Map Book 32 Page 139

RESURVEY OF LOT 22
BEAR CREEK RIDGE, SECTOR II

AS RECORDED IN MAP BOOK 25
PAGE 80

SITUATED IN
THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER
SECTION 11, TOWNSHIP 19 SOUTH, RANGE 1 WEST
SHELBY COUNTY, ALABAMA

A Single Family Subdivision

Date: February 4, 2004

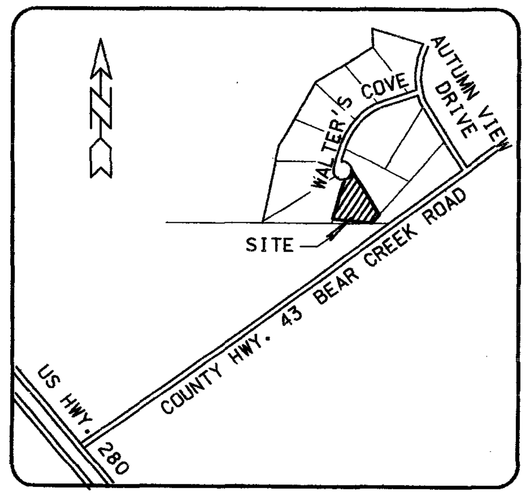
Prepared by:
Sunbelt Surveying & Design, Inc.
William L. Howell, PLS #16446
3325 Lorna Road - Suite 2302
Hoover, Alabama 35216
Tel: (205) 989-6922

Owner:
Bear Creek Ridge, LLC
James R. Gardner as Managing Member
2820 Columbiana Road
Birmingham, Alabama 35216

Utilities:
Water: Chelsea / Vandiver Water Association
Sewer: None available (On-site Septic)
Electric: Alabama Power
Telephone: BellSouth

Zoning Jurisdiction: Shelby County, Alabama

The purpose of this subdivision is to ammend Lot 22



VICINITY MAP
NOT TO SCALE

~~Be It Resolved, by the Shelby County Commission that the resurvey of the body be, and the same hereby is, given to the dedication of the streets, alleys, and public grounds as shown on plat or map of the RESURVEY OF LOT 22, BEAR CREEK RIDGE, SECTOR II, which said plat or map to certified having been made by William L. Howell as surveyor, at the instance of James Ryder Gardner, Managing Member of Bear Creek Ridge, LLC as 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 _____ County Clerk on even date herewith.~~

