20060224000089280 1/5 $219.00
Shelby Cnty Judge of Probate,AL
02/24/2006 08:43:02AM FILED/CERT

Map Book 36 Page 95-A

A PRIVATE SUBDIVISION FOR SINGLE FAMILY RESIDENCES

# THE VILLAGE AT HIGHLAND LAKES SECTOR ONE AN EDDLEMAN COMMUNITY

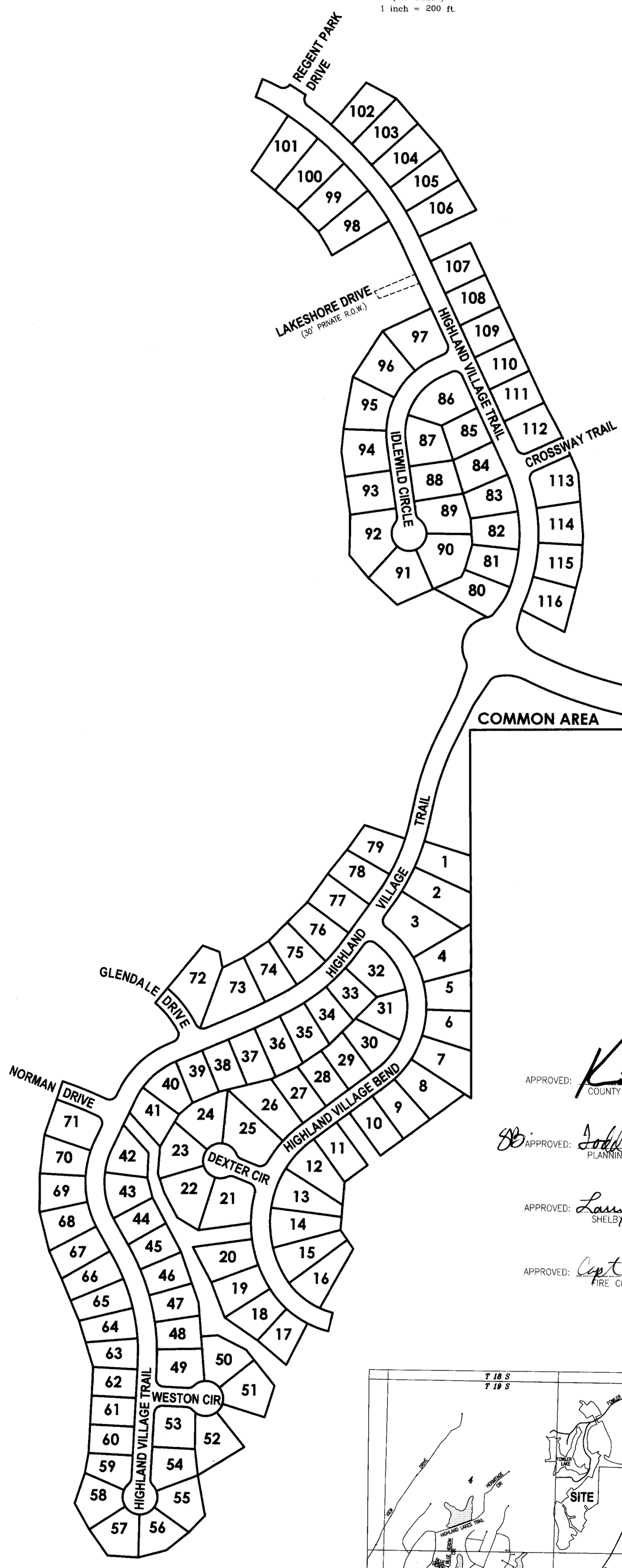
SITUATED IN THE WEST 1/2 OF SECTION 3 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, ALL IN TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA

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

GRAPHIC SCALE

200 0 100 200 400 800

( IN FEET )
1 inch = 200 ft.




