Map Book 40 Page 111

FINAL PLAT OF THE PRIVATE, RESIDENTIAL SUBDIVISION OF:

Mt Laurel-Phase III
Resurvey of Lots 18-02 & 18-03

Being a resurvey of Lots 18-02 & 18-03 according to the survey of Mt Laurel-Phase 3 as recorded in Map Book 34, Page 137 in the office of the Probate Judge of Shelby County, Alabama and being situated in the NE¼ of Section 3, Township 19 South, Range 1 West, Shelby County, Alabama

SCALE : 1" = 20' September 4, 2008

GRAPHIC SCALE

0 20 60 100

EBSCO DEVELOPMENT COMPANY, INC.
1 Mt. Laurel Avenue, Suite 200
Birmingham, Alabama 35242
(205) 408-0957

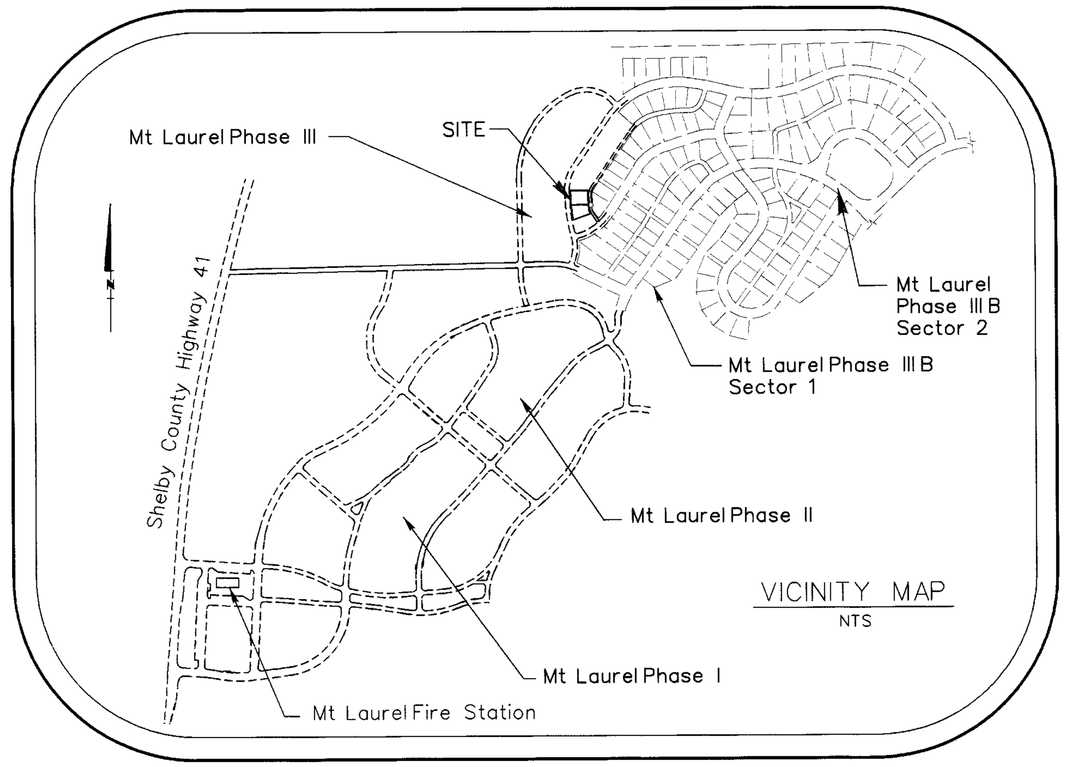
ALABAMA ENGINEERING COMPANY, INC.
2 Office Park Circle, Suite 11
Birmingham, Alabama 35223
(205) 803-2161

JACKINS, BUTLER & ADAMS, INC.
3940 Montclair Road, Suite 204
Birmingham, Alabama 35213
(205) 870-3390