APPROVED: _____ Date: 3/1/2004
Shelby County Engineer

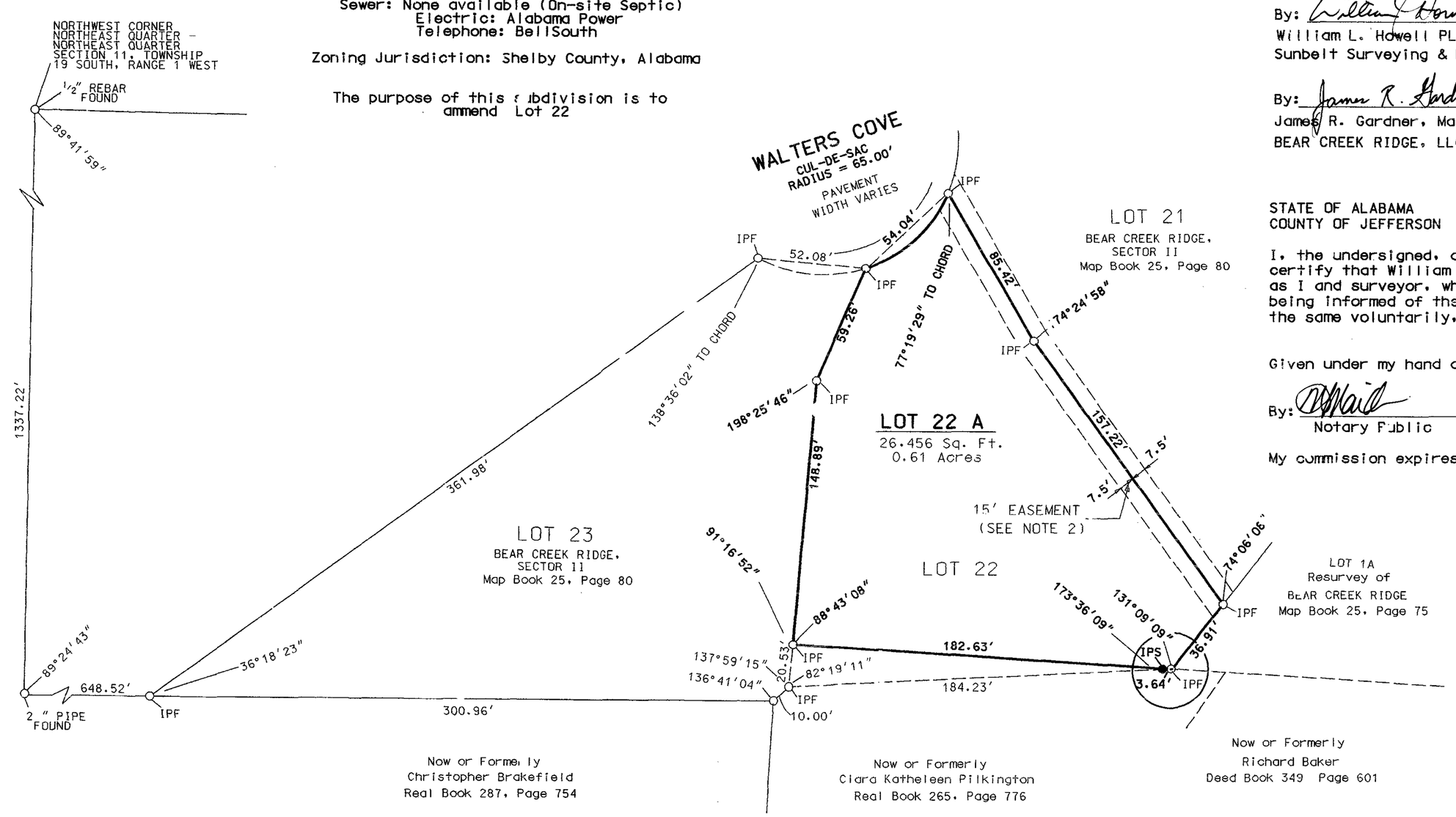
APPROVED: _____ Date: 3/3/2004
Shelby County Planning Commission

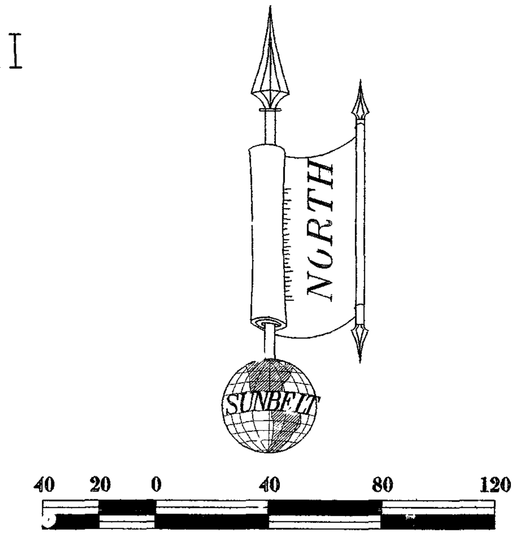
APPROVED: _____ Date: 1-17-04
Shelby County Health Officer

APPROVED: _____ Date: 2/13/04
Chelsea Fire District Chief

NOTES:

