Map Book 37 Page 6 - A

OLD CAHABA V THIRD ADDITION

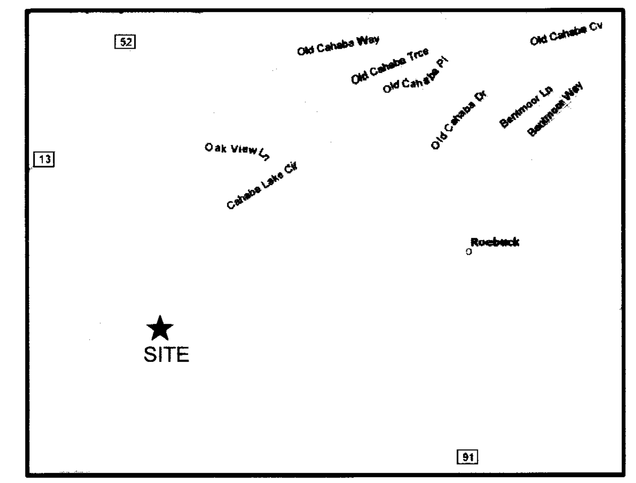
SITUATED IN SECTION 30,
TOWNSHIP 20 SOUTH, RANGE 3 WEST,
SHELBY COUNTY, ALABAMA

PREPARED BY:
SURVEYING SOLUTIONS, INC.
CARL DANIEL MOORE
REG. L.S. NO: 12159
5511 HIGHWAY 280 E, SUITE 314
BIRMINGHAM, ALABAMA 35242
(205) 991-8965

OWNER:
AMERICAN LAND DEVELOPMENT CORPORATION

MORTGAGEE:
NEW SOUTH FEDERAL SAVINGS & LOAN

DATE: FEBRUARY 27, 2006



VICINITY MAP

STATE OF ALABAMA)
COUNTY OF SHELBY)

The undersigned, Gayland D. Martin, a registered Land Surveyor, in the State of Alabama, and American Land Development Corporation, 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 or to be known as OLD CAHABA V THIRD ADDITION , 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 land to the government survey of Section 30, Township 20 South, Range 3 West, 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 certify that they are the owners of said lands and that the same are not subject to any mortgage, except a mortgage with New South Federal Savings & Loan.

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: 2-28-06

BY: _____
Gayland D. Martin, Reg. L.S. # 22679

ALABAMA REGISTERED NO. 22679 PROFESSIONAL LAND SURVEYOR GAYLAND D. MARTIN

American Land Development Corporation, Owner

BY: _____

ITS: President

New South Federal Savings ~~& Loan~~ Bank, Mortgagee:

BY: _____

ITS: VICE PRESIDENT

APPROVED: _____ DATE: 5/4/06
MAYOR OF THE CITY OF HELENA

APPROVED: _____ DATE: 5/3/06
ENGINEER, CITY OF HELENA

APPROVED: _____ DATE: 5-5-06
CHAIRMAN-HELENA PLANNING COMMISSION

APPROVED: Peggy C Dunaway DATE: 5/1/2006
CITY CLERK

RESOLUTION:
BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HELENA, ALABAMA, THAT THE ASSENT OF THIS BODY BE, AND THE SAME HEREBY IS, GIVEN TO DEDICATION OF THE STREETS, ALLEYS AND PUBLIC GROUNDS AS SHOWN ON THIS PLAT OR MAP OF OLD CAHABA PHASE V THIRD ADDITION, WHICH PLAT OR MAP IS CERTIFIED TO HAVE BEEN MADE BY GAYLAND D. MARTIN, A REGISTERED LAND SURVEYOR AT THE INSTANCE OF GARY W. THOMAS, AS PRESIDENT OF AMERICAN LAND DEVELOPMENT CORPORATION, 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 Peggy C Dunaway CITY CLERK, OF EVEN DATE HEREWITH.

BY: Peggy C Dunaway
CITY CLERK

20060615000223190 $74.00
Shelby County, AL 06/15/2006
09:12:20AM FILED/CERT

BUILDING SETBACKS ARE 20' FRONT AND 20' REAR ON ALL LOTS.

THE LOT OWNER/BUILDER SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAINS, DITCHES, GRADING OR OTHER MEANS TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.

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.

NO FENCE SHALL IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY.

ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, PRIVATE TELEVISION CABLE SYSTEMS AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION, UNLESS OTHERWISE SHOWN. NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT.

BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH HOUSE.

BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LIDS OR TOP ELEVATION FOR ALL MANHOLES AND YARD INLETS ON EACH LOT.

THIS PROPERTY IS SITUATED IN FLOOD ZONE "C" ACCORDING TO THE "FEDERAL INSURANCE RATE MAP" COMMUNITY PANEL NUMBER 010191 0002B, TOWN OF HELENA, SHELBY COUNTY, ALABAMA EFFECTIVE DATE: 1-6-82

NOTE:
*COMMON AREA USED FOR DRAINAGE

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned , as Notary Public in and for said County in said State, hereby certify that Gayland D. Martin, whose name is signed to the foregoing certificate 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 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 28th day of February, 2006.

BY: _____
Notary Public
My commission expires: 1-10-09

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, as Notary Public in and for said County in said State, hereby certify that Gary W. Thomas, whose name is signed to the foregoing dedication as Pres of American Land Development Corporation as Owner, and who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing dedication, he executed the same voluntarily, as an act of said owner, on the day the same bears date.

Given under my hand and seal this the 1 day of March, 2006.

