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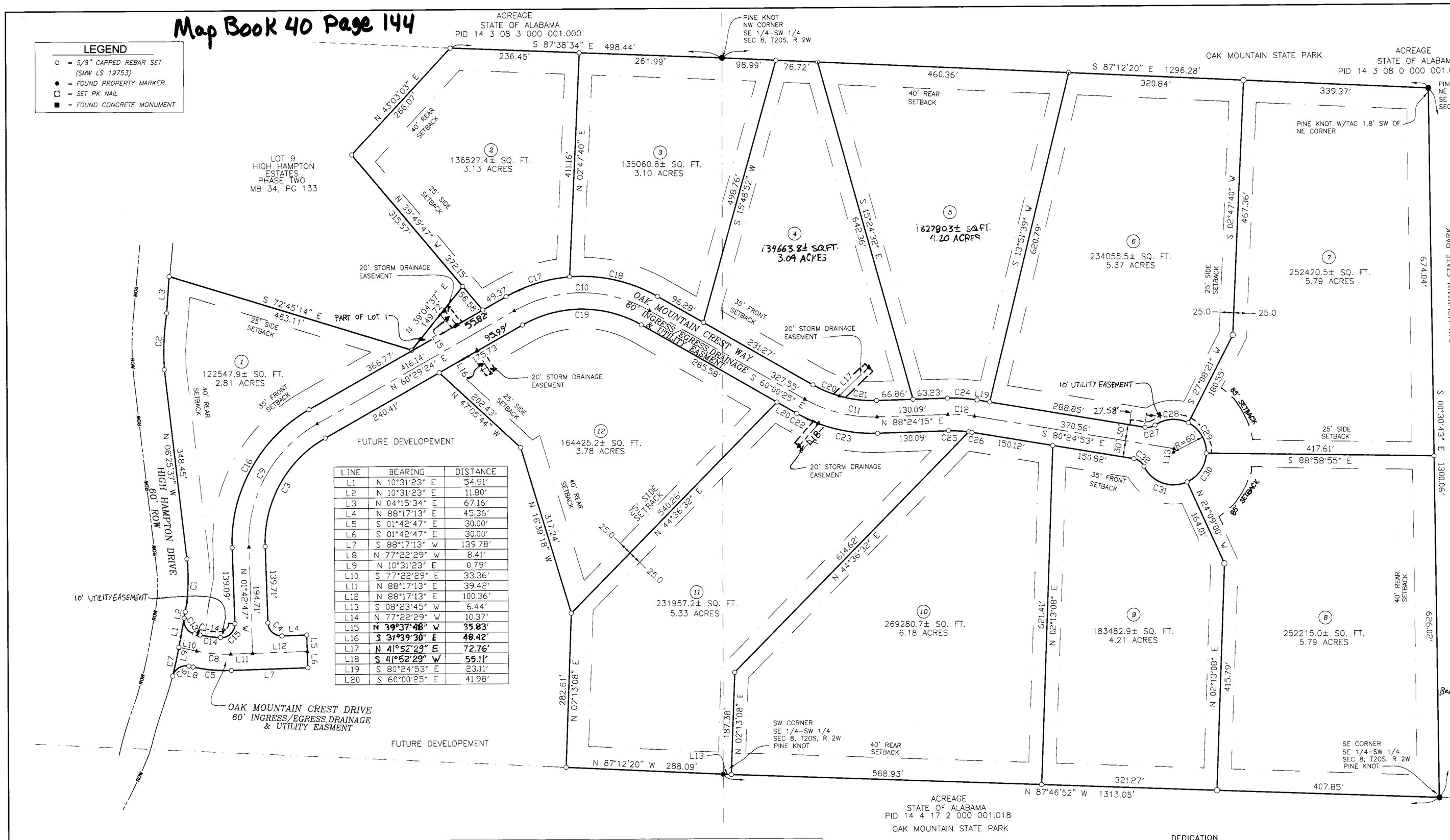
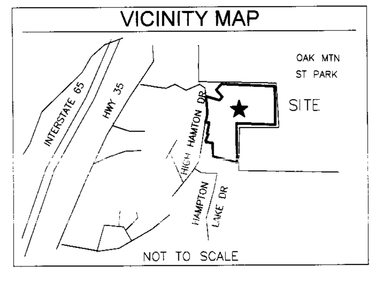