STATE OF ALABAMA
COUNTY OF SHELBY

THE UNDERSIGNED, JEFF D. ARRINGTON, A REGISTERED LAND SURVEYOR, 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 WERE MADE AT THE INSTANCE OF SAID OWNER; THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN AND KNOWN AS ***"THE VILLAGE AT HIGHLAND LAKES SECTOR ONE, 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 LENGTH, WIDTH AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK, SHOWING THE RELATIONS OF THE LANDS TO THE GOVERNMENT SURVEY OF SECTIONS 3 AND 4, 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 OWNER ALSO CERTIFIES THAT IT IS THE OWNER OF SAID LANDS AND THAT THE SAME ARE NOT SUBJECT TO ANY MORTGAGE, EXCEPT A MORTGAGE HELD BY COMPASS BANK.

I HEREBY 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.

DATE: 2-2-06

OWNER:
HIGHLAND LAKES DEVELOPMENT LTD
EDDLEMAN PROPERTIES, INC.

BY: Douglas D. Eddleman
DOUGLAS D. EDDLEMAN, PRESIDENT

SURVEYOR:

JEFF D. ARRINGTON
ALABAMA LICENSE #18664

MORTGAGEE:

OFFICER-COMPASS BANK

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT JEFF D. ARRINGTON, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS SURVEYOR, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS 2ND DAY OF FEBRUARY, 2006.

NOTARY PUBLIC — MY COMMISSION EXPIRES 10-06-07

GINA R. CHIVERS NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT DOUGLAS D. EDDLEMAN, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS PRESIDENT OF EDDLEMAN PROPERTIES, INC., GENERAL PARTNER OF HIGHLAND LAKES DEVELOPMENT LIMITED, 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 THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS 2nd DAY OF February, 2006.

NOTARY PUBLIC — MY COMMISSION EXPIRES 12-1-06

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT John M. McQueen, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS OFFICER FOR COMPASS BANK, MORTGAGEE, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS 6th DAY OF February 2006.

NOTARY PUBLIC — MY COMMISSION EXPIRES 12-1-06

APPROVED: COUNTY ENGINEER DATE: 2/21/2006

APPROVED: PLANNING COMMISSION DATE: 2/23/06

APPROVED: SHELBY COUNTY HEALTH OFFICER DATE: 2-9-06

APPROVED: Capt. Sam Johnson FIRE CHIEF DATE: 9 FEB 2006

NOTES:

"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.

THIS PROPERTY IS SITUATED IN FLOOD ZONE "C" ACCORDING TO THE "FEDERAL INSURANCE RATE MAP" OF SHELBY COUNTY, ALABAMA, PANEL NUMBER 010191-0050, EFFECTIVE DATE SEPTEMBER 16, 1982.

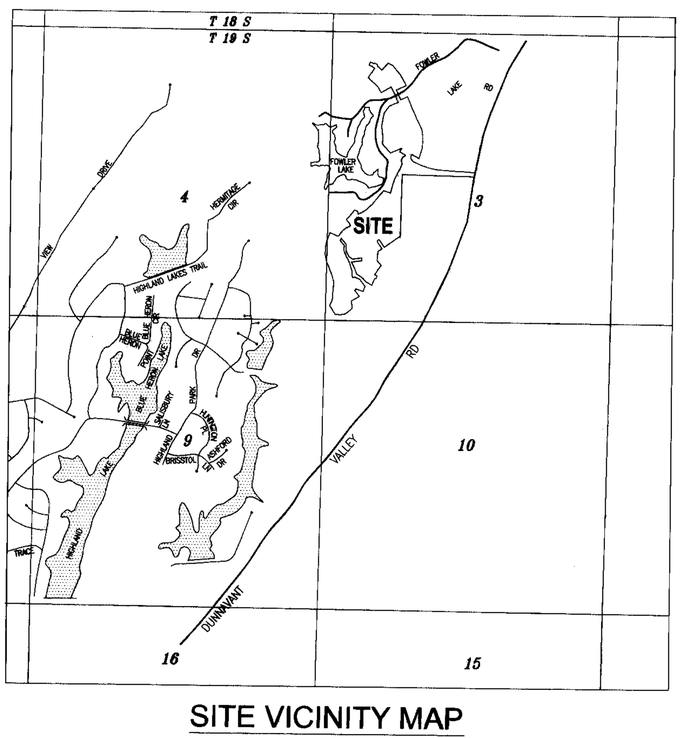
ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, AND MAY BE USED FOR SUCH PURPOSES TO SERVE THE PROPERTY BOTH WITHIN AND WITHOUT THE SUBDIVISION.

