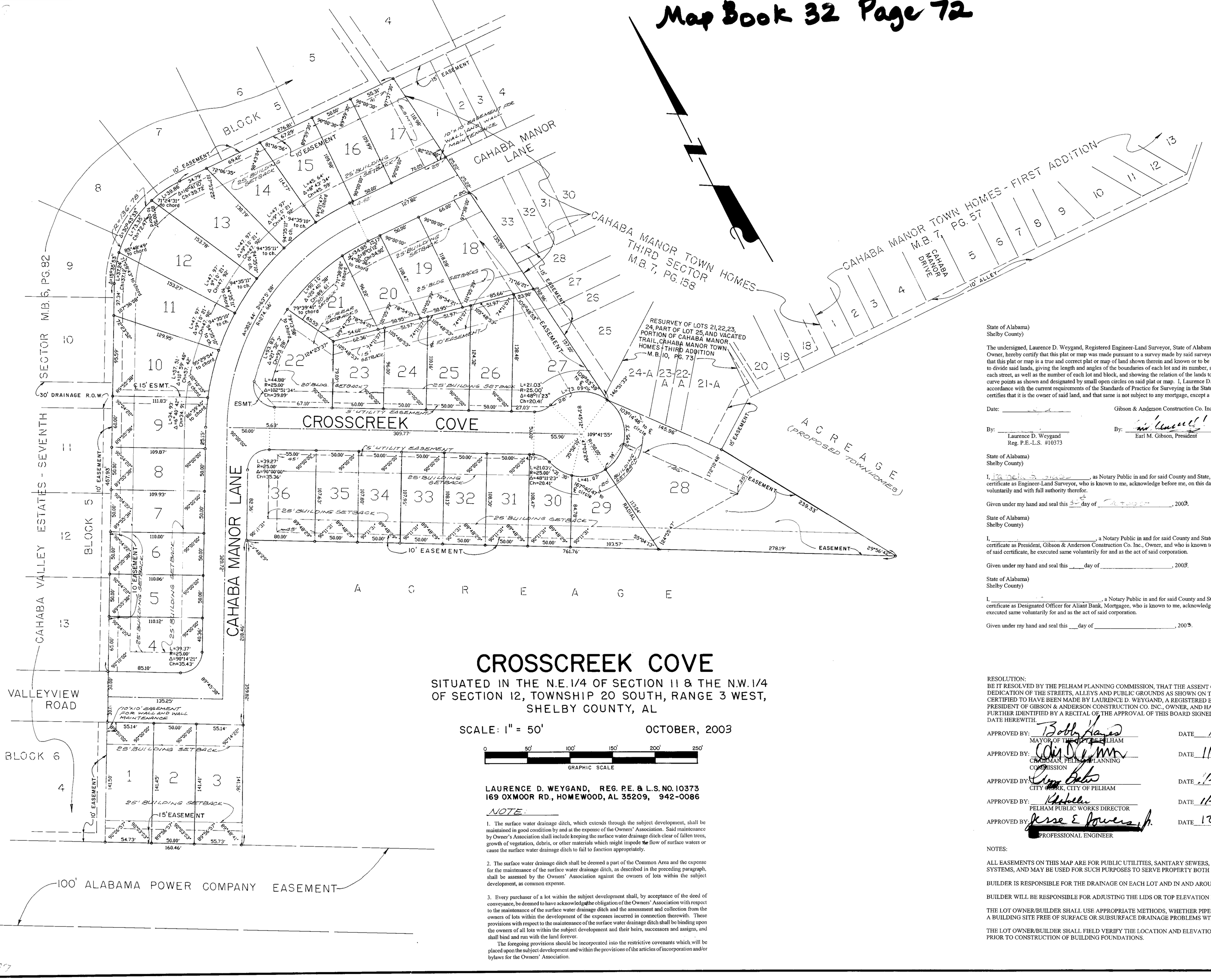
Map Book 32 Page 72



CROSSCREEK COVE

SITUATED IN THE N.E. 1/4 OF SECTION 11 & THE N.W. 1/4 OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, AL

SCALE: 1" = 50' OCTOBER, 2003

0 50' 100' 150' 200' 250'

GRAPHIC SCALE

LAURENCE D. WEYGAND, REG. P.E. & L.S. NO. 10373
169 OXMOOR RD., HOMEWOOD, AL 35209, 942-0086

NOTE:

1. The surface water drainage ditch, which extends through the subject development, shall be maintained in good condition by and at the expense of the Owners' Association. Said maintenance by Owner's Association shall include keeping the surface water drainage ditch clear of fallen trees, growth of vegetation, debris, or other materials which might impede the flow of surface waters or cause the surface water drainage ditch to fail to function appropriately.