LINE	BEARING	DISTANCE
L1	N 10°31'23" E	54.91'
L2	N 10°31'23" E	11.80'
L3	N 04°15'34" E	67.16'
L4	N 88°17'13" E	45.36'
L5	S 01°42'47" E	30.00'
L6	S 01°42'47" E	30.00'
L7	S 88°17'13" W	139.78'
L8	N 77°22'29" W	8.41'
L9	N 10°31'23" E	0.79'
L10	S 77°22'29" E	33.36'
L11	N 88°17'13" E	39.42'
L12	N 88°17'13" E	100.36'
L13	S 08°23'45" W	6.44'
L14	N 77°22'29" W	10.37'
L15	N 39°37'48" W	35.83'
L16	S 31°39'30" E	48.42'
L17	N 41°52'29" E	72.76'
L18	S 41°52'29" W	55.11'
L19	S 80°24'53" E	23.11'
L20	S 60°00'25" E	41.98'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	330.00'	97.63'	97.27'	S 02°02'53" W	16°57'00"
C2	470.00'	103.99'	103.78'	N 02°46'03" E	12°40'38"
C3	220.00'	238.84'	227.28'	N 29°23'19" E	62°12'11"
C4	25.00'	39.27'	35.36'	N 46°42'47" W	90°00'00"
C5	280.00'	70.07'	69.89'	N 84°32'38" W	14°20'18"
C6	25.00'	38.30'	34.66'	N 58°44'09" E	87°46'44"
C7	705.71'	53.25'	53.24'	S 12°41'05" W	04°19'24"
C8	250.00'	62.56'	62.40'	S 84°32'38" E	14°20'18"
C9	250.00'	271.41'	258.28'	N 29°23'19" E	62°12'11"
C10	250.00'	259.63'	248.12'	S 89°45'30" E	59°30'12"
C11	250.00'	137.83'	136.09'	S 75°48'05" E	31°35'20"
C12	250.00'	48.79'	48.71'	S 86°00'19" E	11°10'51"
C13	25.00'	38.35'	34.70'	N 33°25'33" W	87°53'52"
C14	220.00'	37.46'	37.41'	N 82°15'09" W	09°45'20"
C15	25.00'	41.27'	36.74'	S 45°34'42" W	94°34'58"
C16	280.00'	303.78'	289.27'	N 29°23'19" E	62°12'11"
C17	280.00'	122.79'	121.81'	N 73°03'11" E	25°07'34"
C18	280.00'	168.00'	165.49'	S 77°11'43" E	34°22'38"
C19	220.00'	228.48'	218.33	S 89°45'30" E	59°30'12"
C20	220.00'	59.18'	59.00'	N 67°41'46" W	15°24'42"
C21	220.00'	62.12'	61.91'	N 83°30'26" W	16°10'38"
C22	280.00'	45.14'	45.09'	N 69°37'30" W	09°14'10"
C23	280.00'	109.24'	108.54'	N 80°25'10" W	22°21'10"
C24	280.00'	54.64'	54.55'	S 86°00'19" E	11°10'51"
C25	220.00'	37.21'	37.17'	S 86°45'01" E	09°41'26"
C26	220.00'	5.72'	5.72'	S 81°09'36" E	01°29'25"
C27	25.00'	19.07'	18.61'	S 77°43'40" W	43°42'54"
C28	60.00'	64.16'	61.15'	N 86°30'17" E	61°16'08"
C29	60.00'	68.09'	64.49'	S 30°21'03" E	65°01'11"
C30	60.00'	66.70'	63.32'	S 34°00'16" W	63°41'27"
C31	60.00'	93.09'	84.03'	N 69°42'14" W	88°53'32"
C32	25.00'	24.07'	23.15'	S 52°50'11" E	55°09'25"



ASSUMED NORTH

0 100' 200' 300'

SCALE: 1" = 100'

OAK MOUNTAIN PRESERVE

PHASE 1

A RESIDENTIAL SUBDIVISION
BEING SITUATED IN THE SOUTHWEST 1/4
SECTION 8 AND THE NORTHWEST 1/4
SECTION 17, ALL IN T20S - R2W
CITY OF PELHAM, SHELBY COUNTY, ALABAMA

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, William H. Sommerville, III, Licensed Professional Land Surveyor, licensed in the State of Alabama, and Oak Mountain 93, LLC (Randy Goggans), as 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 in the instance of said owners; that this plat or map is a true and correct map of lands shown therein known as Oak Mountain Preserve, Phase 1, and 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 lands, giving the length and width and name of each street as well as the number of each lot and 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 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 for Surveying in the State of Alabama to the best of my knowledge, information and belief. 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 M & F Bank.

In witness thereof, said surveyor executed these presents this 9th day of February, 2009.

BY: William H. Sommerville Date 2/9/09
William H. Sommerville, III., Surveyor
AL Reg No 19753

ALABAMA LICENSED No. 19753 PROFESSIONAL LAND SURVEYOR WILLIAM H. SOMMERVILLE, III

STATE OF ALABAMA
COUNTY OF SHELBY
I, the undersigned, a Notary Public in and for said county and state, do hereby certify that William H. Sommerville, III, whose name is signed to the forgoing 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 9th day of February 2009.

Mary Anne LeGrande
Notary Public
My Commission Expires

MARY ANNE LeGRANDE Notary Public Alabama My Comm. Expires 2-5-2010

BY: Randy Date 2-10-09
Randy Goggans, as managing member

STATE OF ALABAMA
COUNTY OF Shelby
I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Randy Goggans, whose name is signed to the forgoing 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 individuals with full authority thereof.