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

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 HOURS 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.




SITE VICINITY MAP
N.T.S.

ARRINGTON ENGINEERING
Civil Engineers - Surveyors - Land Planners
Office: (205) 985-9315
Fax: (205) 985-9385
2032 Valleydale Road
Birmingham AL 35244

S-68-04

| | |
|---|---|
| DRAWING TITLE: THE VILLAGE AT HIGHLAND LAKES SECTOR ONE | DRAWN BY: GPC |
| LOCATION & DESCRIPTION: SITUATED IN THE WEST 1/2 OF SECTION 3 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, ALL IN TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA | CHECKED BY: JDA |
| STATE OF ALABAMA REGISTERED #18664 PROFESSIONAL LAND SURVEYOR JEFF D. ARRINGTON | DATE: JANUARY 25, 2006 |
| | SCALE: 1" = 200' |
| | DRAWING NAME: SEE BELOW |
| | PROJECT NO.: 29257 |
| | SHEET 1 OF 5 |

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Map Book 36 Page 95-B

A PRIVATE SUBDIVISION FOR SINGLE FAMILY RESIDENCES

# THE VILLAGE AT HIGHLAND LAKES SECTOR ONE AN EDDLEMAN COMMUNITY

SITUATED IN THE WEST 1/2 OF SECTION 3 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, ALL IN TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA

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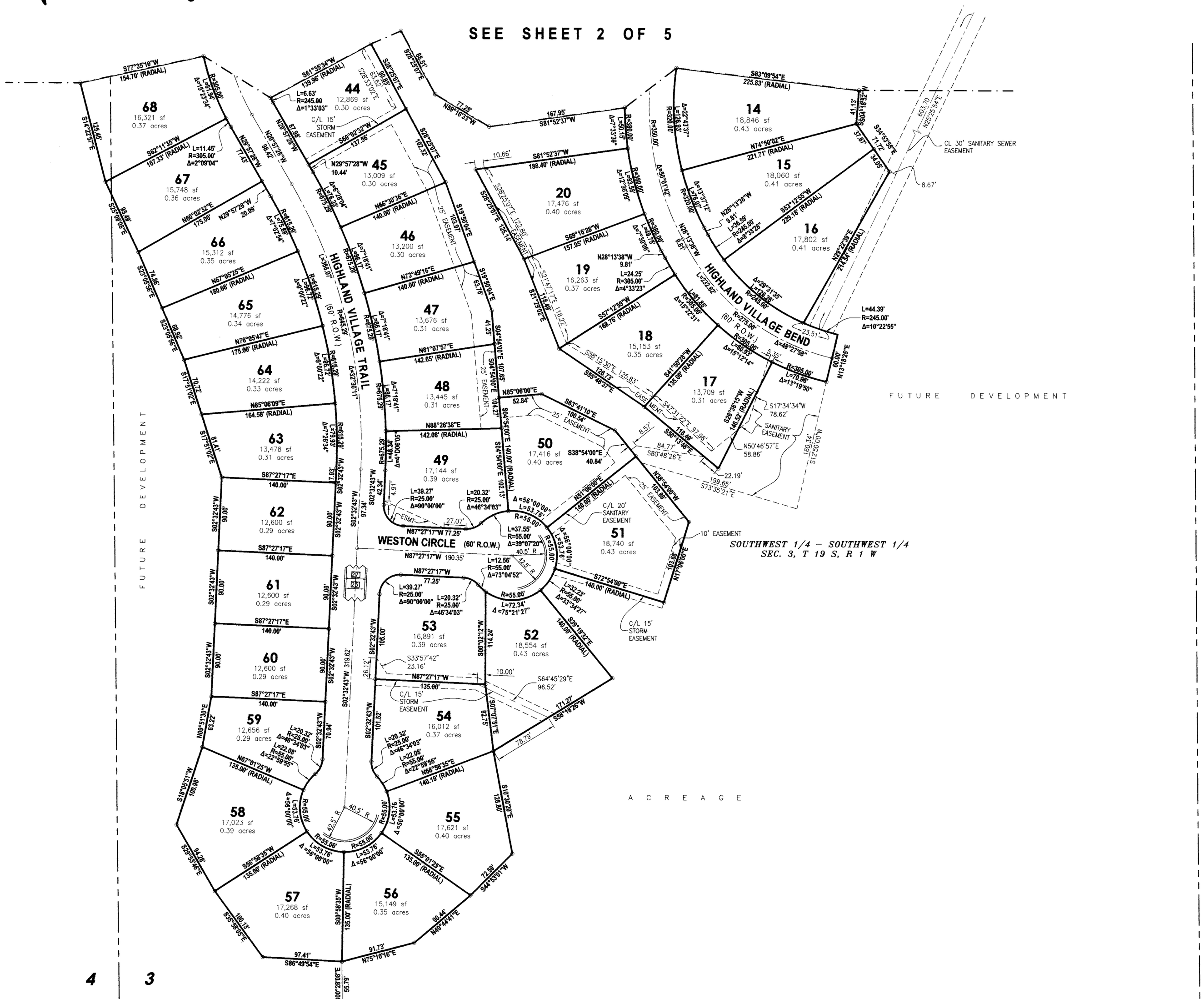