BY: Patricia Davis
Notary Public
My commission expires: 5/23/09

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, as Notary Public in and for said County in said State, hereby certify that Frank Allen, whose name is signed to the foregoing certificate as Vice Pres of New South Federal Savings ~~& Loan~~ Bank, Mortgagee, and 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 officer, on the day the same bears date.

Given under my hand and seal this the 6 day of March, 2006.

BY: Patricia Davis
Notary Public
My commission expires: 5/23/09

ACAD\PROJECTS\OLDCAHABA\OLD CAHABA V\OLDCAHABA5IIIADD REC MAP

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OLD CAHABA V THIRD ADDITION

SITUATED IN SECTION 30,
TOWNSHIP 20 SOUTH, RANGE 3 WEST,
SHELBY COUNTY, ALABAMA

PREPARED BY:
SURVEYING SOLUTIONS, INC.
CARL DANIEL MOORE
REG. L.S. NO: 12159
5511 HIGHWAY 280 E, SUITE 314
BIRMINGHAM, ALABAMA 35242
(205) 991-8965

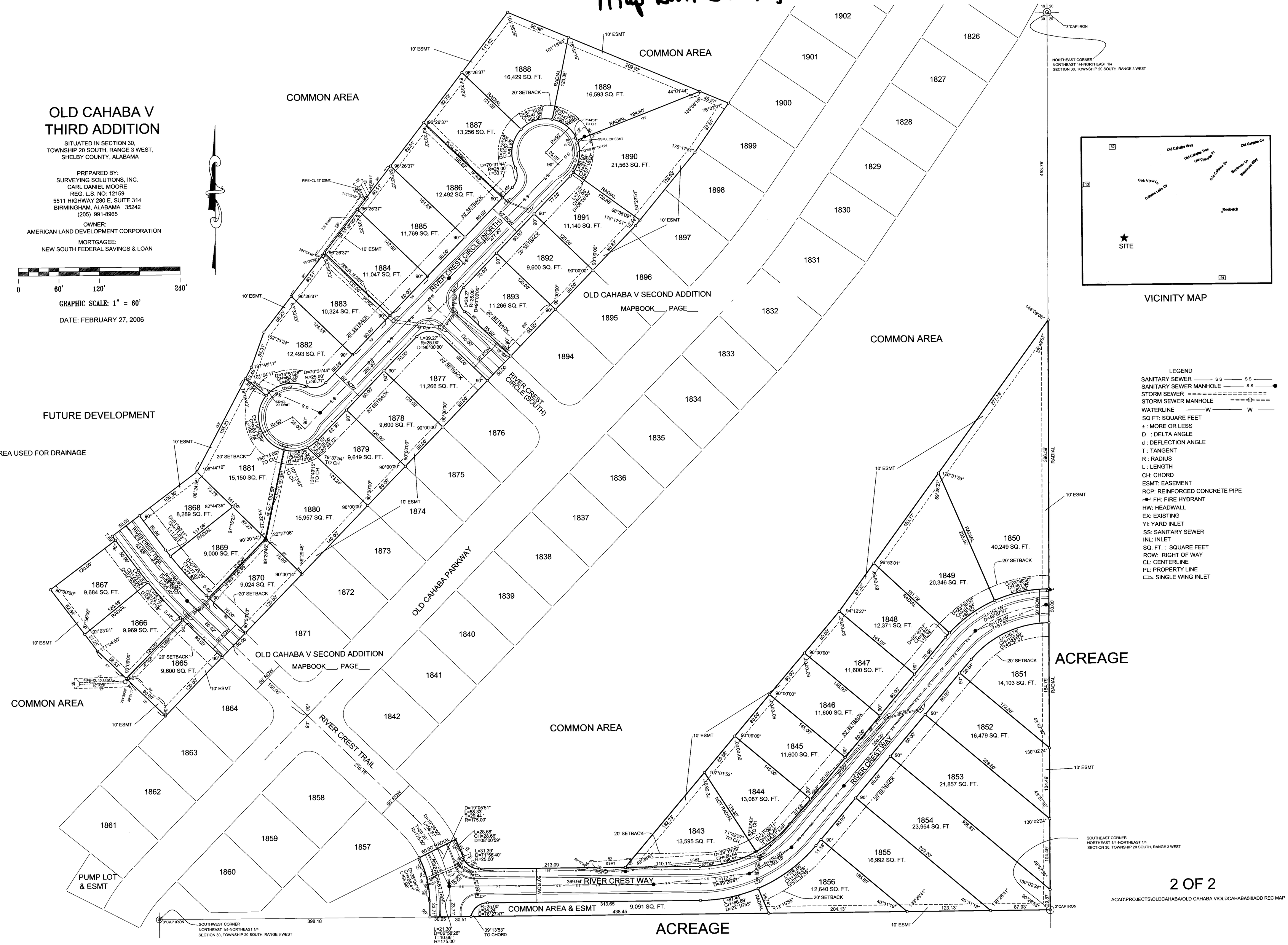
OWNER:
AMERICAN LAND DEVELOPMENT CORPORATION

MORTGAGEE:
NEW SOUTH FEDERAL SAVINGS & LOAN

0 60' 120' 240'

GRAPHIC SCALE: 1" = 60'

DATE: FEBRUARY 27, 2006



NOTE:
*COMMON AREA USED FOR DRAINAGE

ACAD\PROJECTS\OLDCAHABA\OLD CAHABA V\OLDCAHABASIIIADD REC MAP