Map Book 39 Page 17

RESOLUTION:

BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF MONTEVALLO, ALABAMA, THAT THE ASSENT OF THIS BODY BE, AND SAME HEREBY IS GIVEN TO THE DEDICATION OF THE STREETS, ALLEYS AND PUBLIC GROUNDS AS SHOWN ON THIS PLAT OR MAP, WHICH SAID PLAT OR MAP IS CERTIFIED TO HAVING BEEN MADE BY JEFF D. ARRINGTON, AS SURVEYOR, AT THE INSTANCE OF MIDNIGHT PROPERTIES, LLC., AS OWNER, AND HAS BEEN FURTHER IDENTIFIED BY A RECITAL OF THE APPROVAL OF THIS COUNCIL, SIGNED BY THE CITY CLERK, OF EVEN DATE HEREWITH. BUT THIS SHALL NOT BE CONSTRUED AS AN ASSUMPTION OF DOMINION BY THE CITY OF MONTEVALLO OVER ANY STREET, ALLEY OR PUBLIC GROUNDS SHOWN ON SAID PLAT OR MAP OR IMPOSE LIABILITY UPON THE CITY OF MONTEVALLO FOR THE UPKEEP OF SAME.

I, HERMAN LEHMANN, CITY CLERK OF THE CITY OF MONTEVALLO, ALABAMA, HEREBY CERTIFY THE FOREGOING TO BE A TRUE AND CORRECT RESOLUTION THAT THE MAYOR AND CITY COUNCIL OF THE CITY OF MONTEVALLO, ALABAMA, HAVE DULY ADOPTED AT A MEETING OF SAID COUNCIL ON THIS THE 27 DAY OF August, 2007.

BY _____
CITY CLERK

NOTES
1. ALL EASEMENTS ARE FOR PUBLIC UTILITIES, SANITARY SEWERS AND STORM SEWERS, AND/OR OPEN STORM DRAINS, UNLESS OTHERWISE NOTED FOR USE BOTH WITHIN AND WITHOUT THIS SUBDIVISION.
2. THE BUILDER SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAIN, DITCHES, GRADING OR OTHER MEANS, TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY EFFECTING ADJACENT LOTS.
3. SANITARY SEWER SERVICE FOR THIS SUBDIVISION IS NOT DESIGNED FOR BASEMENT PLUMBING. THE LOT OWNER/BUILDER SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE LINE PRIOR TO CONSTRUCTION OF BUILDING FOUNDATIONS.
4. THE BUILDER WILL BE REQUIRED TO SUBMIT A PLOT PLAN SHOWING THE LOCATION OF THE PROPOSED HOUSE AND OTHER IMPROVEMENTS FOR REVIEW AND APPROVAL BY THE CITY OF MONTEVALLO AND DEVELOPER PRIOR TO CONSTRUCTION.

