Map Book 39 Page 119-A

A SUBDIVISION FOR SINGLE FAMILY RESIDENCES

DUNNAVANT SQUARE

SITUATED IN THE NE1/4 OF SW 1/4 OF
SECTION 3, TOWNSHIP 19 SOUTH, RANGE 1 WEST
SHELBY COUNTY, ALABAMA

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

OWNER:
DUNAVANT SQUARE, L.L.C.
3570 GRANDVIEW PARKWAY
BIRMINGHAM, AL 35243
(205) 870-5498

MORTGAGEE:
FIRST AMERICAN BANK
1927 FIRST AVENUE NORTH
BIRMINGHAM, ALABAMA 35203
(205) 583-3614

0 100' 200' 400'

GRAPHIC SCALE: 1" = 100'

SCALE: 1" : 100' DATE: FEBRUARY 13, 2008

SHELBY COUNTY JURISDICTION

LEGEND
B-B: BACK TO BACK
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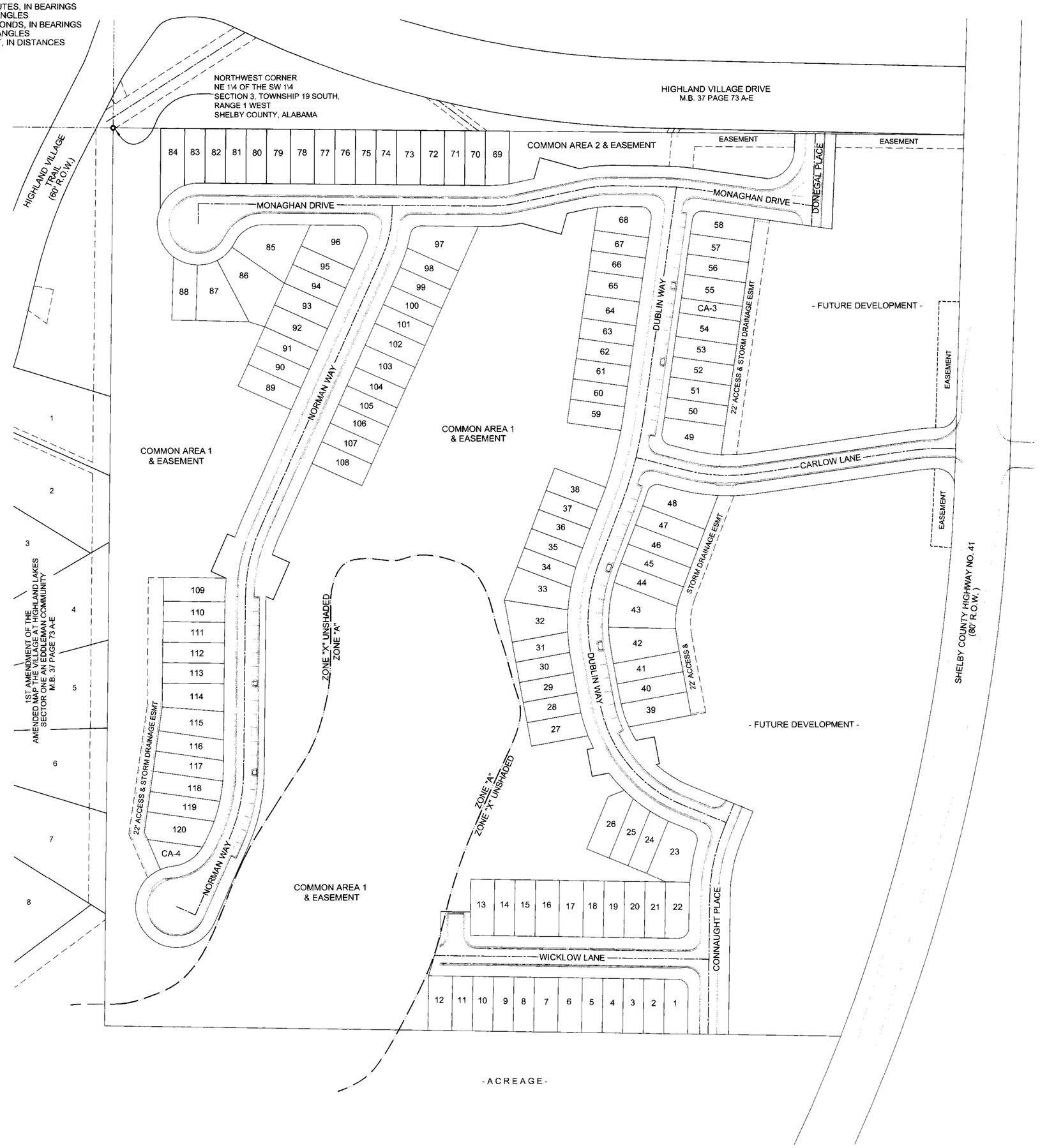
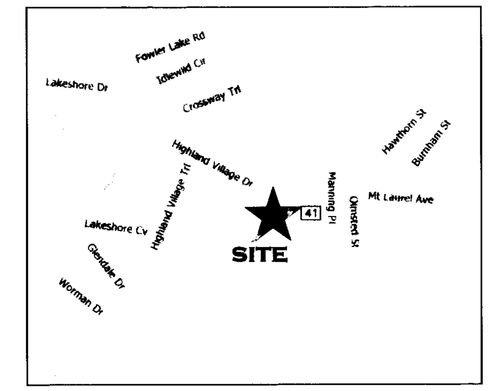