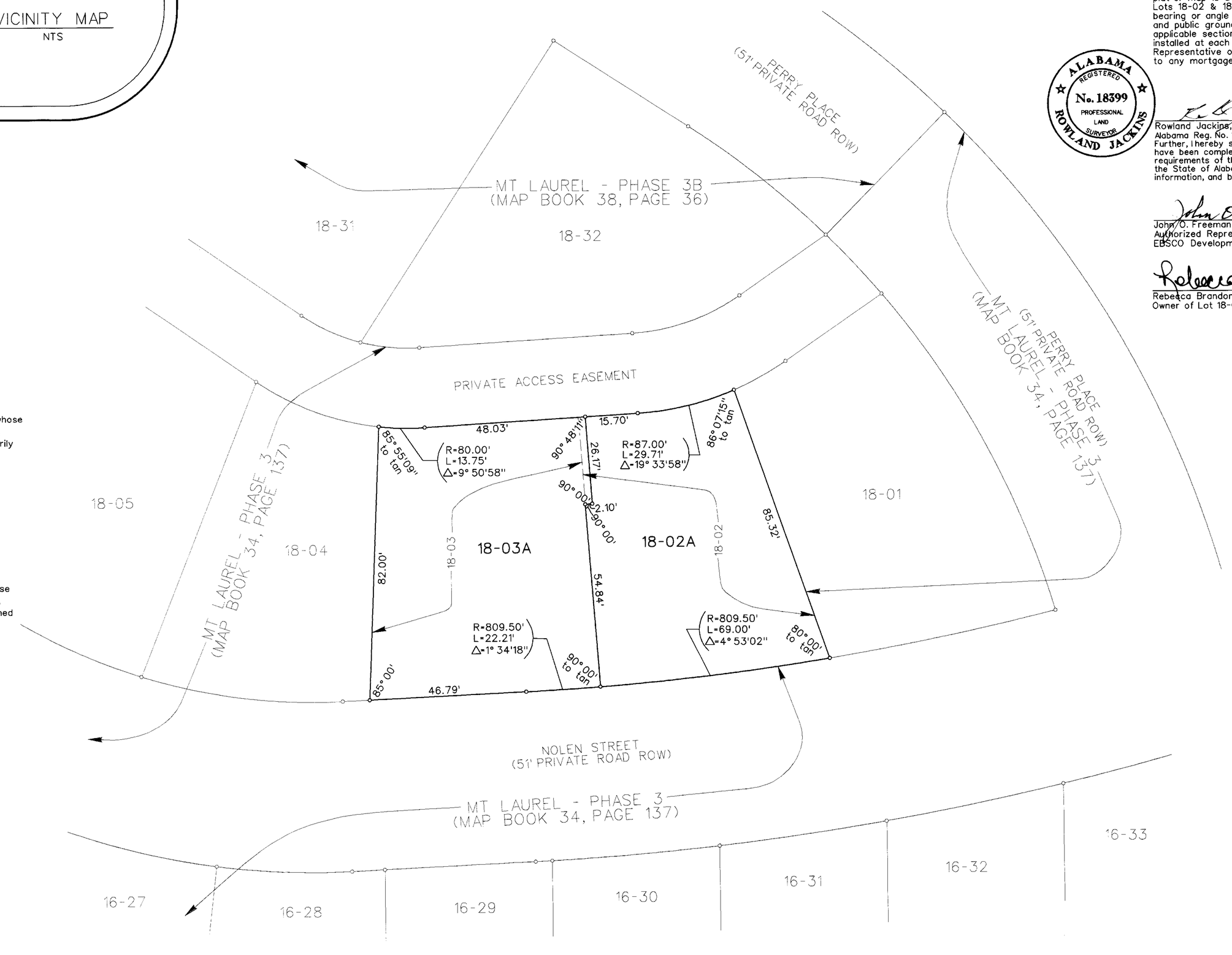
LEGEND

R	RADIUS
L	LENGTH
Δ	CENTRAL ANGLE
tan	TANGENT
ROW	RIGHT-OF-WAY
NTS	NOT TO SCALE

Notes
1. 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.
2. Contractor and/or developer are responsible for providing building sites free of drainage problems.
3. No further subdivision of any parcel shown hereon shall be allowed with out the prior approval of the Shelby County Planning Commission.
4. Driveways shall be restricted to the locations as shown on this plat. Driveway access permit required prior to installation of driveway(s). Contact the Shelby County Highway Department at 669-3880 to obtain access permit.
5. This entire property is located in Flood Zone X as shown on the latest Federal Insurance Rate Maps (Panel Number 95 of 580), dated 29th of September, 2006.
6. Maintenance of detention ponds and all associated structures and appurtenances are the responsibility of the Homeowners Association.
7. Any construction or encroachment in a designated flood plain must comply with the Shelby County Flood Damage Prevention Ordinance.
8. 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.
9. Shelby County is not now, nor will be in the future, responsible for the maintenance of private roads or easements shown on this plat.
10. An easement for the construction and maintenance of water lines and appurtenances is dedicated to the Shelby County Commission, and its successors and assigns, over and within all private road rights-of-way, and utility easements shown on this map. Other utilities installed in this subdivision are by separate agreement with each utility.
11. Maintenance responsibility of private road rights-of-way, private access easements, pedestrian walkways, parking areas, common areas and parks is described in the Mt Laurel Charter, Easements, Covenants and Restrictions dated as of September 1, 2000 (the "Declaration"), recorded in the Office of the Judge of Probate of Shelby County, Alabama. All lots shown hereon are subject to all of the terms and provisions of the Declaration of the Mt Laurel Master Deed Restrictions dated as of Septmeber 1, 2000 (the "Master Deed Restrictions") recorded in the Office of the Judge of Probate of Shelby County, Alabama
12. There are no building setbacks except for those established by the Master Deed Restrictions and the Mt Laurel Design Code referenced therein.
13. All construction shall be in accordance with Shelby County specifications.
14. All utilities within the roadway shall be backfilled with stone.
15. 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.
16. 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.