2. The surface water drainage ditch shall be deemed a part of the Common Area and the expense for the maintenance of the surface water drainage ditch, as described in the preceding paragraph, shall be assessed by the Owners' Association against the owners of lots within the subject development, as common expense.

3. Every purchaser of a lot within the subject development shall, by acceptance of the deed of conveyance, be deemed to have acknowledged the obligation of the Owners' Association with respect to the maintenance of the surface water drainage ditch and the assessment and collection from the owners of lots within the development of the expenses incurred in connection therewith. These provisions with respect to the maintenance of the surface water drainage ditch shall be binding upon the owners of all lots within the subject development and their heirs, successors and assigns, and shall bind and run with the land forever.

The foregoing provisions should be incorporated into the restrictive covenants which will be placed upon the subject development and within the provisions of the articles of incorporation and/or bylaws for the Owners' Association.

State of Alabama)
Shelby County)

The undersigned, Laurence D. Weygand, Registered Engineer-Land Surveyor, State of Alabama, and Earl M. Gibson, President, Gibson & Anderson Construction Co. Inc., 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 plat or map of land shown therein and known or to be known as CROSSCREEK COVE, 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. I, Laurence D. Weygand, 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. Said owner also certifies that it is the owner of said land, and that same is not subject to any mortgage, except a mortgage held by Aliant Bank.

Date: _____

By: _____
Laurence D. Weygand
Reg. P.E.-L.S. #10373

Gibson & Anderson Construction Co. Inc. – Owner

By: _____
Earl M. Gibson, President

Aliant Bank - Mortgagee

By: _____
Jim Maples, as

State of Alabama)
Shelby County)

I, _____, as Notary Public in and for said County and State, do hereby certify that Laurence D. Weygand, whose name is signed to the foregoing certificate as Engineer-Land Surveyor, who is known to me, acknowledge before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this 3rd day of _____, 2003.

By: _____
Notary Public – My Commission Expires: _____

State of Alabama)
Shelby County)

I, _____, a Notary Public in and for said County and State, do hereby certify that Earl ~~Anderson~~ Gibson, whose name is signed to the foregoing certificate as President, Gibson & Anderson Construction Co. Inc., Owner, and who is known to me, acknowledge before me, on this date, that being duly informed of the contents of said certificate, he executed same voluntarily for and as the act of said corporation.

Given under my hand and seal this ____day of _____, 2003.

By: _____
Notary Public – My Commission Expires

State of Alabama)
Shelby County)

I, _____, a Notary Public in and for said County and State, do hereby certify that Jim Maples, whose name is signed to the foregoing certificate as Designated Officer for Aliant Bank, Mortgagee, who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily for and as the act of said corporation.

Given under my hand and seal this ___day of _____, 2003.

By: _____
Notary Public [redacted] Expires:

RESOLUTION:
BE IT RESOLVED BY THE PELHAM PLANNING COMMISSION, THAT THE ASSENT OF THIS BODY BE, AND THE SAME HEREBY IS GIVEN TO THE DEDICATION OF THE STREETS, ALLEYS AND PUBLIC GROUNDS AS SHOWN ON THIS PLAT OR MAP OF CROSSCREEK COVE, WHICH PLAT OR MAP IS CERTIFIED TO HAVE BEEN MADE BY LAURENCE D. WEYGAND, A REGISTERED ENGINEER-LAND SURVEYOR, AT THE INSTANCE OF EARL M. GIBSON, PRESIDENT OF GIBSON & ANDERSON CONSTRUCTION CO. INC., 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 _____, CITY CLERK, OF EVEN DATE HEREWITH.

APPROVED BY: _____ DATE 11-21-03
MAYOR OF THE CITY OF PELHAM

APPROVED BY: _____ DATE 11-26-03
CHAIRMAN, PELHAM PLANNING COMMISSION

APPROVED BY: _____ DATE 11-25-03
CITY CLERK, CITY OF PELHAM

APPROVED BY: _____ DATE 11-26-03
PELHAM PUBLIC WORKS DIRECTOR

APPROVED BY: _____ DATE 12/8/03
PROFESSIONAL ENGINEER

NOTES:

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

BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING.

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

THE LOT OWNER/BUILDER SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAINS, DITCHES, GRADING OR OTHER MEANS TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.

THE LOT OWNER/BUILDER SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE LINE OR SEPTIC TANK LOCATION PRIOR TO CONSTRUCTION OF BUILDING FOUNDATIONS.

20031208000397480 Pg 1 of 1 $0.00
Shelby County, AL 12/08/2003
12:08:2003 15:43:00 FILED/CERTIFIED

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