OVERALL LAYOUT

SCALE: 1" = 100'
SEE SHEETS 2 & 3



VICINITY MAP
(NOT TO SCALE)

NOTES:

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 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.

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 EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.

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.

NO LOTS SHALL HAVE DIRECT ACCESS TO SHELBY COUNTY HIGHWAY NO. 41.

THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONES "A" AND "X" UNSHADED AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAPS (PANEL NUMBER 01117C0095D), DATED SEPTEMBER 29, 2006.

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND THE EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE. IF THE LIMITS OF SAID FLOOD ZONES ARE SHOWN HEREON, THEY ARE SHOWN IN APPROXIMATE LOCATIONS ONLY AS TRANSPOSED FROM SAID FLOOD INSURANCE RATE MAP AND WERE NOT LOCATED BY FIELD SURVEY METHODS.

MAINTENANCE OF DETENTION PONDS AND ALL ASSOCIATED STRUCTURES AND APPURTENANCES ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

ANY CONSTRUCTION OR ENCROACHMENT IN A DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE SHELBY COUNTY FLOOD DAMAGE PREVENTION ORDINANCE.

NO ENCROACHMENTS, INCLUDING STRUCTURES OR FILL MATERIAL, SHALL BE PLACED WITHIN A DESIGNATED FLOOD PLAIN UNLESS AND UNTIL A FLOOD PLAIN DEVELOPMENT PERMIT HAS BEEN SUBMITTED AND APPROVED BY THE COUNTY ENGINEER. ALL DEVELOPMENT WITHIN A DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE SHELBY COUNTY FLOOD DAMAGE PREVENTION ORDINANCE.

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

STATE OF ALABAMA)
COUNTY OF SHELBY)

The undersigned, Carl Daniel Moore, a registered Land Surveyor, in the State of Alabama, and Dunavant Square, 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 the lands shown therein and known or to be known as DUNNAVANT SQUARE, 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 3, 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 certify that they are the owners of said lands and that the same are not subject to any mortgage, except a mortgage with First American Bank.

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: 02-25-08

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

ALABAMA REGISTERED No. 12159 PROFESSIONAL LAND SURVEYOR CARL D. MOORE

Dunavant Square, L.L.C., Owner

BY: _____

ITS: Mbr/Mgr

First American Bank, Mortgagee

BY: _____

ITS: Senior Vice President

APPROVED: _____ DATE: 3-3-2008
SHELBY COUNTY ENGINEER

APPROVED: David Hunke DATE: 3-04-2008
SHELBY COUNTY PLANNING COMMISSION

APPROVED: Capt. Sam Johnson DATE: 2/26/08
FIRE CHIEF

APPROVED: Larry W Rush DATE: 2-21-08
SHELBY COUNTY HEALTH OFFICER
FOR RECORDING PURPOSES ONLY

I, William L. Thornton III as member of Dunavant Square, L.L.C. have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Dunnavant Square, a part of Shelby County, Alabama, and that the streets, alleys, easements and public grounds as shown on said plat are hereby dedicated to the use of the public.

_____
Owner/Representative

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 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 25th day of FEB, 2008.

BY: Jackie A. Dani
Notary Public

My commission expires: 4-4-08

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, as Notary Public in and for said County in said State, hereby certify that William L. Thornton III whose name is signed to the foregoing certificate as Member of Dunavant Square, L.L.C., Owner, 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 owner, on the day the same bears date.

Given under my hand and seal this the 19th day of February 2008.

BY: Sara K [illegible]
Notary Public

My commission expires: 5-21-08

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, as Notary Public in and for said County in said State, hereby certify that Carl [illegible], whose name is signed to the foregoing certificate as Sr. V.P. of First American 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 [illegible] day of [illegible] 20[illegible].