Given under my hand and seal this the 10th day of February 2009.

Notary Public
My Commission Expires 6-14-11

BY: Date 2-12-09
Officer
Brian Bertella, vice president

M & F Bank, Mortgagee

STATE OF ALABAMA
COUNTY OF Alabama
I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Brian Bertella, whose name is signed to the forgoing certificate as mortgagee, 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 9th day of February 2009.

Notary Public
My Commission Expires 4-2-2010

Mayor, City of Pelham — Date 3/2/09

Pelham Planning Commission — Date 3-3-09

Director, Public Works — Date 3/2/09

Pelham Engineer — Date 2/27/09

Pelham City Clerk — Date 3/2/2009

ZONING SETBACKS:

FRONT = 35 FEET
SIDE = 25 FEET
REAR = 40 FEET

DEDICATION

Easements for sanitary sewer and/or water mains as the same are located, planned and/or constructed within the subdivision at the time of the recording of this plat are hereby dedicated to the City of Pelham, Alabama, and its successors and assigns for the construction, access to, installation and maintenance of water lines, sewer lines, and their appurtenances, and for other public utility installations and purposes approved by the City. Easement widths shall be sufficient to permit excavation of the pipe to meet OSHA requirements and to permit maintenance of the line and in no case shall be less than twenty (20) feet in width. If more than one pipeline is placed within an easement, a minimum of thirty (30) feet easement width is dedicated to the City of Pelham. In the event any pavement, roadways, landscaping, structures, or other improvements of any kind are located partially or wholly within, on or over said dedicated easement, the City of Pelham shall have the right to dig up, excavate, remove, or damage such improvement as City of Pelham, in its sole discretion, deems advisable or necessary in its efforts to access, construct or maintain such public utilities, all without any obligation on the part of the City of Pelham to repair or replace any such improvements.

SURVEYOR'S NOTES

1. Tele is a Record Bini, made on the ground under the supervision of an Alabama Registered Land Surveyor. Date of initial field survey is December 4, 2006.
2. The following surveying instruments were used at time of field visit: Nikon NPL-352, Total Station, Reflectorless and Hiper + Legacy E RTK, GD 1HZ.
3. Bearings are based on Assumed North.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. This survey was conducted for the purpose of a Boundary Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
6. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
7. This Survey was conducted with reference to a title furnished by First American Title Insurance Company dated November 14, 2006, as Commitment No. 154775.
8. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
9. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
10. The subject property appears to lie in Zone "X" of the Flood Insurance Rate Map Community Panel No. 01117C 0220 D, which bears an effective date of September 29, 2006 and IS NOT in a special flood hazard area. No field measurements were used in this determination and an elevation certificate may be needed for verification.

CITY OF PELHAM NOTES

1. This survey is in private gated subdivision. All roads are private. The City of Pelham is not responsible for the maintenance of any roads, storm sewers, sidewalks, drives, or any part of the subdivision.
2. Adequate water pressure for fire flow is NOT available in this subdivision.
3. Any hydrants that may be present in the subdivision are not fire hydrants and should not be considered as such.
4. Water service is available for domestic use only. Fire flow is not available in this subdivision.
5. To maintain pressure at the residential water meters, water meters should be located at the lowest point of each lot.
6. A booster pump will need to be installed by the customer at each lot. Pressure at the water meter will not be high enough to provide satisfactory service to a home without a booster pump. At higher meter locations, the booster pump may need to be installed immediately past the meter.
7. All purchasers of lots within the development shall be notified by Developer/Seller in writing prior to the purchaser of a lot or lots of the ISO fire rating in effect at the time of purchase for the particular lot or lots being sold, if such information is known or can be obtained by the Developer/Seller; it is noted of record that the development does not have normal or standard fire protection available from the City of Pelham due to low water pressure and the absence of qualified mains and fire hydrants within the development.

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 sewage treatment system that restricts the use of the lots or obligate owners to special maintenance and reporting requirements. These conditions are on file with said health department and are made a part of this plat as if set out hereon.

Larry W Rush — Date 2-10-09
Shelby County Health Department

NO.	REVISION	DATE	BY
1	COMMENTS-CITY OF PELHAM	1/28/09	JS
2	REVISED LOT LINES, LOTS 4-9	2/06/09	DCP

OAK MOUNTAIN PRESERVE
PHASE 1

PROJECT NO. 06-672.1

DRAWN BY: JS
CHECKED BY: AAK
FIELD CREW: MKD
APPROVED BY: WHS
DATE: 12/1/08
SCALE: 1" = 100'
SHEET 1 OF 1

FINAL PLAT
FOR: OAK MOUNTAIN 93
30 BOULDER RIDGE
COLUMBIANA, AL 35124

SMW Engineering Group, Inc.
1550 Woods of Riverchase Drive
Suite 100
Hoover, Alabama 35244
Ph: 205-252-6985
www.smweng.com
SMW ENGINEERING GROUP, INC.

20050308000078980 1/1 $33.00
Shelby County, AL 03/08/2005
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