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A SUBDIVISION FOR SINGLE FAMILY RESIDENCES

CANTERBURY COVE

SITUATED IN THE NE1/4 OF NW 1/4 OF
SECTION 10, TOWNSHIP 19 SOUTH, RANGE 1 WEST
SHELBY COUNTY, ALABAMA

OWNER:
DISTINCTIVE BUILDERS, INC.
251 STONEGATE DRIVE
BIRMINGHAM, AL 35242
(205) 369-5819

MORTGAGEE:
REGIONS BANK
5420 HIGHWAY 280
BIRMINGHAM, ALABAMA 35242
(205) 326-5300

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

0 50' 100' 2000'

GRAPHIC SCALE: 1" = 50'

SCALE: 1" : 50' DATE: DECEMBER 4, 2007

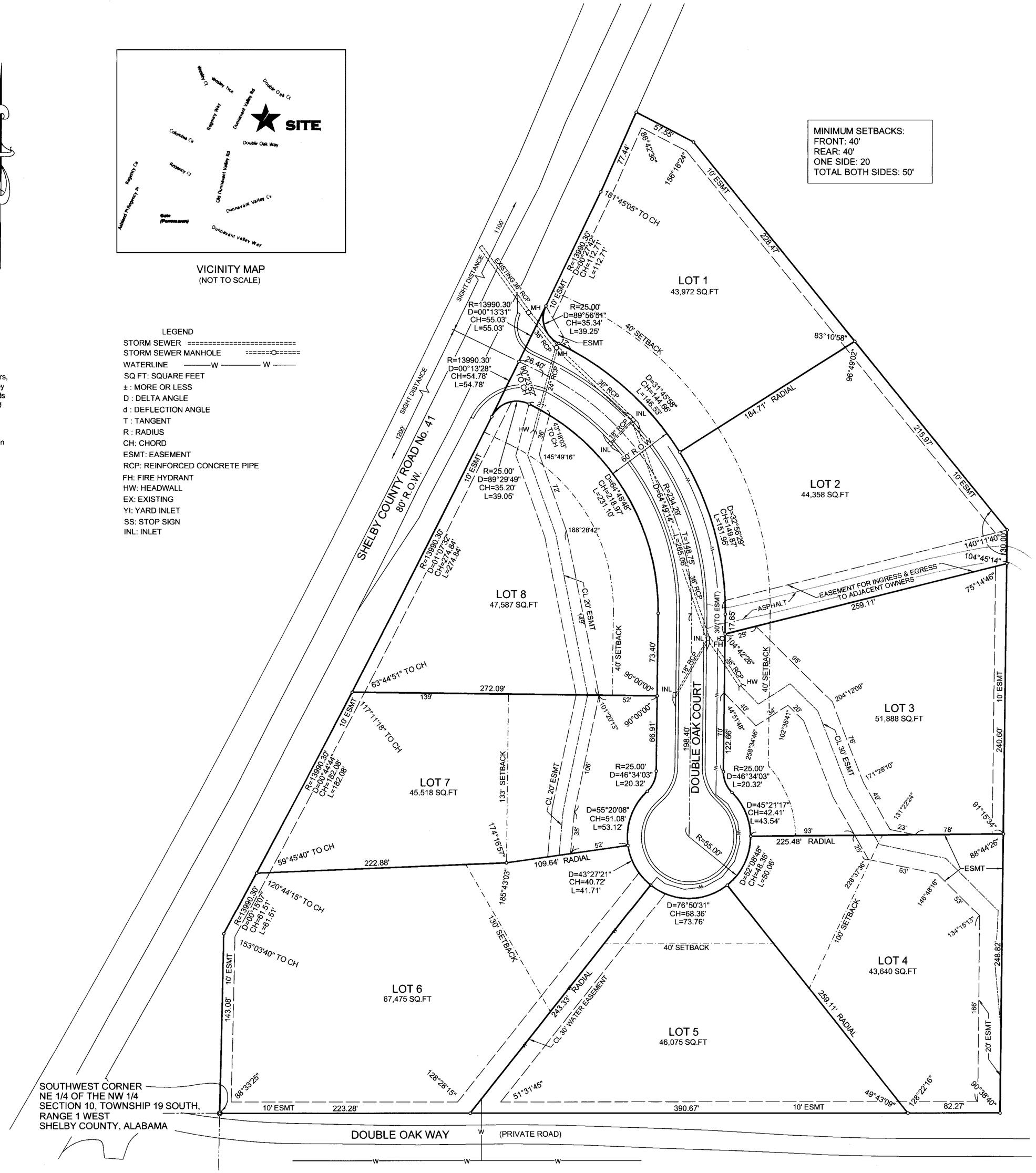
SHELBY COUNTY JURISDICTION

VICINITY MAP
(NOT TO SCALE)

LEGEND

STORM SEWER ==========
STORM SEWER MANHOLE ======O======
WATERLINE ——W—— W ——
SQ FT: SQUARE FEET
± : MORE OR LESS
D : DELTA ANGLE
d : DEFLECTION ANGLE
T : TANGENT
R : RADIUS
CH: CHORD
ESMT: EASEMENT
RCP: REINFORCED CONCRETE PIPE
FH: FIRE HYDRANT
HW: HEADWALL
EX: EXISTING
YI: YARD INLET
SS: STOP SIGN
INL: INLET

MINIMUM SETBACKS:
FRONT: 40'
REAR: 40'
ONE SIDE: 20
TOTAL BOTH SIDES: 50'



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 OR DOUBLE OAK WAY..

THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE X UNSHADED AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAPS (PANEL NUMBER 01117C0095D), DATED 9-29-06.

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.

THE LOTS ON THIS PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE SHELBY COUNTY HEALTH DEPARTMENT. THE APPROVALS MAY CONTAIN CONDITIONS PERTAINING TO THE ONSITE SEWAGE TREATMENT SYSTEM THAT RESTRICT THE USE OF THE LOTS OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS. THESE CONDITIONS ARE ON FILE WITH THE SAID HEALTH DEPARTMENT, AND ARE MADE PART OF THIS PLAT AS IF SET OUT HEREON.

STATE OF ALABAMA)
COUNTY OF SHELBY)