BY: _____
Notary Public

My commission expires: _____

ORDER NO.: 86893
/DATA\DUNNSQ
MAP CHECKED BY: DBE 11-6-07
JLW \ACAD\PROJECTS\DUNAVANT SQUARE (THORNTON)\ DUNNAVANT SQUARE_RECMAP

S-103-06

SHEET 1 OF 3

Map Book 39 Page 119-B

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FLOOD ZONES "A" AND "X" UNSHADED AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAPS (PANEL NUMBER 01117C0095D), DATED 9-29-06, AND IS IN SPECIAL FLOOD HAZARD. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND THE EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE. IF THE LIMITS OF SAID FLOOD ZONES ARE SHOWN HEREON, THEY ARE SHOWN IN APPROXIMATE LOCATIONS ONLY AS TRANSPOSED FROM SAID FLOOD INSURANCE RATE MAP AND WERE NOT LOCATED BY FIELD SURVEY METHODS.

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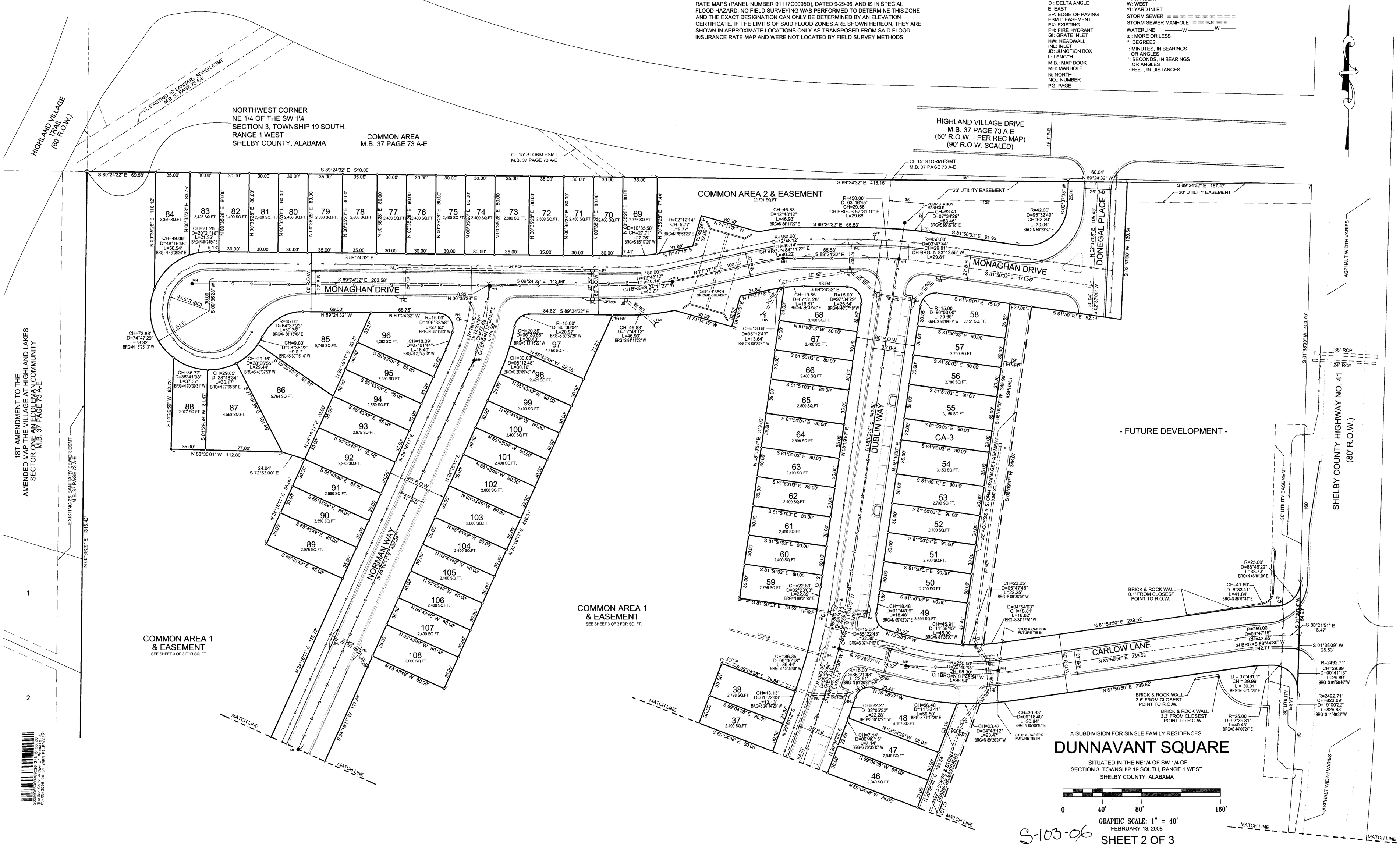