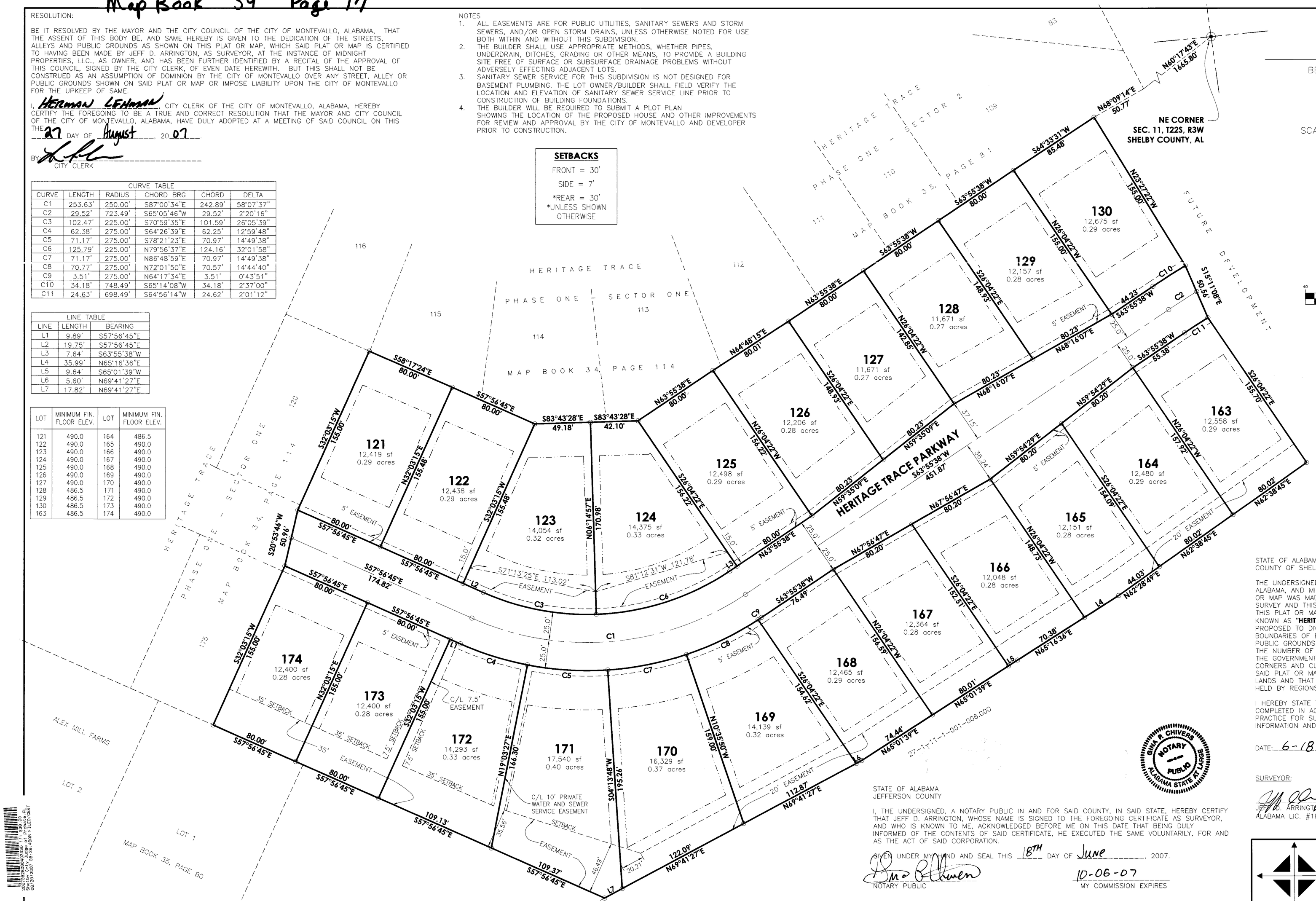
SETBACKS
FRONT = 30'
SIDE = 7'
*REAR = 30'
*UNLESS SHOWN OTHERWISE

HERITAGE TRACE PHASE 3

BEING SITUATED IN NORTH 1/2 OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 3 WEST, MONTEVALLO, SHELBY COUNTY, ALABAMA

SCALE: 1" = 40' DATE: JUNE 18, 2007

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BRG	CHORD	DELTA
C1	253.63'	250.00'	S87°00'34"E	242.89'	58°07'37"
C2	29.52'	723.49'	S65°05'46"W	29.52'	2°20'16"
C3	102.47'	225.00'	S70°59'35"E	101.59'	26°05'39"
C4	62.38'	275.00'	S64°26'39"E	62.25'	12°59'48"
C5	71.17'	275.00'	S78°21'23"E	70.97'	14°49'38"
C6	125.79'	225.00'	N79°56'37"E	124.16'	32°01'58"
C7	71.17'	275.00'	N86°48'59"E	70.97'	14°49'38"
C8	70.77'	275.00'	N72°01'50"E	70.57'	14°44'40"
C9	3.51'	275.00'	N64°17'34"E	3.51'	0°43'51"
C10	34.18'	748.49'	S65°14'08"W	34.18'	2°37'00"
C11	24.63'	698.49'	S64°56'14"W	24.62'	2°01'12"

