Map Book 32
Page 106

LEGEND

R	RADIUS
L	ARC LENGTH
△	CENTRAL ANGLE
AC	ACRES
R.O.W.	RIGHT-OF-WAY

Surveyor: Jackins, Butler & Adams Surveyors, Inc.
3940 Montclair Road
Birmingham, AL 35213
(205) 870-3390

Engineer: Alabama Engineering Co., Inc.
2 Office Park Circle, Suite 11
Birmingham, AL 35223
(205) 803-2161

FINAL PLAT OF THE RESIDENTIAL, PRIVATE SUBDIVISION:

STONEGATE REALTY RESUBDIVISION LOT 1

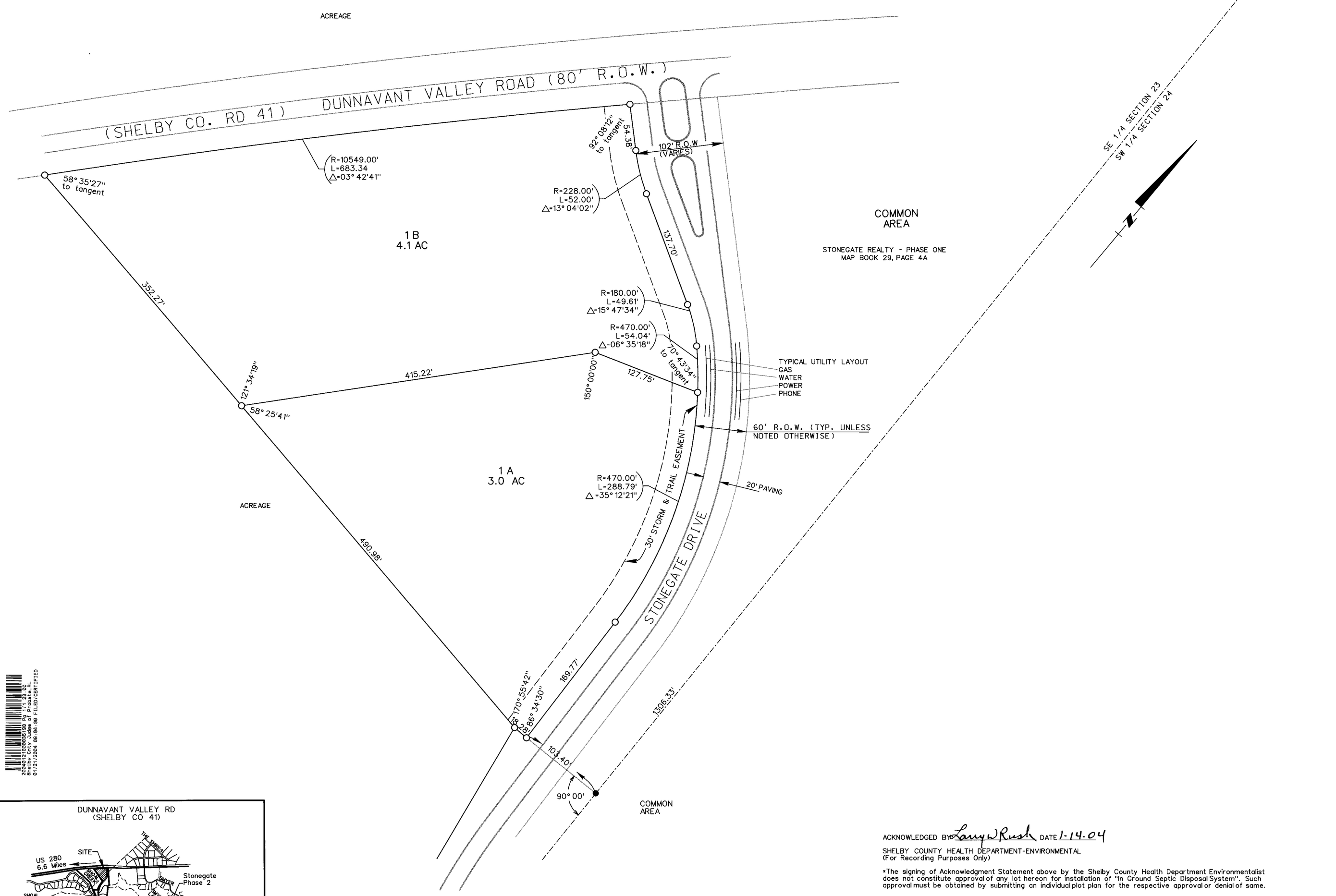
Being a resurvey of Lot 1, Stonegate Realty - Phase I as recorded in the Shelby County Probate Office, map book 29, page 4A situated in the Southeast 1/4 of Section 23 Township 18 South, Range 1 West, Shelby County, Alabama

