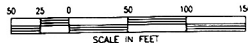


BOUNDARY MAP OF SURVEY OF BRITTANY PLACE PLAT NO. 1

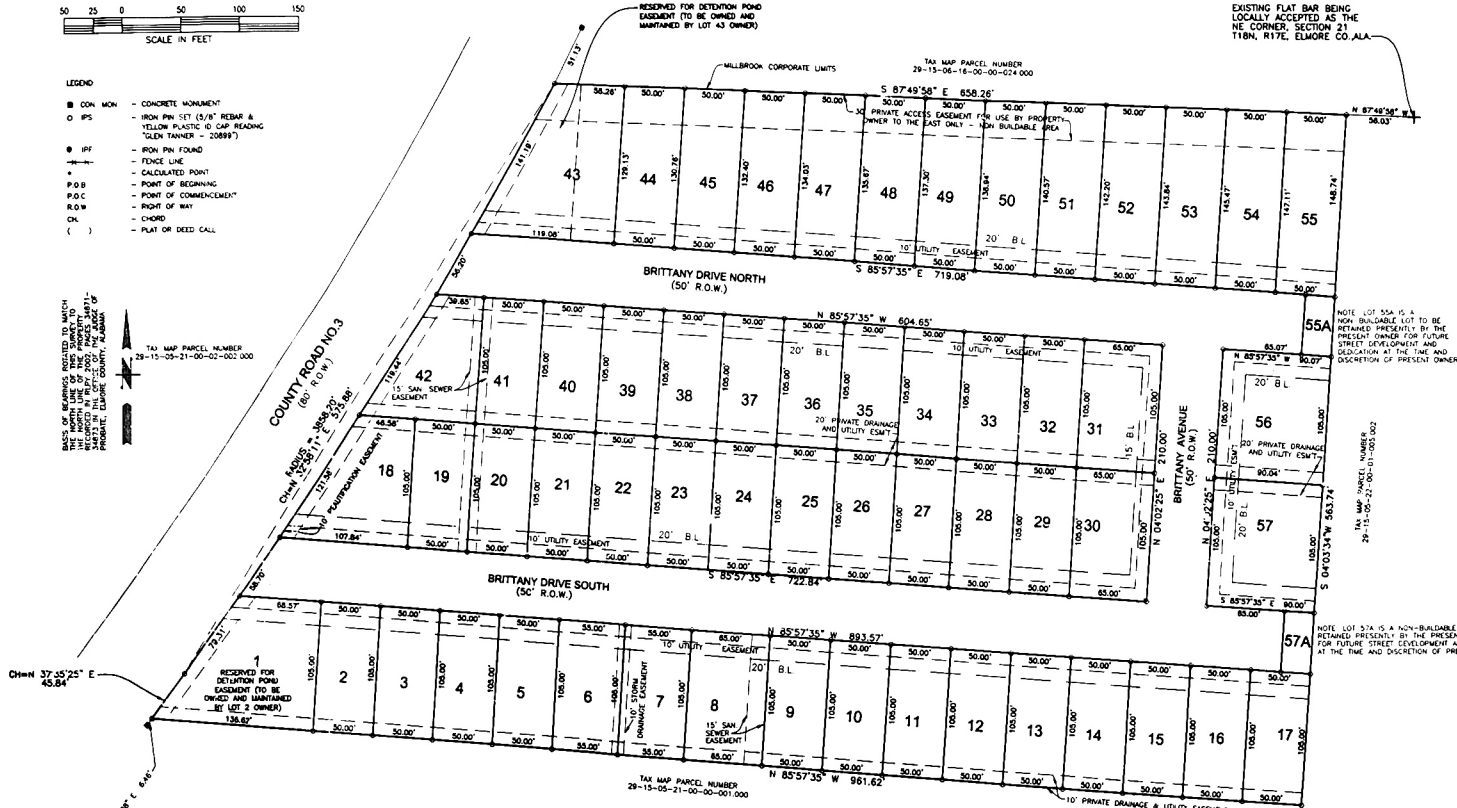
LYING IN SECTION 21, T-18-N, R-17-E, ELMORE COUNTY, ALABAMA.

A PROPOSED SINGLE FAMILY RESIDENTIAL SUBDIVISION DEVELOPMENT

SCALE: 1" = 50'



- LEGEND**
- CON MON - CONCRETE MONUMENT
 - IPS - IRON PIN SET (3/8" REBAR & YELLOW PLASTIC ID CAP READING "GLEN TANNER - 20899")
 - IPF - IRON PIN FOUND
 - FENCE LINE
 - CALCULATED POINT
 - POINT OF BEGINNING
 - POINT OF COMMENCEMENT
 - RIGHT OF WAY
 - CHORD
 - PLAT OR DEED CALL



FLOOD NOTE: By graphic plotting only, this property is in Zone(s) of the Flood Insurance Rate Map, Community Panel No. 1700000000, which shows an effective date of FEBRUARY 19, 1999, and is not in a Special Flood Hazard Area.

