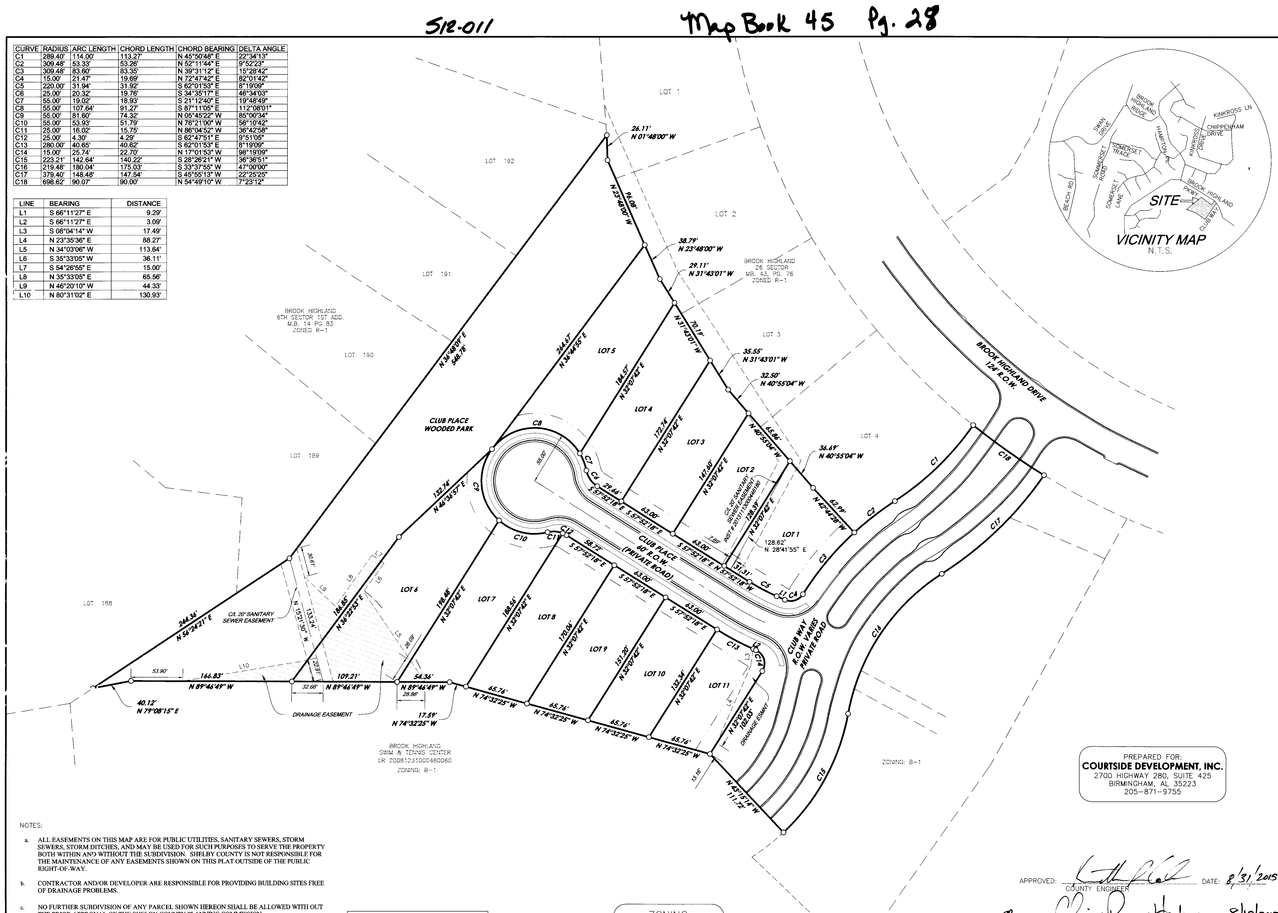
SIR-011

Map Book 45 Pg. 28

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	389.40'	114.00'	113.57'	N 49°50'46" E	16°46'13"
C2	389.40'	53.11'	53.07'	N 62°11'44" E	7°49'23"
C3	389.40'	63.80'	63.73'	N 39°31'12" E	9°23'45"
C4	15.00'	21.47'	19.69'	N 72°47'42" E	82°01'42"
C5	220.00'	31.94'	31.92'	S 62°01'53" E	8°19'05"
C6	25.00'	20.32'	19.76'	S 34°38'51" E	46°34'03"
C7	55.00'	19.02'	18.93'	S 21°12'46" E	19°48'49"
C8	55.00'	107.64'	91.27'	S 87°11'00" E	112°08'03"
C9	55.00'	81.60'	74.32'	N 06°45'22" W	85°00'34"
C10	55.00'	53.93'	51.79'	N 76°21'06" W	56°10'42"
C11	25.00'	16.02'	15.75'	N 86°06'52" W	36°42'58"
C12	25.00'	4.30'	4.29'	S 62°47'51" E	9°31'00"
C13	280.00'	40.65'	40.62'	S 62°01'53" E	8°19'05"
C14	15.00'	25.74'	22.70'	N 17°31'53" W	98°19'05"
C15	223.21'	142.64'	140.22'	S 28°26'21" W	36°36'51"
C16	219.48'	180.04'	175.03'	S 33°37'50" W	47°00'00"
C17	379.40'	146.48'	145.54'	S 45°55'13" W	22°23'25"
C18	698.62'	90.07'	90.00'	N 54°48'10" W	7°23'12"