GRAPHIC SCALE
( IN FEET )
1 inch = 60 ft.

**ARRINGTON ENGINEERING**
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Fax: (205) 985-9385
2032 Valleydale Road
Birmingham AL 35244

| | |
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| LOCATION & DESCRIPTION: SITUATED IN THE WEST 1/2 OF SECTION 3 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, ALL IN TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA | DATE: JANUARY 25, 2006 |
| | SCALE: 1" = 60' |
| | DRAWING NAME: SEE BELOW |
| | PROJECT NO.: 29257 |
| | SHEET 2 OF 5 |

STATE OF ALABAMA REGISTERED #16600 PROFESSIONAL LAND SURVEYOR J. D. ARRINGTON

S-68-04

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Map Book 36 Page 95-C

A PRIVATE SUBDIVISION FOR SINGLE FAMILY RESIDENCES

# THE VILLAGE AT HIGHLAND LAKES SECTOR ONE
## AN EDDLEMAN COMMUNITY

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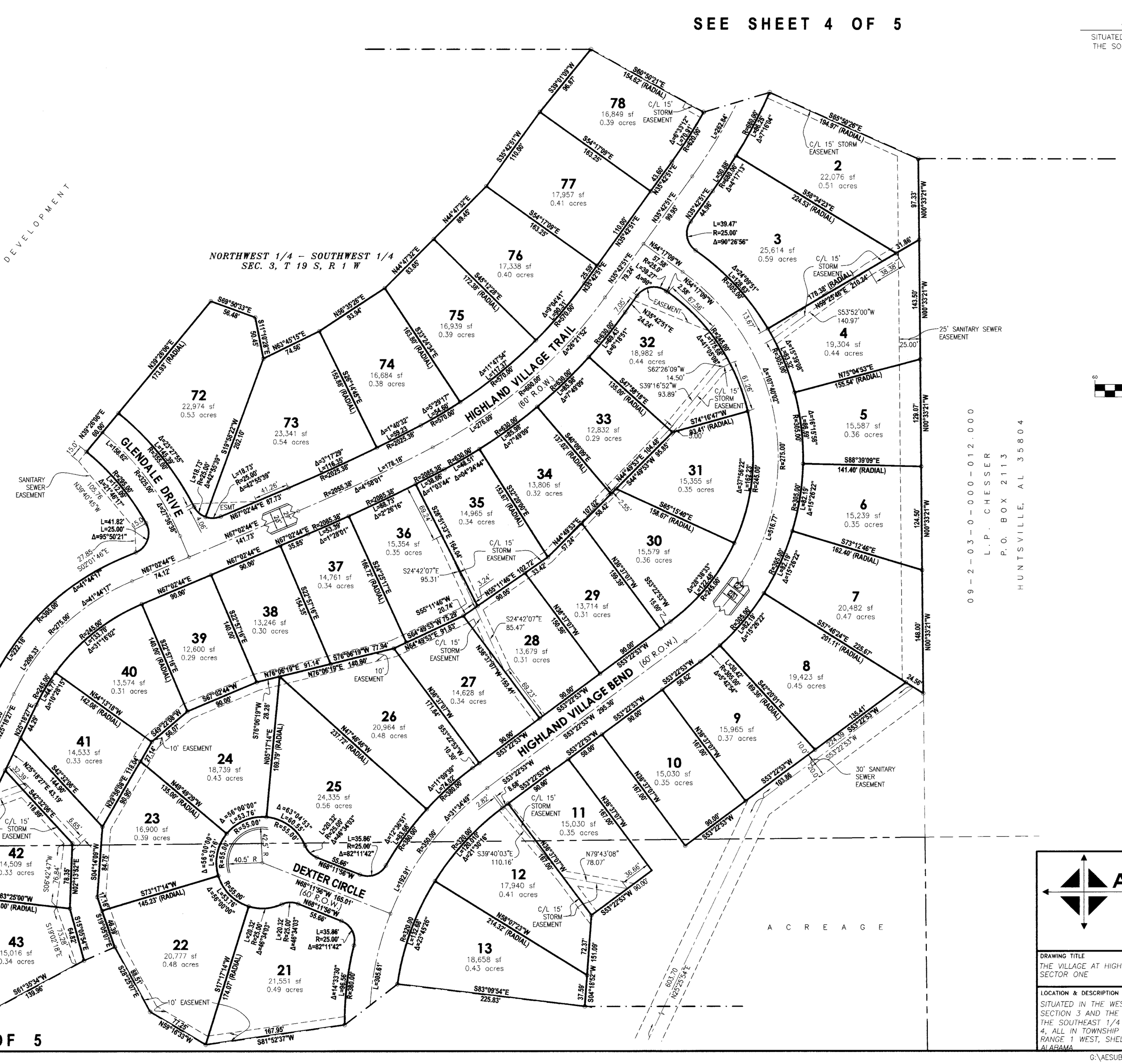


GRAPHIC SCALE

( IN FEET )
1 inch = 60 ft.

09-2-03-0-000-012.000
L.P. CHESSER
P.O. BOX 2113
HUNTSVILLE, AL 35804

S-68-04

ARRINGTON ENGINEERING
Civil Engineers - Surveyors - Land Planners
Office: (205) 985-9315
Fax: (205) 985-9385
2032 Valleydale Road
Birmingham AL 35244

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| | DATE: JANUARY 25, 2006 |
| | SCALE: 1" = 60' |
| | DRAWING NAME: SEE BELOW |
| | PROJECT NO.: 29257 |
| | SHEET 3 OF 5 |

STATE OF ALABAMA REGISTERED #18664 PROFESSIONAL LAND SURVEYOR JEFF D. ARRINGTON

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Shelby Cnty Judge of Probate, AL
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Map Book 36 Page 95-D