1. This Subdivision meets the approval of the Shelby County Health Department subject to certain conditions of approval and/or Lot deletions on file with said Health Department which conditions are made part of this approval as is set out heron.
2. 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.
3. "Building Contractor and/or Developer are responsible for providing building sites free of drainage problems."
4. "Builder Contractor and/or Developer are to employ BEST MANAGEMENT PRACTICES for erosion and sediment control during development."
5. "No further subdivision of any parcel shown hereon shall be allowed without the prior approval of the Shelby County Planning Commission."
6. "Shelby County is not responsible for the maintenance of any drainage easements shown on this plat outside the public right-of-way."
7. No house shall have a finished floor elevation less than two (2) feet above the top of any adjacent storm sewer without Engineer's approval.
8. This property is situated in Flood Zone "C" according to the "Federal Insurance Rate Map" of Shelby County, Alabama Panel Number 010191-0050 B effective date 9-16-82





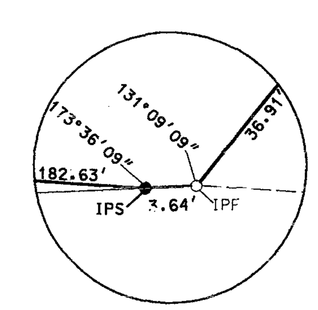
LEGEND

———	PROPERTY LINE
o	PROPERTY CORNER, FOUND
●	PROPERTY CORNER, SET CAPPED 1/2" REBAR (STAMPED PLS #16446)
(M)	MEASURED
(P)	PLAT

NOTE: CONSTRUCTION PRACTICES MUST COMPLY WITH THE ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT'S (ADEM) ADMINISTRATIVE CODE R.335-3-3-.01 REGARDING OPEN BURNING, AND ADEM PROCLAMATION 3, AS EXECUTED APRIL 24, 1998, WHICH PROHIBITS THE OPEN BURNING, OF UNTREATED WOOD, TREE TRIMMINGS, BRUSH OR PLANT GROWTH GENERATED BY CLEARING OR MAINTENANCE OF LAND, OR FROM DEMOLITION OR OTHER PRACTICES CONDUCTED FOR ANY OF THE FOLLOWING PURPOSES:

A. Erection of any structure;
B. Construction of any transportation, utility, or communications line;
C. Maintenance of rights of way;
D. Development or modification of a recreational area or park;
E. Plant husbandry practices.

DURING THE MONTHS OF MAY, JUNE, JULY, AUGUST AND SEPTEMBER.



HEALTH DEPARTMENT

NOTE: This subdivision meets the approval of the Shelby County Health Department subject to certain conditions of approval.

STATE OF ALABAMA
COUNTY OF SHELBY

The undersigned, William L. Howell, a registered Land Surveyor, with the firm of Sunbelt Surveying & Design, Inc. in the State of Alabama, and James R. Gardner, Managing Member of Bear Creek Ridge, LLC, 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 were 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 as THE RESURVEY OF LOT 22, BEAR CREEK RIDGE, SECTOR II 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 angles, width, length and the name of each street, as well as the number of each lot and block, and showing the relation of the land to BEAR CREEK RIDGE, SECTOR II as recorded in Map Book 25, Page 80, 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 owner also certifies that it is the owner of said lands and that the same are not subject to any mortgage.

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

By: _____ Date: FEBRUARY 4, 2004
William L. Howell PLS #16446
Sunbelt Surveying & Design, Inc.

ALABAMA REGISTERED NO. 16446 PROFESSIONAL LAND SURVEYOR WILLIAM L. HOWELL

By: _____ Date: 2/5/04
James R. Gardner, Managing Member
BEAR CREEK RIDGE, LLC. Owner

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, as Notary Public in and for said County in said State, hereby certify that William L. Howell, whose name is signed to the foregoing certificate as I and surveyor, 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 Land Surveyor, on the day the same bears date.

Given under my hand and seal this the 4th day of February, 2004

By: _____
Notary Public
My commission expires: 8/10/05

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned as Notary Public in and for said County and State, do hereby certify that James R. Gardner, whose name is signed to the foregoing certificate as Managing Member of Bear Creek Ridge, LLC 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 such officer, on the day of the same bears date.

Given under my hand and seal this the 5 day of Feb, 2004

By: _____
Notary Public
My commission expires: _____

20040205000058 Pg 03 Of 03
Shelby Cnty Judge of Probate, AL
03/03/2004 08:04:06 FILED/CERTIFIED

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