The undersigned, Carl Daniel Moore, a registered Land Surveyor, in the State of Alabama, and Distinctive Homebuilders, 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 CANTERBURY COVE, 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 10, 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 Regions 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: 02-21-08

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

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

Distinctive Builders, Inc., Owner

BY: Jeff Brown
ITS: President

Regions Bank, Mortgagee

BY: David Agee
ITS: Vice President

APPROVED: DATE: 4-2-08
SHELBY COUNTY ENGINEER

APPROVED: DATE: 4-3-2008
SHELBY COUNTY PLANNING COMMISSION

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

APPROVED: Larry W Rush DATE: 2-26-08
SHELBY COUNTY HEALTH OFFICER

I, Jeff Brown as owner of Distinctive Builders, Inc. have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Canterbury Cove, 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.

Jeff Brown
Jeff Brown

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 21st day of February, 20 08.

Notary Public BY: Jamie J Calavano
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 Jeff Brown, whose name is signed to the foregoing certificate as President of Distinctive Builders, Inc., 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 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 21st day of February, 20 08.

BY: Jamie J Calavano
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 David Agee, whose name is signed to the foregoing certificate as Vice President of Regions 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 22nd day of February, 20 08.

BY: Jamie R. Brunner
Notary Public
My commission expires: 4-1-2009

ORDER NO.: 87104
MAP CHECKED BY: DBE 10-4-07
7DATA\JB\HWY 41
JLW \JEFFBROWN\CANTERBURY COVE_RECMAP

S-39-07