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A PRIVATE SUBDIVISION FOR SINGLE FAMLIY RESIDENCES

HIGHLAND LAKES 25th SECTOR PHASE I
AN EDDLEMAN COMMUNITY

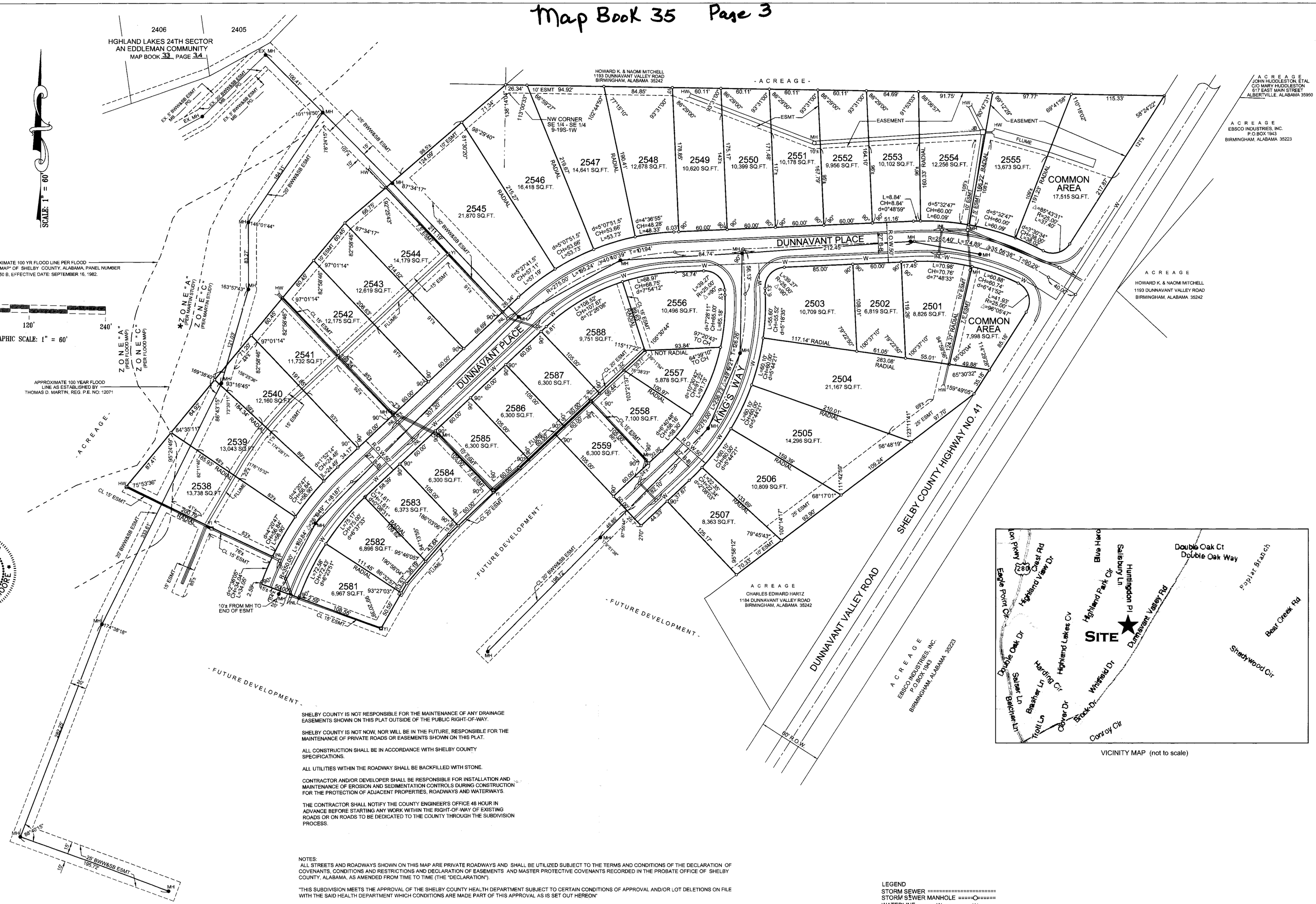
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 9,
TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA