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.89'	S57°56'45"E
L2	19.75'	S57°56'45"E
L3	7.64'	S63°55'38"W
L4	35.99'	N65°16'36"E
L5	9.64'	S65°01'39"W
L6	5.60'	N69°41'27"E
L7	17.82'	N69°41'27"E

LOT	MINIMUM FIN. FLOOR ELEV.	LOT	MINIMUM FIN. FLOOR ELEV.
121	490.0	164	486.5
122	490.0	165	490.0
123	490.0	166	490.0
124	490.0	167	490.0
125	490.0	168	490.0
126	490.0	169	490.0
127	490.0	170	490.0
128	486.5	171	490.0
129	486.5	172	490.0
130	486.5	173	490.0
163	486.5	174	490.0

CITY OF MONTEVALLO, ALABAMA

APPROVED BY: _____ 6 AUGUST 2007
Water & Sewer Board — DATE

APPROVED BY: _____ 8 Aug 2007
CHAIRMAN – PLANNING COMMISSION — DATE

APPROVED BY: _____ 7/20/07
CITY ENGINEER — DATE

APPROVED BY: _____ 7/20/07
CITY CLERK — DATE

STATE OF ALABAMA
COUNTY OF SHELBY

THE UNDERSIGNED, JEFF D. ARRINGTON, A REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND MIDNIGHT PROPERTIES, L.L.C., 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 **"HERITAGE TRACE PHASE 3"** 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; 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 REGIONS BANK OF SHELBY COUNTY.

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: 6-18-07

OWNER: _____ 6-18-07
MIDNIGHT PROPERTIES, LLC — DATE
OFFICER – Managing Member

SURVEYOR: _____
JEFF D. ARRINGTON
ALABAMA LIC. #18664

MORTGAGEE: _____
OFFICER – REGIONS BANK — DATE

STATE OF ALABAMA
JEFFERSON COUNTY

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, ACKNOWLEDGED 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 18TH DAY OF June, 2007.

_____ 10-06-07
NOTARY PUBLIC — MY COMMISSION EXPIRES

GINA R. CHIVERS NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF ALABAMA
JEFFERSON COUNTY

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT Donna J. Schmidt WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS OFFICER FOR REGIONS BANK OF SHELBY COUNTY, MORTGAGEE, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE/SHE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS 17th DAY OF June, 2007.

_____ 11-21-2010
NOTARY PUBLIC — MY COMMISSION EXPIRES

STATE OF ALABAMA
JEFFERSON COUNTY

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT Lewis Boston Sharp, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS OFFICER FOR MIDNIGHT PROPERTIES, LLC, OWNER, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE/SHE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND SEAL THIS 18th DAY OF June, 2007.

_____ 11-21-2010
NOTARY PUBLIC — MY COMMISSION EXPIRES

NOTES:
1. THE LOTS SHOWN ARE NOT PREPARED LOTS, THE BUILDER SHALL BE RESPONSIBLE FOR ALL SITE PREPARATION, COMPACTION AND COMPLIANCE WITH ELEVATION REQUIREMENTS AS SHOWN ON THIS MAP.
2. NO BUILDING PERMITS SHALL BE ISSUED BY THE CITY OF MONTEVALLO WITHOUT THE ARCHITECTURAL REVIEW COMMITTEE'S PRIOR APPROVAL OF SITE PLAN, BUILDING PLAN AND LANDSCAPE PLANS.

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

DRAWING TITLE: HERITAGE TRACE PHASE 3	DRAWN BY: GPJ
LOCATION & DESCRIPTION: SITUATED IN THE NORTH 1/2 OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY, CITY OF MONTEVALLO	CHECKED BY: JDA
STATE OF ALABAMA REGISTERED #18664 PROFESSIONAL LAND SURVEYOR JEFF D. ARRINGTON	DATE: JUNE 1, 2007
	SCALE: 1" = 40'
	DRAWING NAME: SEE BELOW
	PROJECT NO.: 40425
	SHEET 1 OF 1

G:\RECORD MAPS\Heritage Trace Phase 3.dwg