VICINITY MAP
NTS



NOTE: THE PURPOSE OF THIS RESURVEY IS TO CHANGE THE COMMON LOT LINE BETWEEN LOTS 18-02 AND 18-03.

Alabama
Shelby County

The undersigned, Rowland Jackins, a Registered Land Surveyor in the State of Alabama, and the undersigned as an authorized representative of the Owner of the lands shown hereon hereby certify that this plat or map was made pursuant to a survey by said Surveyor and that said plat or map was made at the instance of said Owner: that this plat or map is a true and correct map of lands shown therein and to be known as Mt Laurel-Phase 3 Resurvey of Lots 18-02 & 18-03 showing the subdivision into which it is proposed to divide said lands: giving the length and the bearing or angle of each boundary line and the number of each lot: showing the streets, roads, highways, easements, and public grounds as applicable and giving the relationship of the land as platted to the government survey of the applicable section or recorded subdivision. Said Surveyor also certifies that capped steel rebar pins have been installed at each lot corner or curve point as shown on the plat represented by small open circles. Said Authorized Representative of the Owner also certifies that they are the Owner of subject lands and that the same are not subject to any mortgage.

ALABAMA REGISTERED No. 18399 PROFESSIONAL LAND SURVEYOR ROWLAND JACKINS

Date 9-9-08
Rowland Jackins, PLS
Alabama Reg. No. 18399
Further, 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 10-27-08
John O. Freeman, Sr.
Authorized Representative
EBSCO Development Company, Inc., Owner of Lot 18-02

Date 10.28.08
Rebecca Brandon-Cohn
Owner of Lot 18-03

State of Alabama
Shelby County

I, the undersigned, a Notary Public in and for said County and State hereby certify that Rebecca Brandon-Cohn., whose name is signed to the foregoing certificate as Owner of Lot 18-02, who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, she executed same voluntarily as such individual with full authority thereof.

Given under my hand and seal this 28 day of Oct., 2008.
Della M. Pender My Commission Expires 8/21/2010
Notary Public

State of Alabama
Shelby County

I, the undersigned, a Notary Public in and for said County and State hereby certify that John O. Freeman, Sr., whose name is signed to the foregoing certificate as an authorized representative of EBSCO Development Company, Inc., owner of Lot 18-02, who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, he executed same voluntarily as such individual with full authority thereof.

Given under my hand and seal this 27 day of Oct., 2008.
Della M. Pender My Commission Expires 8/21/2010
Notary Public

State of Alabama
Shelby County

I, the undersigned, a Notary Public in and for said County and State hereby certify that Rowland Jackins, whose name is signed to the foregoing certificate as surveyor, who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, he executed same voluntarily as such individual with full authority thereof.

Given under my hand and seal this 9th day of September, 2008.
My Commission Expires 8/24/12
Notary Public

ACKNOWLEDGED BY: Larry W. Reid DATE 11-19-08
SHELBY COUNTY HEALTH DEPARTMENT-ENVIRONMENTAL
(For Recording Purposes Only)

*The signing of Acknowledgment Statement above by the Shelby County Health Department Environmentalist does not constitute approval of any lot hereon for installation of "In Ground Septic Disposal System". Such approval must be obtained by submitting an individual plot plan for the respective approval or denial of same.

APPROVED: David Stinson DATE 11/25/2008
SHELBY COUNTY PLANNING COMMISSION AND DEVELOPMENT

APPROVED: DATE 11/24/2008
SHELBY COUNTY ENGINEER

APPROVED: Capt. Tom Johnson DATE 19 NOV 2008
FIRE CHIEF OF APPLICABLE FIRE DEPARTMENT

S-73-08

20081103000380110 1/3 $30.00
Shelby County Judge of Probate, AL
11/03/2008 13:12:00AM FILED/CERT