ELECTRIC DISTRIBUTION

THE ELECTRIC DISTRIBUTION SYSTEM WILL BE INSTALLED BY ALABAMA POWER COMPANY TO SERVE THE SUBDIVISION.

John B. Allen
ALABAMA POWER COMPANY

CERTIFICATE OF APPROVAL BY THE ELMORE WATER AUTHORITY

THE UNDERSIGNED, AS AUTHORIZED BY THE ELMORE WATER AUTHORITY, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF ELMORE COUNTY, ALABAMA, THIS THE 13 DAY OF JANUARY, 2004.

John B. Allen
ELMORE WATER AUTHORITY

CERTIFICATE OF APPROVAL BY THE ELMORE COUNTY EMERGENCY COMMUNICATION DISTRICT

THE UNDERSIGNED, AS AUTHORIZED BY THE ELMORE COUNTY EMERGENCY COMMUNICATION DISTRICT, HEREBY APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF ELMORE COUNTY, ALABAMA, THIS THE 13 DAY OF JANUARY, 2004.

John B. Allen
DIRECTOR E-9-1-1

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

THE UNDERSIGNED, AS AUTHORIZED BY THE ELMORE COUNTY ENGINEERING DEPARTMENT, ALABAMA, HEREBY APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF ELMORE COUNTY, ALABAMA, THIS THE 13 DAY OF JANUARY, 2004.

John B. Allen
COUNTY ENGINEER

OFFICE OF THE JUDGE OF PROBATE

STATE OF ALABAMA
COUNTY OF ELMORE

I HEREBY CERTIFY THAT THIS PLAT OR MAP WAS FILED IN THIS OFFICE FOR RECORD THIS 13 DAY OF JANUARY, 2004, AT 10:00 O'CLOCK AM, AND RECORDED IN BOOK OF PLATS AND MAPS 714 PAGE 90 RECORDING PAID.

John B. Allen
JUNIOR STUBBS, JUDGE OF PROBATE
ELMORE COUNTY, ALABAMA

APPROVAL BY THE CITY OF MILLBROOK PLANNING COMMISSION

THE WITHIN PLAT OF "BRITTANY PLACE PLAT NO. 1", ELMORE COUNTY, ALABAMA, IS HEREBY APPROVED BY THE CITY OF MILLBROOK PLANNING COMMISSION.

THIS 13 DAY OF JANUARY, 2004.

John B. Allen
CITY OF MILLBROOK PLANNING COMMISSION

LEGAL DESCRIPTION

COMMENCE AT A FLAT BAR BEING LOCALLY ACCEPTED AS THE NE CORNER OF SECTION 21, T-18-N, R-17-E, ELMORE COUNTY, ALABAMA AND RUNS N 87°49'58" W, 56.03 FEET TO THE POINT OF BEGINNING; THENCE S 04°03'34" W, 563.74 FEET; THENCE N 85°57'35" W, 961.62 FEET TO A POINT ON THE EAST ROW OF COUNTY ROAD NO. 3; THENCE ALONG SAID ROW IN A CURVE, CONCAVE RIGHT, HAVING A RADIUS OF 3358.20 FEET AT A CHORD N 37°35'25" E, 45.84 FEET, THENCE CONTINUE ALONG SAID ROW IN A CURVE, CONCAVE RIGHT, HAVING A RADIUS OF 3358.20 FEET AT A CHORD N 32°58'11" E, 575.88 FEET, THENCE LEAVING SAID ROW S 87°49'58" E, 658.26 FEET TO THE POINT OF BEGINNING, ALL LYING IN THE NE 1/4 OF THE NE 1/4 OF SECTION 21, T-18-N, R-17-E, ELMORE COUNTY, ALABAMA AND CONTAINING 10.12 ACRES, MORE OR LESS.

SPECIAL NOTES

ALL DRAINAGE EASEMENTS, SPILLAGE EASEMENTS AND DETENTION PONDS AS SHOWN ON THIS PLAT ARE TO BE MAINTAINED BY THE OWNER OF THE LOT OR LAND UPON WHICH IT IS LOCATED. FAILURE TO MAINTAIN THESE AREAS AS CONSTRUCTED AND INTENDED, MAY RESULT IN UPSTREAM AND DOWNSTREAM FLOODING AND COULD RESULT IN CIVIL LIABILITY.

WITHOUT RELIEVING ANY OTHER LEGALLY RESPONSIBLE PARTIES, EACH LOT OWNER IS RESPONSIBLE FOR INSTITUTING EROSION CONTROL MEASURES DURING THE CONSTRUCTION OF ANY IMPROVEMENTS ON SAID LOT.

ALL UTILITY, PRIVATE DRAINAGE AND PRIVATE ACCESS EASEMENTS SHOWN HEREON ARE FOR THE USE OF THE UTILITY WHICH MAY REQUIRE THEM AND FOR SURFACE DRAINAGE AS NEEDED. THESE EASEMENTS INCLUDE THE RIGHTS OF INGRESS AND EGRESS FOR MAINTENANCE OF THE PROPERTY FACILITIES AND APPARATUS INCLUDED THEREIN. INSTALLATION AND MAINTENANCE OF PROPERTY IN THESE EASEMENTS ARE NOT THE RESPONSIBILITY OF THE ELMORE COUNTY COMMISSION OR THE CITY OF MILLBROOK.