LINE	BEARING	DISTANCE
L1	S 66°11'27" E	9.29'
L2	S 66°11'27" E	3.09'
L3	S 09°04'14" W	17.49'
L4	N 23°35'36" E	88.27'
L5	N 34°03'06" W	113.64'
L6	S 35°33'05" W	36.11'
L7	S 54°28'55" E	15.00'
L8	N 35°33'05" E	65.56'
L9	N 46°20'10" W	44.33'
L10	N 80°31'02" E	130.93'



A PRIVATE SUBDIVISION FOR SINGLE FAMILY RESIDENCES

BROOK HIGHLAND 26TH SECTOR 1ST ADDITION CLUB PLACE

AN EDDLEMAN COMMUNITY

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

Filed in this office on
This the 5th day of February A.D.
20 15 at 03:58:15 PM FILED-CERT

STATE OF ALABAMA
COUNTY OF SHELBY

THE UNDERSIGNED JEFF D. ARRINGTON, REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND COURTSIDE DEVELOPMENT, INC., 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 LANDS SHOWN THEREIN AND KNOWN AS "BROOK HIGHLAND 26TH SECTOR 1ST ADDITION CLUB PLACE" 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 SURVEY OF BROOK HIGHLAND 26TH SECTOR AS RECORDED IN THE OFFICE OF PROBATE JUDGE OF SHELBY COUNTY IN MAP BOOK 43, PAGE 76; 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 IT IS THE OWNER OF SAID LANDS AND THAT THE SAME ARE NOT SUBJECT TO ANY MORTGAGE.

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.

SURVEYOR:

JEFFRY D. ARRINGTON
ALABAMA NO. 18664

OWNER - COURTSIDE DEVELOPMENT, INC.
BY: DOUG EDDLEMAN, PRESIDENT

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT JEFF D. ARRINGTON, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS SURVEYOR, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE AC OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS 10th DAY OF August 2015

NOTARY PUBLIC — 06-03-2018 MY COMMISSION EXPIRES

STATE OF ALABAMA
COUNTY OF Jefferson

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT DOUG EDDLEMAN, WHOSE NAME AS SIGNED TO THE FOREGOING CERTIFICATE AS PRESIDENT OF COURTSIDE DEVELOPMENT, INC., OWNER, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS 11th DAY OF August 2015

NOTARY PUBLIC — June 29, 2018 MY COMMISSION EXPIRES

PREPARED FOR:
COURTSIDE DEVELOPMENT, INC.
2700 HIGHWAY 280, SUITE 425
BIRMINGHAM, AL 35223
205-871-9755

NOTES:

a. 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.

b. CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.

c. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITH OUT THE PRIOR APPROVAL OF THE SHELBY COUNTY PLANNING COMMISSION.

d. 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 669-3800 TO OBTAIN ACCESS PERMIT.

e. THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAPS (PANEL NUMBER 01117C0091E), DATED FEBRUARY 20, 2013.

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

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

h. 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.

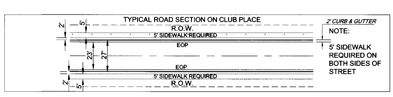
i. SHELBY COUNTY IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT.

LOT NUMBER	AREA, sq. ft.
1	10,026.5
2	8,693.5
3	8,998.3
4	11,598.8
5	13,785.5
6	19,231.5
7	11,784.0
8	11,307.7
9	10,119.8
10	8,931.4
11	7,805.0
PARK	64,274.6

AVERAGE LOT SIZE: 11,705 sq. ft. / 0.26 Acres
AREA OF ROADWAYS: 66,394.39 sq. ft. / 1.57 Acres
AREA OF LOTS: 187,536.1 sq. ft. / 4.31 Acres
TOTAL WOODED PARK: 64,274.6 sq. ft. / 1.48 Acres
TOTAL AREA: 318,205 sq. ft. / 5.96 Acres

ZONING
R-2 SPECIAL DISTRICT
SHELBY COUNTY, ALABAMA
SETBACKS:
FRONT: 15'
SIDE: 3'
REAR: 5'

TYPICAL ROAD SECTION ON CLUB PLACE



NOTE:
5' SIDEWALK REQUIRED ON BOTH SIDES OF STREET

APPROVED: COUNTY ENGINEER — DATE: 8/31/2015

APPROVED: PLANNING COMMISSION — DATE: 8/18/2015

APPROVED: SHELBY COUNTY HEALTH OFFICER — DATE: 8/12/15

APPROVED: — DATE: 8/11/15

SWWC UTILITIES INC. APPROVAL INDICATES THAT EASEMENTS HAVE BEEN DEDICATED FOR FUTURE SANITARY SEWERS. HOWEVER, THIS DOES NOT MEAN SANITARY SEWERS HAVE BEEN BUILT OR WILL BE BUILT IN THE FUTURE.

2/4/2015

ARRINGTON ENGINEERING
Civil Engineers - Surveyors - Land Planners
Offices (205) 985-9315
Fax: (205) 985-9386
2032 Valleydale Road
Birmingham, AL 35244

DRAWING TITLE
BROOK HIGHLAND 26TH SECTOR 1ST ADDITION
CLUB PLACE

LOCATION & DESCRIPTION
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 1 WEST
SHELBY COUNTY, ALABAMA

STATE OF ALABAMA REGISTERED #18664 PROFESSIONAL LAND SURVEYOR JEFFRY D. ARRINGTON

DRAWN BY	MEA
CHECKED BY:	JDA
DATE:	07-01-15
SCALE:	1"=50'
PARTY CHIEF	*
PROJECT NO.:	58290
SHEET	1 OF 1

G:\AESUBDIVISIONS\EDDLEMAN\BROOK HIGHLAND\58290-Brook Highlands 26 Sector 1st Add RM\DWG\58290.dwg