PREPARED BY:
SURVEYING SOLUTIONS, INC.
CARL DANIEL MOORE
REG. L.S. NO: 12159
2233 CAHABA VALLEY DRIVE
BIRMINGHAM, ALABAMA 35242
(205) 991-8965

OWNER:
HIGHLAND LAKES DEVELOPMENT, LTD
EDDLEMAN PROPERTIES, INC.
GENERAL PARTNER
2700 HIGHWAY 280 EAST
SUITE 425 WEST
BIRMINGHAM, ALABAMA 35223
(205) 871-9755

SCALE:1"= 60' DATE: JANUARY 27, 2005

SHELBY COUNTY JURISDICTION
BIRMINGHAM WATER AND SEWER BOARD



VICINITY MAP (not to scale)

STATE OF ALABAMA)
COUNTY OF SHELBY)

The undersigned, Carl Daniel Moore, a registered Land Surveyor, in the State of Alabama, and Highland Lakes Development, Limited, 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 map of the lands shown therein and known or to be known as HIGHLAND LAKES 25TH SECTOR PHASE I AN EDDLEMAN COMMUNITY, showing the subdivisions 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 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 of Section 9, Township 19 South, Range 1 West, 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 signee 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 Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

DATE: 04-06-05

BY: Carl Daniel Moore
Carl Daniel Moore, Reg. L.S. #12159

HIGHLAND LAKES DEVELOPMENT LIMITED, Owner:
Eddleman Properties, Inc., General Partner

BY: Douglas D. Eddleman
Douglas D. Eddleman, President

APPROVED: Larry W Rush DATE: 4-7-05
SHELBY COUNTY HEALTH OFFICER
FOR RECORDING PURPOSES ONLY

APPROVED: Capt Tim Johnson DATE: 7 APR 2005
FIRE CHIEF

APPROVED: Keith Cole DATE: 4/14/04
SHELBY COUNTY ENGINEER

APPROVED: R Lamm DATE: 4-14-2005
SHELBY COUNTY PLANNING COMMISSION

ALABAMA REGISTERED No. 12159 PROFESSIONAL LAND SURVEYOR CARL DANIEL MOORE

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, as Notary Public in and for said County in said State, hereby certify that Carl Daniel Moore, whose name is signed to the foregoing instrument as Land Surveyor, who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 5th day of April, 2005.

BY: Jackie L. Dan
Notary Public

My commission expires: 4-4-08

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, as Notary Public in and for said County and State, do hereby certify that Douglas D. Eddleman, whose name is signed to the foregoing instrument as President of Eddleman Properties, Inc., General Partner of Highland Lakes Development Limited, Owner, and who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing instrument, they executed the same voluntarily and with full authority therefor, on the day the same bears date.

Given under my hand and seal this the 6th day of April, 2005.

BY: Tom Kirby
Notary Public

My commission expires: 12/1/06

SHELBY COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.

SHELBY COUNTY IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH SHELBY COUNTY SPECIFICATIONS.

ALL UTILITIES WITHIN THE ROADWAY SHALL BE BACKFILLED WITH STONE.

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

THE CONTRACTOR SHALL NOTIFY THE COUNTY ENGINEER'S OFFICE 48 HOUR IN ADVANCE BEFORE STARTING ANY WORK WITHIN THE RIGHT-OF-WAY OF EXISTING ROADS OR ON ROADS TO BE DEDICATED TO THE COUNTY THROUGH THE SUBDIVISION PROCESS.

NOTES:
ALL STREETS AND ROADWAYS SHOWN ON THIS MAP ARE PRIVATE ROADWAYS AND SHALL BE UTILIZED SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AS AMENDED FROM TIME TO TIME (THE "DECLARATION").

