions concerning this matter please contact me.

Sincerely,
Lake Forest Architectural Committee



Joseph E. McKay,
Member

20030423000250420 Pg 5/5 23.00
Shelby Cnty Judge of Probate, AL
04/23/2003 13:37:00 FILED/CERTIFIED

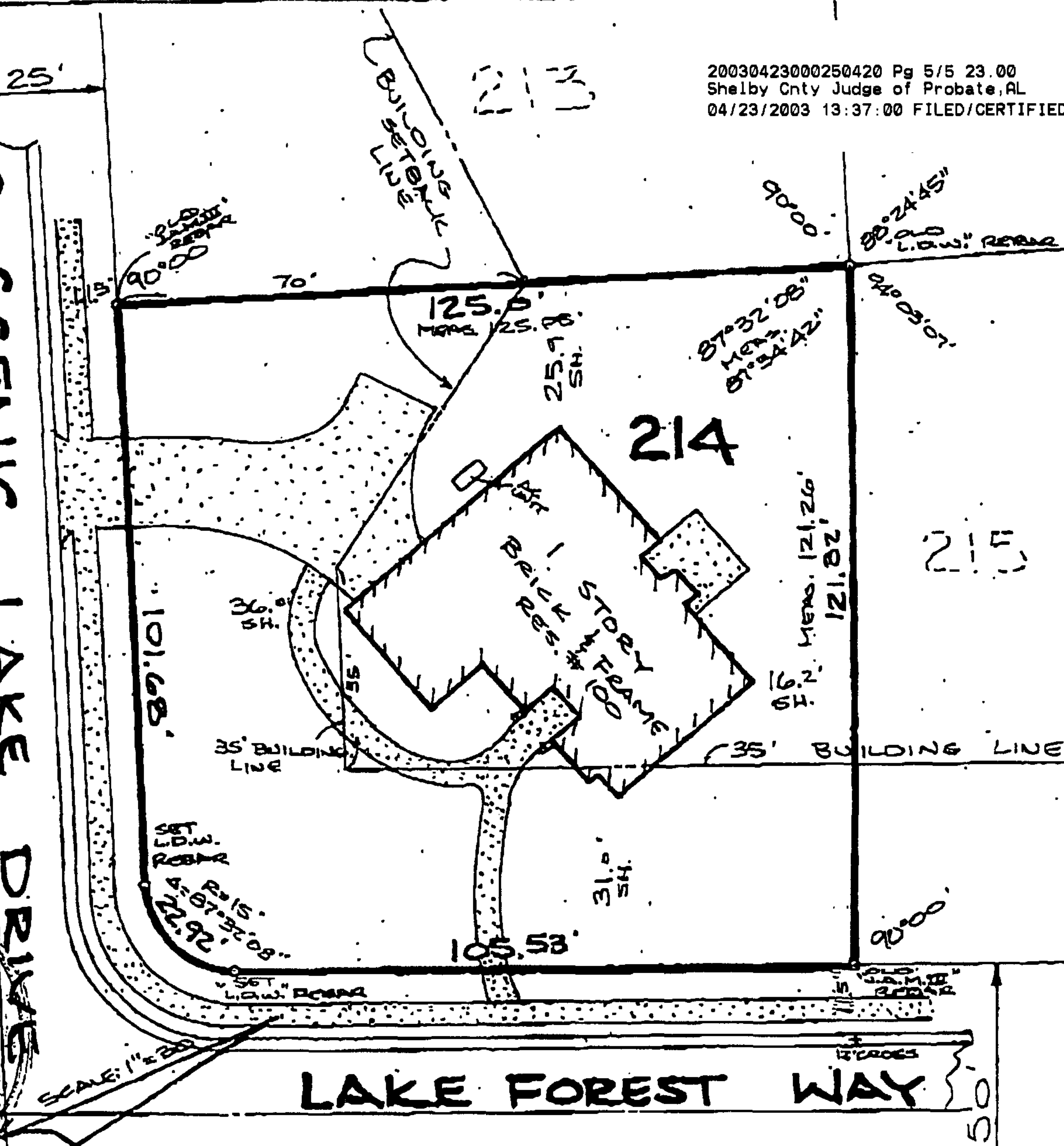
LEGEND:

ASPH	ASPHALT
BUDG	BUILDING
CALC	CALCULATED
MEAS	MEASURED
CH	CHORD
LNG CH	LONG CHORD
d	DEPLETION
Δ	DELTA
ESMT.	EASEMENT
HW	HEADWALL
MIN.	MINIMUM
MH	MANHOLE
OH	OVERHANG
POR	PORCH
R	RADIUS
R.O.W.	RIGHT OF WAY
SAN	SANITARY
STM	STORM
UTL	UTILITY
AC.	ACRES
S.F.	SQUARE FEET
C	CENTERLINE
●	POLE
—	ANCHOR
—	FENCE
—	POWER LINE
PVMT.	PAVEMENT
W	WITH
TAN	TANGENT
RES.	RESIDENCE
LG	LIGHT
COV	COVERED

DECK
CONCRETE WALL

SCENIC LAKE DRIVE

50' R.O.W.



STATE OF ALABAMA)
SHELBY COUNTY)

CLOSING SURVEY

I, Laurence D. Weygand, a registered Engineer-Land Surveyor, or Ray Weygand, a Registered Land Surveyor, hereby certify that I have surveyed Lot 214, Block 213, LAKE FOREST SECOND SECTOR, as recorded in Map Volume 26, Page 142, in the Office of the Judge of Probate, Shelby County, Alabama; that there are no rights-of-way, easements or joint driveways over or across said land visible on the surface except as shown; that there are no electric or telephone wires (excluding wires which serve the premises only) or structures or supports therefor, including poles, anchors and guy wires, on or over said premises except as shown; that I have consulted the Federal Insurance Administration "Flood Hazard Boundary Map" and found that this property is not located in "a special flood hazard area"; that there are no encroachments on said lot, except as shown and that improvements are located as shown above. I hereby state 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, according to my survey of APRIL 9, 2003.

Survey invalid if not sealed in red.

Order No.: 51853

Purchaser: HART

Address: 100 SCENIC LAKE DRIVE

Flood Zone: X

MAP # 010731 01008

Laurence D. Weygand, Reg. P.E. & S. #10373
Ray Weygand, Reg. L.S. #24973
169 Oxmoor Road, Homewood, AL 35209
Phone: (205) 942-0066 Fax: (205) 942-0087