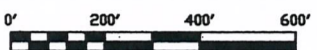


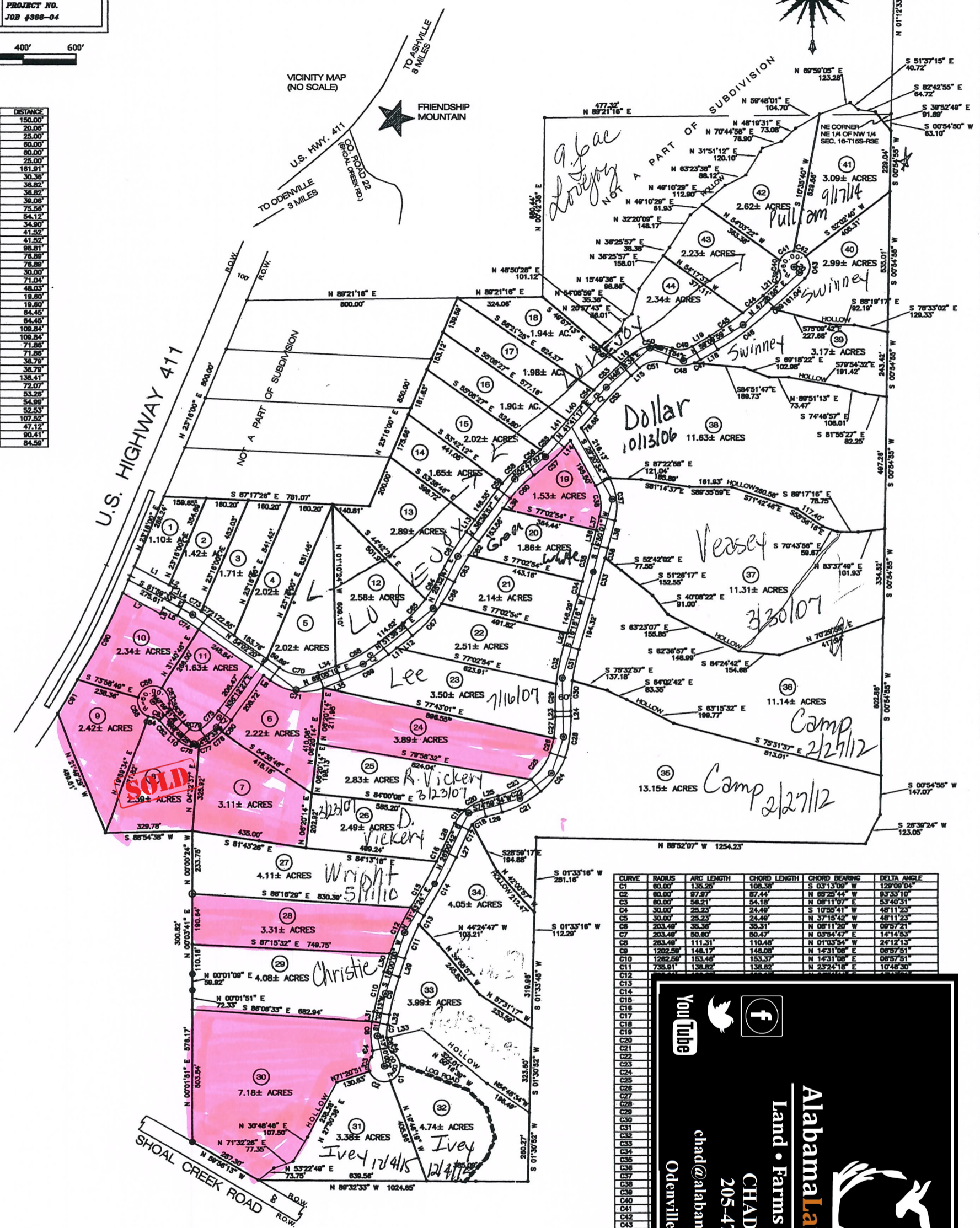
LAND INVESTMENT		
DRAWN	DATE	FRIENDSHIP MOUNTAIN
SANDY	05/15/08	
APPROVED	DATE	FINAL PLAN
T.L.G.		
SCALE	SHEET	PROJECT NO.
1" = 200'		JOB #988-04

FRIENDSHIP MOUNTAIN

A SINGLE FAMILY RESIDENTIAL SUBDIVISION LOCATED IN SECTION 9, 16 AND 17, TOWNSHIP 15 SOUTH, RANGE 3 EAST, ST. CLAIR COUNTY, ALABAMA.