A PRIVATE SUBDIVISION FOR SINGLE FAMILY RESIDENCES

# THE VILLAGE AT HIGHLAND LAKES
# SECTOR ONE
# AN EDDLEMAN COMMUNITY

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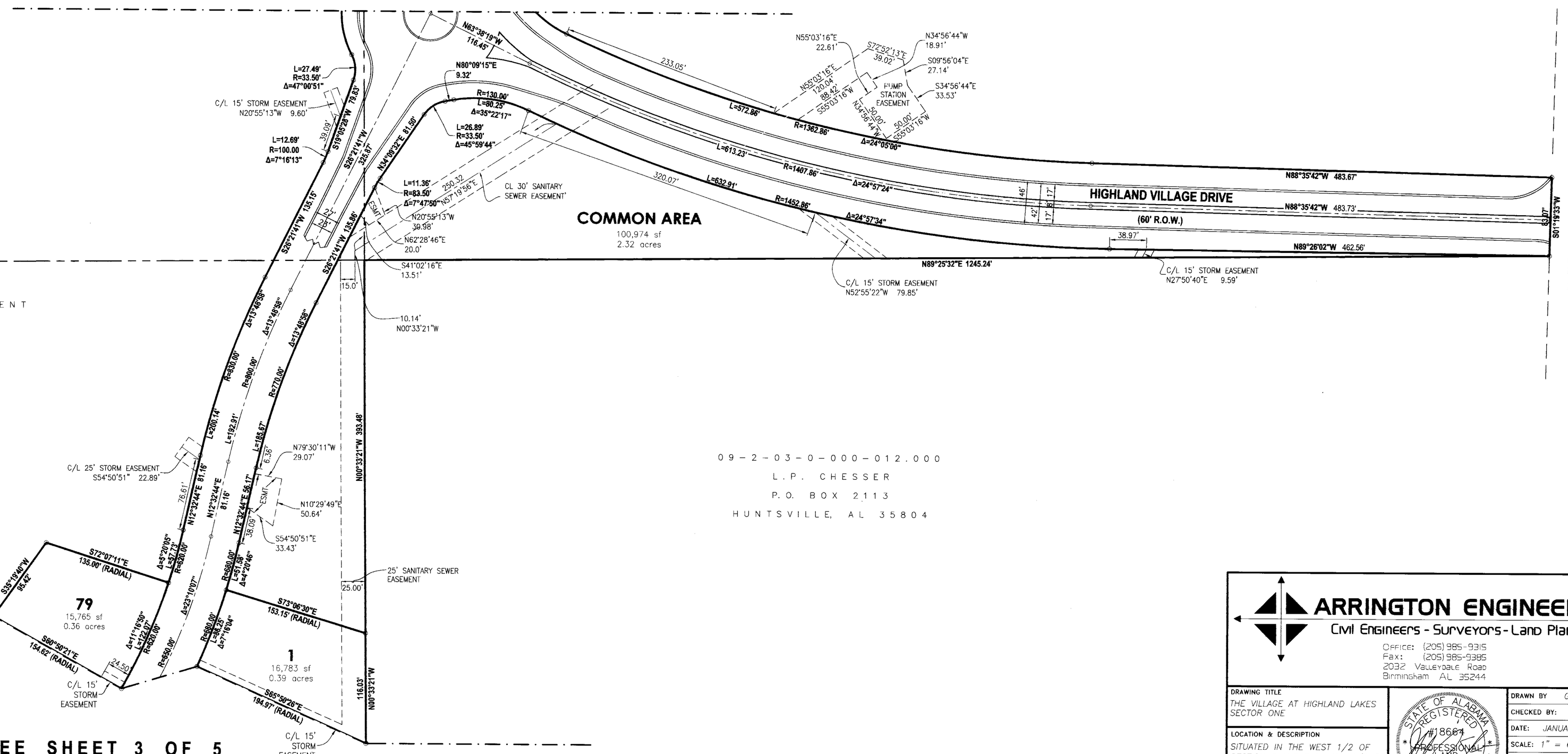
BIRMINGHAM, ALABAMA 35223
(205) 871-9755

GRAPHIC SCALE
60 0 30 60 120 240
( IN FEET )
1 inch = 60 ft.

SEE SHEET 5 OF 5




SEE SHEET 3 OF 5

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| | DRAWING NAME: SEE BELOW |
| | PROJECT NO.: 29257 |
| | SHEET 4 OF 5 |

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Shelby Cnty Judge of Probate, AL
02/24/2006 09:43:00AM FILED/CERT