"THIS SUBDIVISION MEETS THE APPROVAL OF THE SHELBY COUNTY HEALTH DEPARTMENT SUBJECT TO CERTAIN CONDITIONS OF APPROVAL AND/OR LOT DELETIONS ON FILE WITH THE SAID HEALTH DEPARTMENT WHICH CONDITIONS ARE MADE PART OF THIS APPROVAL AS IS SET OUT HEREON"

"CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEM."

"NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE SHELBY COUNTY PLANNING COMMISSION."

ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF RESIDENCE TO BE SERVICED.

NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL..

LOCATION OF HOUSE ON EACH LOT REQUIRES THE APPROVAL OF THE ARCHITECTURAL REVIEW COMMITTEE.

NO FENCES OR STRUCTURES SHALL BE CONSTRUCTED WITHIN ANY EASEMENT WITHOUT APPROVAL FROM THE ARCHITECTURAL REVIEW COMMITTEE. DO NOT CONSTRUCT, CAUSE TO BE CONSTRUCTED, OR PERMIT TO BE CONSTRUCTED ANY LAKE OR POND, FILL OR FILL SLOPES, CUT OR CUT SLOPES, FENCE OR ANY BUILDING OR STRUCTURE OF ANY KIND WHICH WOULD, IN THE BWWSB'S OPINION, PREVENT READY ACCESS TO, OR INTERFERE WITH, CONSTRUCTING, INSTALLING, OPERATING AND MAINTAINING PIPELINES AND APPURTENANCES.

ALL IMPROVEMENTS IN THIS SUBDIVISION, INCLUDING BUT NOT LIMITED TO ROADS AND DRAINAGE STRUCTURES, ARE PRIVATE AND ARE NOT DEDICATED TO SHELBY COUNTY AND ARE, THEREFORE, NOT THE RESPONSIBILITY OF SHELBY COUNTY TO MAINTAIN OR REPAIR.

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: SEPTEMBER 16, 1982.

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, EXCEPT IN SUBDIVISIONS WITH BIRMINGHAM WATER WORKS & SEWER BOARD'S (BWW&SB'S) SANITARY SEWERS IN WHICH CASE THESE SANITARY SEWER EASEMENTS ARE EXCLUSIVE.

ALL UTILITIES MUST CLEAR WITH THE BWW&SB BEFORE INSTALLATION TO INSURE THAT THERE IS NO ENCROACHMENT ON THE EXCLUSIVE EASEMENT OF THE BWW&SB.

SHELBY COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.

SHELBY COUNTY IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS OR EASEMENTS SHOWN ON THE PLAT.

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.

APPROXIMATE 100 YEAR FLOOD LINE AS ESTABLISHED BY THOMAS D. MARTIN, REG. P.E. NO: 12071

LEGEND
STORM SEWER ==========
STORM SEWER MANHOLE =====O=====
WATERLINE ——W——— W ——
SF: SQUARE FEET
± : MORE OR LESS
△: DELTA ANGLE
d : DEFLECTION ANGLE
T : TANGENT ; TAN
R : RADIUS
CH: CHORD
ESMT: EASEMENT
RCP: REINFORCED CONCRETE PIPE
FH: FIRE HYDRANT ●
HW: HEADWALL
EX: EXISTING
YI: YARD INLET □
SS: STOP SIGN (SS) TYPE R1-1 PER MUTCD
SPEED LIMIT SIGN ▯ TYPE R2-1 PER MUTCD
INL: INLET
—●— SANITARY SEWER MANHOLE
—SS——SANITARY SEWER
———— SILT FENCE
GAS LINE ——— G ———
——— FM ——— FORCE MAIN
L: LENGTH
FD: FOUND

MAP CHECKED: GDM 01-28-05
JLW \ACAD\PROJECTS\HL\HL21ST-END\HL25THSECTOR\HL25THRECMAP

20050415000117390 $11.00 Shelby County, Judge of Probate, AL 04/15/2005 08:11:00AM FILED/CERTIFIED