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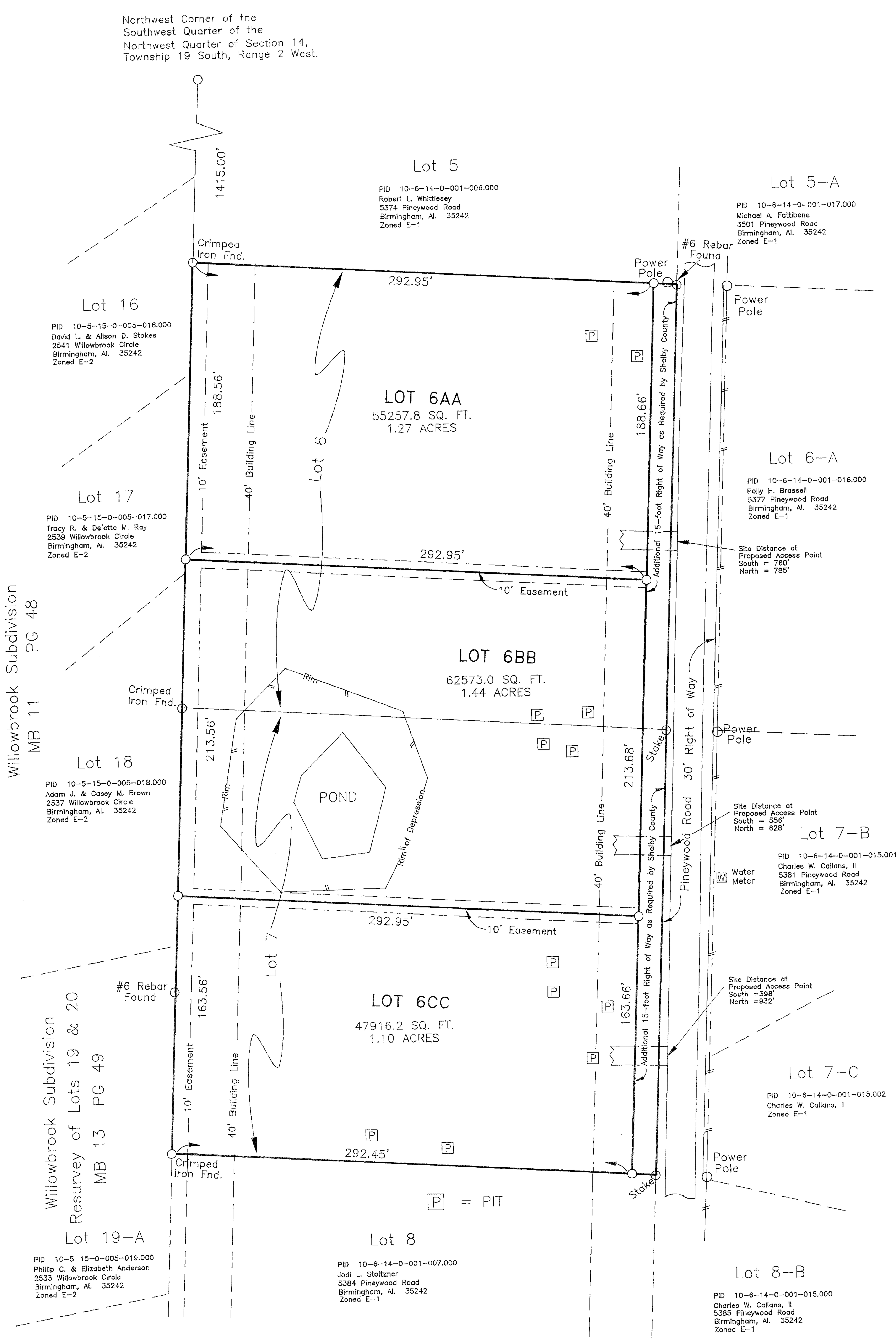

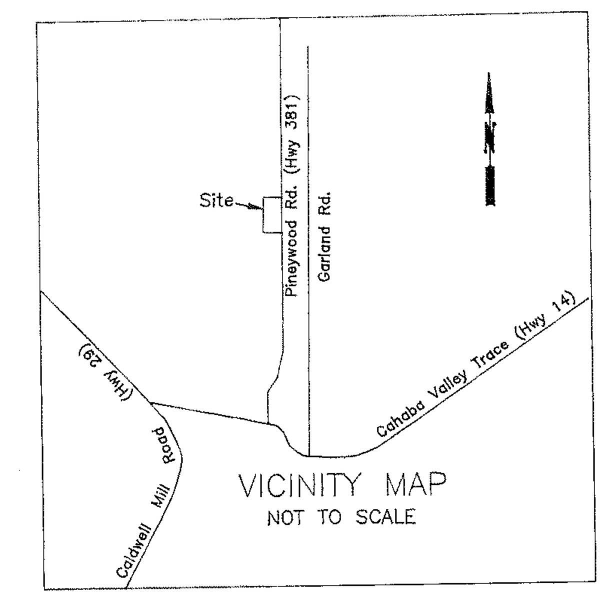

APPROVED: SHELBY COUNTY PLANNING COMMISSION
BY: David Hunke DATE: 03-24-2011

APPROVED: SHELBY COUNTY ENGINEER
BY: [signature] DATE: 2/23/2011

APPROVED: FIRE CHIEF, NORTH SHELBY FIRE DEPARMENT
BY: Michael O'Conn DATE: 2/17/2011

ACKNOWLEDGED: SHELBY COUNTY HEALTH DEPARTMENT
BY: Larry W. Rush DATE: 2/17/11
(For Recording Purposes Only)

The signing of acknowledgement statement above by the Shelby County Health Deparment 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.