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Map Book 36 Page 95-E

A PRIVATE SUBDIVISION FOR SINGLE FAMILY RESIDENCES

# THE VILLAGE AT HIGHLAND LAKES SECTOR ONE
## AN EDDLEMAN COMMUNITY

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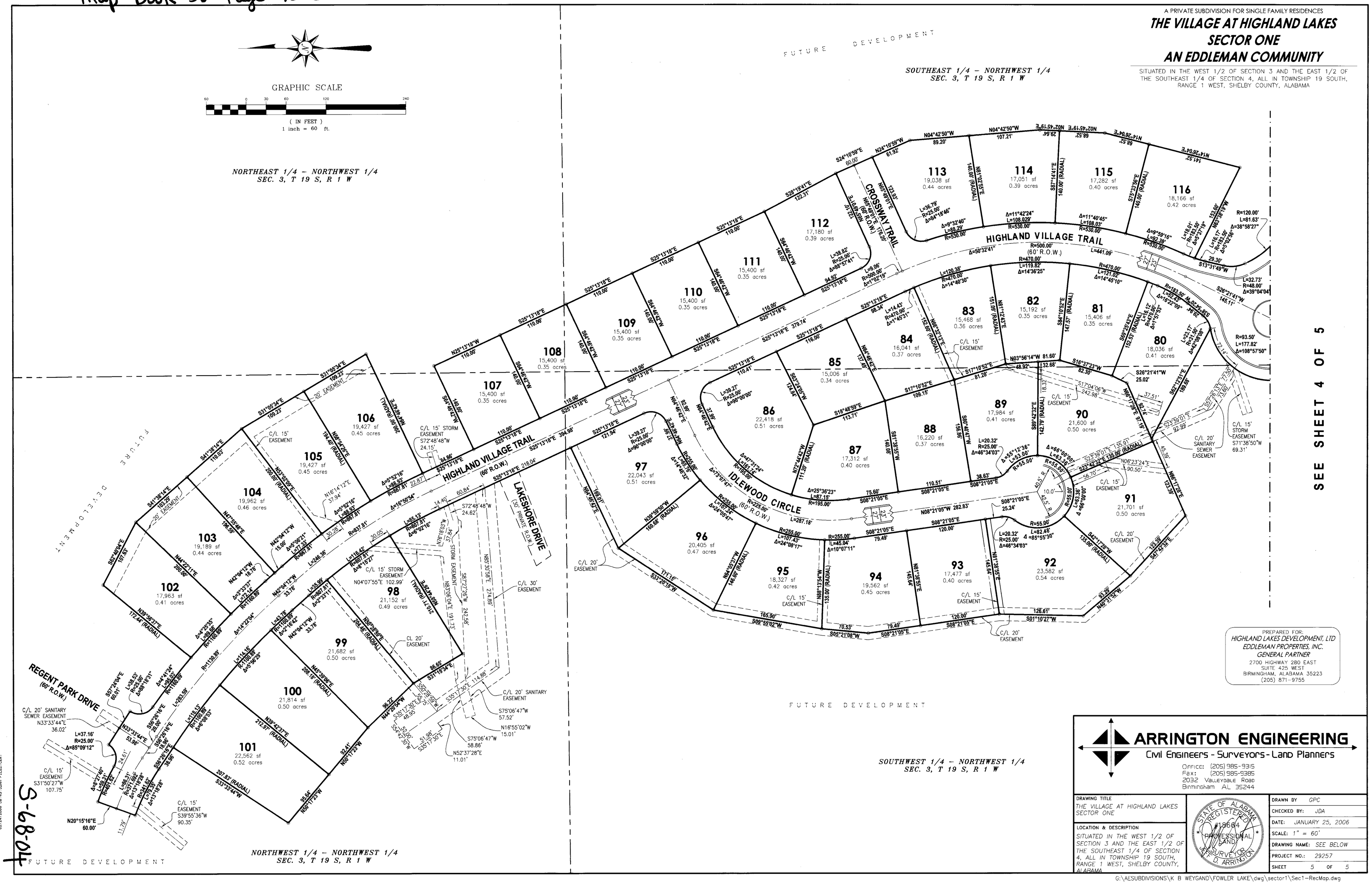


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| | PROJECT NO.: 29257 |
| | SHEET 5 OF 5 |

STATE OF ALABAMA REGISTERED #16684 PROFESSIONAL LAND SURVEYOR J. D. ARRINGTON

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