Map Book 39 Page 74

NOTES:
All easements are for utility and drainage purposes and shall provide for needs both within and without this subdivision.

Basis of bearings is Record Plat.

Contractor and/or developer are responsible for providing building sites free of drainage problems

No sub-surface investigation of geological conditions was performed by South Central Surveying, LLC; therefore no reference what-so-ever is made as to the suitability for residential construction.

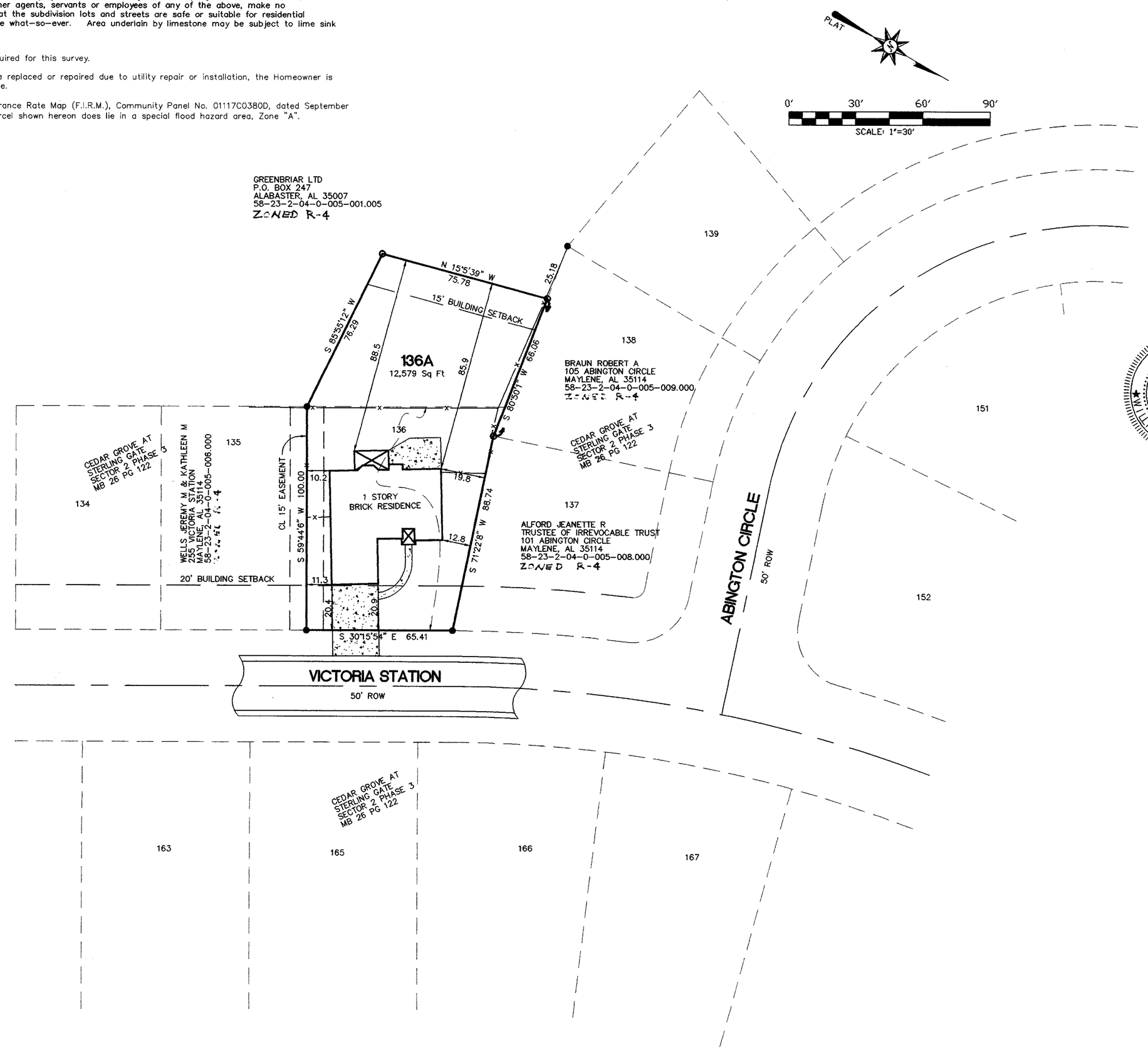
"Sink Hole Prone Areas-The subdivision shown hereon, including lots and streets, lies in an area where natural lime sink holes may occur. The City of Alabaster, The City of Alabaster Engineer, The City of Alabaster Planning Commission, South Central Surveying, LLC., Farris Management Company, Inc. and Greenbriar, LTD. and the members thereof, and all other agents, servants or employees of any of the above, make no representations what-so-ever that the subdivision lots and streets are safe or suitable for residential construction or any other purpose what-so-ever. Area underlain by limestone may be subject to lime sink activity."

No public improvements were required for this survey.

In the event a fence needs to be replaced or repaired due to utility repair or installation, the Homeowner is responsible for replacing the fence.

Consulted the latest Federal Insurance Rate Map (F.I.R.M.), Community Panel No. 01117C0380D, dated September 29, 2006 and found that the Parcel shown hereon does lie in a special flood hazard area, Zone "A".

THE PURPOSE OF THIS RESURVEY IS TO ADD SQUARE FOOTAGE TO THE BACK OF LOT 136.