Notes:

1. All easements shown on this map are for public utilities, sanitary sewers, storm sewers, storm ditches and may be used for such purposes to serve both within and without this subdivision. Shelby County is not responsible for the maintenance of any easements shown on this plat outside of the public right of way.
2. The entire property is located in Flood Zone X as shown on the latest Federal Insurance Rate Maps (Panel Number 01117C0090D), dated September 29, 2006.
3. Bearings are assumed;
4. Property is Zoned E-1; minimum setback requiements: front = 40' Rear = 40'; Side = minimum of 20' with a total of 50'.
   minimum lot area required = 43560.17 squre feet
5. Property Owner: Scotch Holmes and Land Development Group
   Wayne Joseph Scotch, President
   360 Scotch-Clemmer Way
   Birmingham, Alabama 35242
   205-980-3477
6. Contractor and/or developer are responsible for providing building sites free of drainage problems.
7. No further subdivision of any parcel shown hereon shall be allowed without the prior approval of the Shelby County Planning Commission.
8. Driveways shall be restricted to the locations as shown on the plat. Driveway access permit required prior to installation of driveway(s). Contact the Shelby County Highway Department at 669-3880 to obtain access permit.
9. Maintenance of detention ponds and all associated structures and appurtenances are the responsibility of the Homeowners Association.
10. Any construction or encroachment in a designated flood plain must comply with the Shelby County Flood Damage Prevention Ordinance.
11. 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 to and approved by the County Engineer. All development within a designated flood plain must comply with the Shelby County Flood Damage Prevention Ordinance.
12. Shelby County is not now, nor will be in the future, responsible for the maintenance of private roads or easements shown on this plat.
13. 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 ways, and utility easements shown on this map. Other utilities installed in this development are by separate agreement with each utility.
14. All construction shall be in accordance with Shelby County specifications.
15. All utilities within the roadway shall be backfilled with stone.
16. 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.
17. The contractor shall notify the County Engineers 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.
18. Site distances as shown on the plat are available, however some clearing of vegetation adjacent to the proposed access points may be required to achieve these distances.
19. Total area of subject property = 3.81 acres
20. Maintenance of detention ponds and all associated structures and appurtenances are the responsibility of the Homeowners Association.
21. Any construction or encroachment in a designated flood plain must comply with the Shelby County Flood Damage Prevention Ordinance.

The subdivision shown hereon, including lots and streets. lies in an area where natural lime sinks have occurred. Lime sinks, as located and shown on the above plat, were found but not repaired, unless otherwise noted on the plat. Shelby County, the Shelby County Engineer, the Shelby County Planning Commission and the individual members thereof, and all other agents, servants, or employees of Shelby County, Alabama, make no representations whatsoever that the subdivision lots and streets are safe or suitable for residential construction, or for any other purposes whatsoever.

Water Valve Fire Hydrant

THE STATE OF ALABAMA
SHELBY COUNTY

The undersigned, Rowland Jackins, Registered Land Surveyor, State of Alabama, and Wayne Joseph Scotch, President, Scotch Homes and Land Development Group, 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 lands shown therein and known as Pineywood Estates, showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the bearings, length, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands to the government survey; 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 certifies that Scotch Homes and Land Development Group is the owner of said lands and that the same are not subject to any mortgage;

Dated 2.14 2011.

[signature]
Rowland Jackins, Ala. PLS No. 18399

[signature]
Wayne Joseph Scotch, President
Scotch Homes and Land Development Group

STATE OF ALABAMA
SHELBY COUNTY

I, Daniel Cinkler Abel Jr, a notary public in and for said county and state, do hereby certify that Rowland Jackins, 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, he executed the same voluntarily as such individual with authority therefore.

Given under my hand and seal this 11th day of February, 2011.

By: [signature]
Notary Public

My Commission Expires [redacted] EXPIRES: May 16, 201

STATE OF ALABAMA
SHELBY COUNTY

I Wayne Joseph Scotch, President, Scotch Homes and Land Development Group as owner have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Pineywood Estates, a part of Shelby County, Alabama, and that the streets, alleys, easements, public grounds as shown on said plat are hereby dedicated to the use of the public.

Given under my hand and seal the 11th day of February, 2011.

By: [signature]
Notary Public

My Commission Expires [redacted] EXPIRES: May 16

[signature]
Wayne Joseph Scotch, President
Scotch Homes and Land Development Group

STATE OF ALABAMA
SHELBY COUNTY

I, Daniel Cinkler Abel Jr, Notary Public in and for said County and State, do hereby certify that Wayne Joseph Scotch, President, Scotch Homes and Land Development Group, whose name is signed to same as owner ; all of whom are 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 the 11th day of February, 2011;

By: [signature]
Notary Public

My Commission Expires [redacted] EXPIRES: May 16, 2

PINEYWOOD ESTATES

Being a Resurvey of Lots 6 and 7, Resurvey of G.S. Cross Estate, recorded in Mapbook 5, Page 28, Judge of Probate Office, Shelby County, Alabama;

Situated in a Portion of the NW1/4 of Section 14, T19S, R2W; Shelby County, Alabama

0' 40' 80' 120'

Scale: 1 Inch = 40 Feet November 2010

JACKINS, BUTLER & ADAMS, INC.
SURVEYING-GEOLOGY
3430 INDEPENDENCE DRIVE SUITE 30
BIRMINGHAM, ALABAMA 35209
(205) 870-3390

File: S-1226/10-A-1 Drawing 1

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20110325000093960 1/1 $24.00
Shelby Cnty Judge of Probate, AL
03/25/2011 08:26:46 AM FILED/CERT

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