

## VARIANCE OF SET-BACK LINE

I, THE UNDERSIGNED, AM THE DEVELOPER UNDER THE DECLARATION OF PROTECTIVE COVENANTS, & RESTRICTIONS OF TOWNES AT BROOK HIGHLAND, RECORDED INSTRUMENT #2003-66365 AND AMENDED IN Inst # 2003-665710 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. UNDER SAID COVENANTS I HAVE THE POWER TO AMEND SET-BACK LINES AND RESTRICTIVE COVENANTS IN SAID SUBDIVISION.

I HAVE SEEN THE ATTACHED SURVEY DATED MAY 22,2004 AND PREPARED BY HILL SURVEYING COMPANY ON LOT 20, TOWNES AT BROOK HIGHLAND AS RECORDED IN MAP BOOK 30 PAGE 133 A & B IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA. UNDER THE TERMS OF THE COVENANTS, THE DEVELOPER HAS THE POWER AND DOES HEREBY GRANT A VARIANCE FOR THE DECK INTO THE BACK SET BACK LINE TO PERMIT THE IMPROVEMENTS ON SAID LOT TO BE LOCATED AS SHOWN IN THE ATTACHED SURVEY.

KEYSTONE BUILDING CO., INC.

**DEVELOPER** 

CORY MASON, PRESIDENT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 25 TH DAY OF MAY, 2004

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/5/9

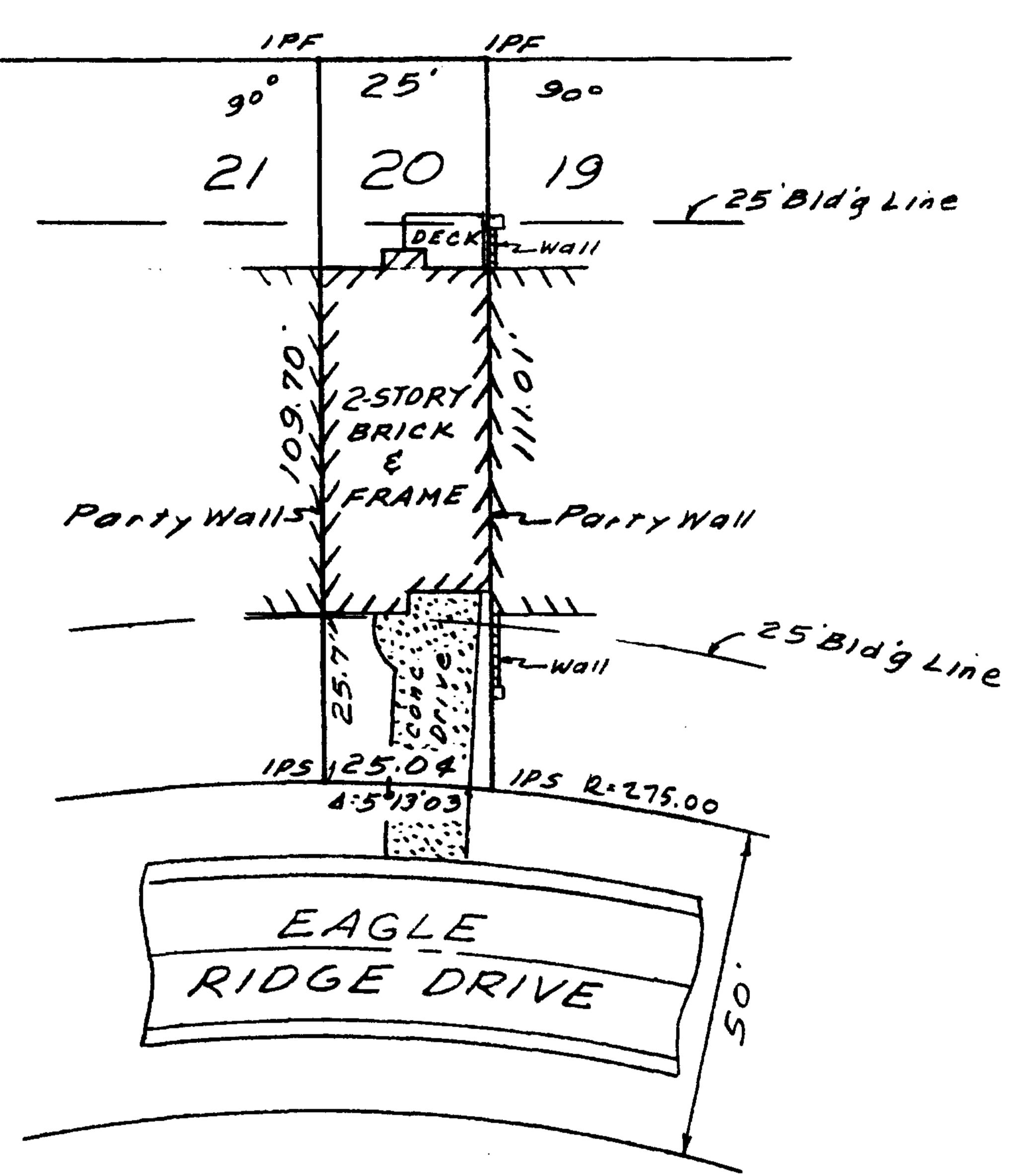
LEUNG

BARNES

SCALE: 1. .... 30'

COMMON AREA

20040601000290600 Pg 2/2 14.00 Shelby Cnty Judge of Probate, AL 06/01/2004 13:22:00 FILED/CERTIFIED



STATE OF ALABAMA
JEFFERSON COUNTY

I, Joseph D. Hennessy, a Professional Engineer and Registered Land Surveyor in Birmingham, Alabama, hereby certify that all parts of this affirmantification 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 100.

Lot 20 Block - TOWNES AT BROOK HIGHLAND

as recorded in Map Book 30 Page 133 A 6 8 in the Probate Office of SHELBY County, Alabama.

The correct street address according to the mailbox is 2052 EAGLE RIDGE DRIVE according to the mailbox is 2052 EAGLE RIDGE DRIVE according

To my survey this 22 May of MAY 2004

Purchaser: LEUNG Survey Type: CLOSING

FLOOD ZONE C"

HILL SURVEYING COMPANY 2301-A Second Avenue North Birmingham, Alabama 35203 205-326-3388 FLOOD ZONE 'C"
Panel 010191 0020B
9-16-82

Joseph D. Hennessy Alabema Reg. No. 3641

Invoice No. 0403602

Note: Unless otherwise indicated by (P) – record plat dimension, (D) – deed call, or (M) – measured dimension by survey, all bearings, angles and distances shown hereon are actual. Furthermore this survey was performed without the benefit of an abstract of title. There may be other matters of public or private record not depicted on this survey. In addition, underground utilities or subsurface features were not measured as a part of this survey unless otherwise shown. (IPF) - Iron Pin Found, (IPS) - Iron Pin Set.