A RESURVEY OF
LOT 136
OF CEDAR GROVE AT STERLING GATE SECTOR 2 PHASE 3

AS RECORDED IN MAP BOOK 26, PAGE 122

A SINGLE FAMILY RESIDENTIAL SUBDIVISION SITUATED IN THE NE 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 3 WEST, CITY OF ALABASTER, SHELBY COUNTY, ALABAMA.

OWNER:
PEGGY M. SCOTT
261 VICTORIA STATION
MAYLENE, ALABAMA 35114
(205) 663-1979

OWNER:
FARRIS MANAGEMENT COMPANY, INC.
P.O. BOX 247
ALABASTER, ALABAMA 35007
(205) 663-0527

PREPARED BY:
SOUTH CENTRAL SURVEYING, LLC
157 DOGWOOD TRAIL
ALABASTER, AL 35007
PHONE (205)-229-1993

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, William D. Callahan, Jr., Registered Land Surveyor, State of Alabama, and Peggy M. Scott and Farris Management Company, Inc., Managing General Partner of Greenbriar, LTD. Trustee Annie W. Scott Testamontary Trust., as owners, 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 in the instance of said owners; that this plat or map is a true and correct map of lands shown therein known as A RESURVEY OF LOT 136 OF CEDAR GROVE AT STERLING GATE SECTOR 2 PHASE 3 showing the subdivisions into which it is proposed to divide said lands, giving the lengths and angles of each lot and its number, showing the streets, alleys and public grounds, giving the length and width and name of each street as well as the number of each lot and showing the relation of the lands to the recorded subdivisions in the state of Alabama ,and that iron pins have been installed at all lot corners and curve points as shown and are designated by small open circles on said plat or map and that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice of Land Surveying in the State of Alabama. Said owners also certify that they are the owners of said lands and that the same are not subject to any mortgage, except a mortgage held by CitiMortgage, Inc..

By: William D. Callahan, Jr. Date 8-27-07
William D. Callahan, Jr., P.L.S.
Al Reg No 28251

ALABAMA LICENSED NO. 28251 PROFESSIONAL LAND SURVEYOR WILLIAM D. CALLAHAN, JR.

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that William D. Callahan, Jr., whose name is signed to the foregoing certificate as surveyor, and who is known to me, acknowledged before me, on this date, that after being duly informed of the contents of said certificate, does execute same voluntarily as such individuals with full authority thereof.

Given under my hand and seal this the 27th day of August 2007

Stephanie Callahan
Notary Public
My Commission Expires 7/31/11

By: _____ DATE _____
Mary F. Roensch, President,
Farris Management Company, Inc.
Managing General Partner of Greenbriar, LTD.
Trustee Annie W. Scott Testamontary Trust

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Mary F. Roensch, whose name is signed to the foregoing certificate as owner, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, does execute same voluntarily as such individual with full authority thereof.
Given under my hand and seal this the _____ day of _____ 2007.

_____ My Commission Expires _____
Notary Public

By: _____ DATE 8-3-07
Peggy M. Scott, Owner

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Peggy M. Scott, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, does execute same voluntarily as such individual with full authority thereof.
Given under my hand and seal this the 31st day of August 2007.

_____ My Commission Expires 5-19-2009
Notary Public

_____ Date 11/30/07
Mayor, City of Alabaster

_____ Date 11/27/07
Alabaster Planning Commission

_____ Date _____
Alabaster City Engineer

_____ Date 11-27-2007
Alabaster Building Inspector

_____ Date 11/26/07
Alabaster Planning and Zoning Coordinator

_____ Date 11/27/07
City Planner

Attest: _____ Date 12/3/07
Alabaster City Clerk

SINGLE-FAMILY DISTRICT (R-4)	
AREA AND DIMENSIONAL REGULATIONS	
MINIMUM LOT AREA	7,000 SQUARE FEET
MINIMUM LOT WIDTH	60 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM BUILDING SETBACKS	
FRONT	20 FEET
REAR	15 FEET
SIDE	13 FEET BETWEEN DWELLINGS WITH ONE SIDE 10 FEET OR MORE
MINIMUM LIVABLE FLOOR AREA	
ONE STORY DWELLING	1,400 SQUARE FEET
MORE THAN ONE STORY DWELLING	FIRST FLOOR: 1,000 SQUARE FEET TOTAL DWELLING: 1,600 SQUARE FEET

LEGEND

- ● - IRON PIN FOUND 1/2 " OUTSIDE DIAMETER
- ○ - 5/8" REBAR SET WITH CAP STAMPED.
- - UTILITY POLE.
- ROW - RIGHT OF WAY.
- —U— - OVERHEAD UTILITY LINE(S).
- = FENCE
- = FIRE HYDRANT
- CONCRETE.
- D - DEED
- - NOT TO SCALE.
- AC. - ACRES.
- ℄ - CENTERLINE .
- D.B. - DEED BOOK.
- M.B. - MAP BOOK
- P.B. - PLAT BOOK
- PG. - PAGE.

No.	Date	By:	Remarks

REVISIONS

South Central Surveying, LLC
RESIDENTIAL & COMMERCIAL LAND SURVEYING
157 DOGWOOD TRAIL
ALABASTER, ALABAMA 35007
PHONE 205-229-1993 FAX 664-0401

PROJECT: Resurvey of Lot 136

CLIENT: ED & PEGGY SCOTT
261 VICTORIA STAION
MAYLENE, AL 35114

DWG. No.: 1 of 1

PROJECT NO: 07-08013

20071203000568810 1/1 $28.00
Shelby County, AL
12/17/2007 11:19:16AM FILED/CERT