SPECIAL NOTE

The undersigned landowners hereby grant to Alabama Power Company and South Central Bell Telephone Company, their successors and assigns the right to construct, operate and maintain lines of poles and towers and appurtenances necessary in connection therewith, for the transmission of electric power and communication service, with the right to install thereon from time to time electric power and communication wires and cables, together with the right to install, maintain and operate underground conduits, cables, or other facilities for the purpose of conducting communication wires underneath the surface of the ground and the right to permit other corporations and persons to attach wires and cables to said poles and towers and to install wires or cables within conduits upon, over, under and across all streets, avenues, alleys, public ways, public utility easements and/or said additional easements shown herein. Together with all the rights and privileges necessary or convenient for the full enjoyment of use thereof, including the right of ingress and egress to and from said lines across lands adjacent to said streets, avenues, alleys, public ways, public utility easements and/or said additional easements shown herein and including the right to install guys and anchors within twenty feet of adjacent poles on property immediately adjacent to said streets, avenues, alleys, public ways, public utility easements and/or said additional easements; and to overhead with wires and crossarms, for a distance not to exceed five (5) feet, the property immediately adjacent to said streets, avenues, alleys, public ways, public utility easements, and/or said additional easements; and the right to cut, trim and keep clear, both on the areas described above and on lots adjacent thereto, all trees and undergrowth within fifteen (15) feet of the above described lines and electric facilities, as well as the right to cut danger timber within falling distance of said lines and facilities; and also the right to string wires across properties adjacent to said streets, avenues, alleys, public ways and easements. In the event it becomes necessary, in the opinion of Grantors herein, to install service poles on the property lines between adjacent lots within said subdivision for the purpose of providing electric and telephone service to such lots, the right to install such poles and appurtenances is hereby granted.

STATE OF ALABAMA ELMORE COUNTY

I, Glen Tanner, a Professional Land Surveyor of the State of Alabama, do hereby certify that I have surveyed the property shown on this plat, and that to the best of my knowledge and belief, the plat is true and correct, that all corners are marked with iron pins, and they actually exist, that all parts of this survey and drawing have been completed in accordance with the minimum technical standards for the practice of Land surveying in the State of Alabama, unless noted herein.

This the 13 day of Dec, 2003.

GLEN TANNER
AL REG. NO. 20899

DEDICATION

JOY SANDERS BELL, AS MANAGER OF JOY SANDERS BELL BUILDERS, L.L.C., OWNER, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, Laid out and PLATTED TO BE KNOWN AS "BRITTANY PLACE PLAT NO. 1", LOCATED IN SECTION 21, T-18-N, R-17-E, ELMORE COUNTY, ALABAMA AND THAT THE STREETS, DRIVES, ALLEYS, EASEMENTS, ETC. AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC. THE UNDERSIGNED, AS OWNER OF ALL OF THE LOTS IN THIS PLAT, DO HEREBY ADOPT AND IMPOSE ON THE LOTS CONTAINED HEREIN THE PROTECTED COVENANTS THAT ARE RECORDED ON MAP 4289, AT 1:10, IN THE OFFICE OF THE JUDGE OF PROBATE OF ELMORE COUNTY, ALABAMA.

BY my signature
JOY SANDERS BELL, MANAGER OF JOY SANDERS BELL BUILDERS, L.L.C.

ACKNOWLEDGMENT BY THE NOTARY PUBLIC
STATE OF ALABAMA
COUNTY OF ELMORE

I, John B. Allen, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT JOY SANDERS BELL IS REPRESENTATIVE OF WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, HE EXECUTED THE SAME VOLUNTARILY.

CHIEF TENDER MY HAND AND OFFICIAL SEAL THIS 13 DAY OF JANUARY, 2004.

John B. Allen
NOTARY PUBLIC

STATE OF ALABAMA COUNTY OF ELMORE

I, John B. Allen, AS A REPRESENTATIVE OF ELMORE COUNTY, MORTGAGEE OF THIS PROPERTY HEREBY SIGN THE FOREGOING SURVEYOR'S CERTIFICATE AND ADOPT THIS PLAT AS TRUE AND CORRECT, THIS 13 DAY OF JANUARY, 2004.

John B. Allen

ACKNOWLEDGMENT BY THE NOTARY PUBLIC
STATE OF ALABAMA
COUNTY OF ELMORE

I, John B. Allen, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT JOY SANDERS BELL IS REPRESENTATIVE OF WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, HE EXECUTED THE SAME VOLUNTARILY.

CHIEF TENDER MY HAND AND OFFICIAL SEAL THIS 13 DAY OF JANUARY, 2004.

John B. Allen
NOTARY PUBLIC