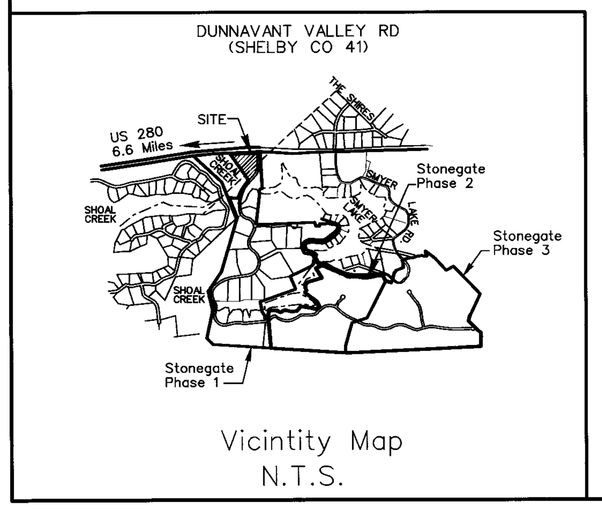
SCALE : 1" = 60'

JANUARY 13, 2004

GRAPHIC SCALE

0 30 60 120 240





Vicinity Map
N.T.S.

STONEGATE FARMS, LLC

1000 URBAN CENTER DRIVE, SUITE 650
BIRMINGHAM, ALABAMA 35242
(205) 967-3883

ALABAMA REGISTERED No. 18399 PROFESSIONAL LAND SURVEYOR ROWLAND JACKINS

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, nor private road rights-of-way shown on this plat.
4. This entire property is located in Flood Zone C except as shown otherwise, as shown on the latest Federal Insurance Rate Maps (Panel No. 25 of 195), dated 16th of September, 1982.
6. Maintenance responsibility of private road rights-of-way, common areas and lake is described in the Stonegate Farms Covenants, Conditions and Restrictions dated as of April 2, 2001, 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 Stonegate Farms Covenants, Conditions and Restrictions
8. Shelby County is not responsible for the maintenance of any drainage easements shown on this plat outside of the public right-of-way
9. All construction shall be in accordance with Shelby County specifications.
10. All utilities within the roadway shall be backfilled with stone.
11. 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.
12. 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 throught the subdivision process.

State of Alabama
Shelby County

The undersigned, Rowland Jackins, a Registered Land Surveyor in the State of Alabama and Stonegate Farms, LLC as Owner of the lots 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 Stonegate Realty-Resubdivision of Lot 1 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 Owner also certify that he is the Owner of subject lots, and that such lots are not subject to any mortgage except a mortgage held by Compass Bank

Date 1-14-04
Rowland Jackins, PLS
Alabama Reg. No. 18399

Date 1.14.04
Stonegate Farms, LLC
Owner

State of Alabama
Shelby County

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Rowland Jackins, whose name is signed to the foregoing certificate as Surveyor and who is known to me, acknowledged before me on this date that after being duly informed of the contents of said certificate executed same as such individual with full authority thereof.

Given under my hand and seal this 14th day of Jan., 2004

My Commission Expires 8/24/04
Notary Public

State of Alabama
Shelby County

I, the undersigned, a Notary Public in and for said County in said State hereby certify that J. Peter Wolski., whose name is signed to the foregoing certificate as an Owner, and who is known to me, acknowledged before me on this date that after being duly informed of the contents of said certificate executed same as such individual with full authority thereof.

Given under my hand and seal this 14th day of Jan., 2004

My Commission Expires 8/24/04
Notary Public

State of Alabama
Shelby County

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Martin R. Brown., whose name is signed to this plat as a representative of Compass Bank, and who is known to me, acknowledged before me on this date that after being duly informed of the contents of said plat executed same as such individual with full authority thereof.

Given under my hand and seal this 14th day of January, 2004

My Commission Expires 8-12-06
Notary Public

Acknowledged by:

Martin R. Brown
Compass Bank
15 S. 20th Street
Birmingham, AL 35233
205-297-3333

ACKNOWLEDGED BY Larry W Rush DATE 1-14-04
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.

APPROVED: Todd McDonald DATE 1/20/04
SHELBY COUNTY PLANNING COMMISSION

APPROVED: DATE 1-19-2004
SHELBY COUNTY ENGINEER

APPROVED: Sam Johnson DATE 14 Jan 2004
FIRE CHIEF OF APPLICABLE FIRE DEPARTMENT

20401/2200035160 Pg 1/1 23.00
Shelby County, Alabama
01/21/2004 08:04:36 FILED/CERTIFIED