S-103-06

Map Book 39 Page 119-C

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A SUBDIVISION FOR SINGLE FAMILY RESIDENCES

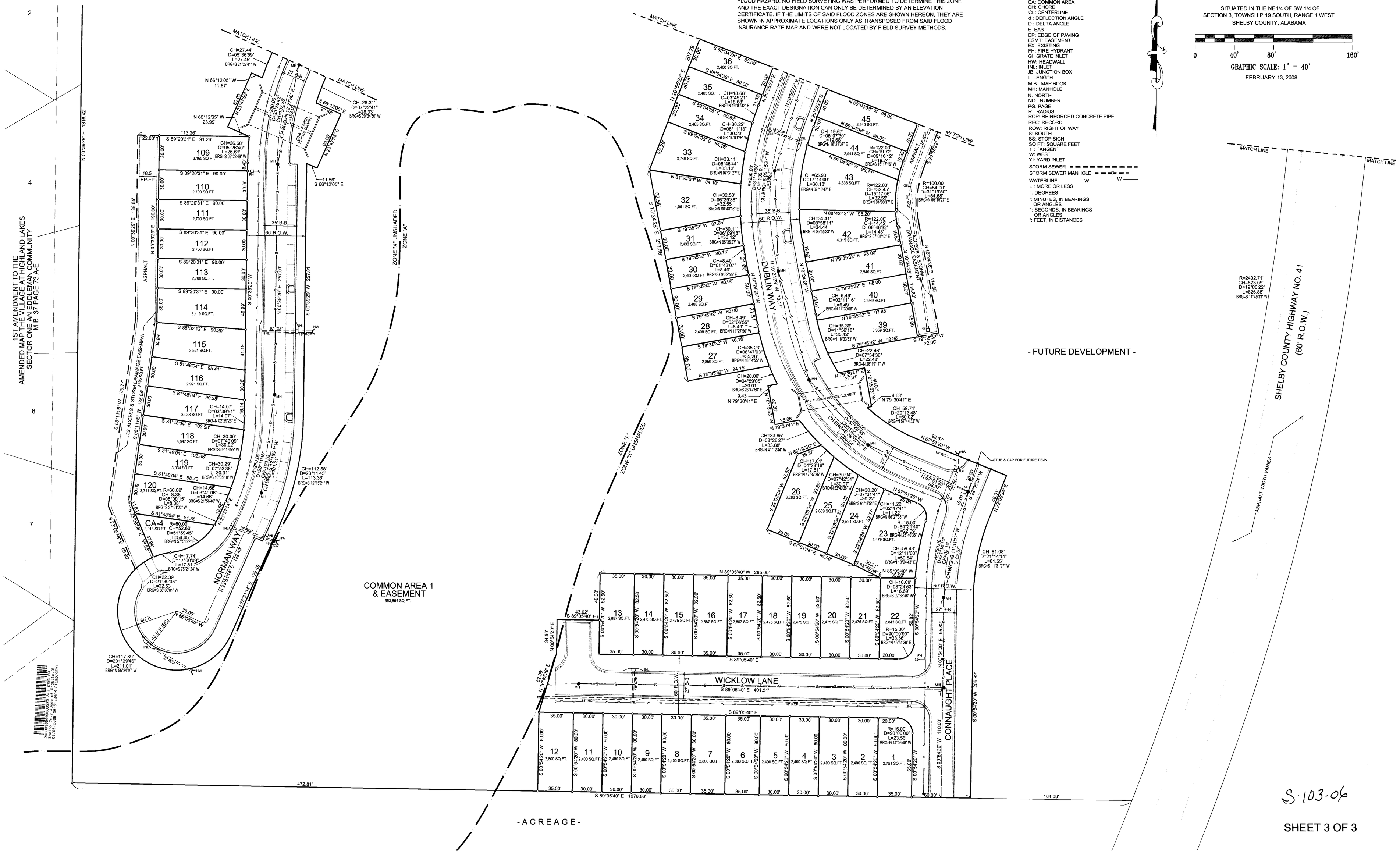
DUNNAVANT SQUARE

SITUATED IN THE NE1/4 OF SW 1/4 OF
SECTION 3, TOWNSHIP 19 SOUTH, RANGE 1 WEST
SHELBY COUNTY, ALABAMA

0 40' 80' 160'

GRAPHIC SCALE: 1" = 40'

FEBRUARY 13, 2008



S-103-06

SHEET 3 OF 3