LINE	BEARING	DISTANCE
L1	S 61°58'33" E	150.00'
L2	N 61°58'33" W	20.00'
L3	N 28°00'27" E	25.00'
L4	S 81°58'33" E	80.00'
L5	S 81°58'33" E	80.00'
L6	S 28°00'27" W	25.00'
L7	N 61°58'33" W	161.91'
L8	S 54°02'20" E	30.36'
L9	N 48°48'28" E	36.82'
L10	N 48°48'28" W	36.82'
L11	N 51°38'38" E	30.06'
L12	N 51°38'38" E	75.56'
L13	N 38°08'57" E	54.12'
L14	N 41°41'17" E	34.90'
L15	N 48°18'34" E	41.52'
L16	N 48°18'34" W	41.52'
L17	S 48°57'13" E	98.81'
L18	N 58°09'59" E	76.89'
L19	N 58°09'59" E	76.89'
L20	N 42°34'04" W	30.00'
L21	N 47°25'56" E	71.04'
L22	S 18°18'18" W	48.03'
L23	N 07°18'40" W	19.80'
L24	N 07°18'40" W	19.80'
L25	N 74°58'34" E	84.45'
L26	N 74°58'34" E	84.45'
L27	S 28°00'42" W	109.84'
L28	S 28°00'42" W	109.84'
L29	S 18°00'03" W	71.86'
L30	S 18°00'03" W	71.86'
L31	N 11°02'13" E	36.79'
L32	N 11°02'13" E	36.79'
L33	N 78°52'26" E	138.41'
L34	N 68°08'19" E	72.07'
L35	N 68°08'19" E	53.26'
L36	S 14°50'01" W	54.99'
L37	N 14°50'01" E	52.53'
L38	S 14°50'01" W	107.52'
L39	S 38°58'57" E	47.12'
L40	S 41°41'17" W	80.41'
L41	S 41°41'17" W	84.50'



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	80.00'	136.25'	108.38'	S 03°13'09" W	129°08'04"
C2	80.00'	87.97'	87.44'	N 85°25'44" E	83°33'10"
C3	80.00'	58.21'	54.18'	N 08°11'07" E	53°40'31"
C4	30.00'	28.23'	24.49'	S 10°55'41" W	48°11'23"
C5	30.00'	28.23'	24.49'	N 37°15'42" E	48°11'23"
C6	203.48'	35.36'	35.31'	N 08°11'20" W	08°57'21"
C7	203.48'	50.60'	50.47'	N 03°54'47" E	1°41'53"
C8	283.48'	111.31'	110.48'	N 01°03'54" W	2°41'23"
C9	1202.59'	148.17'	148.08'	N 14°31'08" E	08°57'51"
C10	1282.69'	153.46'	153.37'	N 14°31'08" E	08°57'51"
C11	735.51'	138.82'	138.82'	N 23°24'18" E	10°45'30"
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C78	31.48'	42.99'	39.73'	N 85°55'28" W	78°14'02"
C79	362.86'	54.77'	54.72'	S 40°32'03" W	08°38'12"
C80	618.74'	62.74'	62.71'	N 43°54'08" W	05°48'36"
C81	618.74'	68.82'	68.79'	N 43°54'08" W	05°48'36"
C82	30.00'	28.23'	24.49'	S 85°05'32" E	48°11'23"
C83	80.00'	20.00'	19.99'	N 78°35'50" W	18°10'48"
C84	80.00'	90.00'	81.85'	N 28°59'57" W	88°01'37"
C85	80.00'	110.85'	95.82'	N 88°51'00" E	105°39'37"

STATE OF ALABAMA
ST. CLAIR COUNTY
WE, THE UNDERSIGNED, TERRY L. GILLILAND, PROFESSIONAL LAND SURVEYOR; AND PAUL KELL, MANAGER, LAND INVESTMENT GROUP, L.L.C., HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT PLAN OR MAP OF SAID PROPERTY SHOWING THE STREETS AND OTHER PUBLIC WAYS AND GIVING THE NAME AND WIDTH OF EACH STREET AND OTHER PUBLIC WAYS AND THE NUMBER AND DIMENSIONS OF EACH LOT AND THAT IRON RODS HAVE BEEN SET AT THE CORNERS OF EACH LOT.

TERRY L. GILLILAND, ALA. L.S. NO. 13408

PAUL KELL, MANAGER
LAND INVESTMENT GROUP

ST. CLAIR COUNTY HEALTH DEPARTMENT
THE LOTS ON THIS PLAN ARE SUBJECT TO APPROVAL OR DELETION BY THE ST. CLAIR COUNTY HEALTH DEPARTMENT. THE APPROVALS MAY CONTAIN CONDITIONS PERTAINING TO THE ON-SITE SEWAGE TREATMENT SYSTEM THAT RESTRICT THE USE OF THE LOTS OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE REQUIREMENTS. THESE CONDITIONS ARE ON FILE WITH THE SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAN, AS IF SET OUT HEREON.

TERRY YOUNG, ENVIRONMENTALIST DATE

ST. CLAIR COUNTY HIGHWAY DEPARTMENT
SUBJECT TO RESTRICTIONS OF RECORD:

DAN DAHLKE, COUNTY ENGINEER DATE

STATE OF ALABAMA
ST. CLAIR COUNTY
A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY,
HEREBY CERTIFY THAT PAUL KELL, WHOSE NAME IS SIGNED HEREON AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE, THAT BEING INFORMED OF THE CONTENTS OF THIS PLAT DID EXECUTE THE SAME VOLUNTARILY.

NOTARY PUBLIC COMMISSION EXPIRES
* Swapped lots 33+34 purchased in 2012 for lots 41+42 in Sept 2014

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STATE OF ALABAMA

ST. CLAIR COUNTY

FRIENDSHIP MOUNTAIN
PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS: That

WHEREAS, Land Investment Group, L.L.C. is the owner of the following described property:

Lots 1 through 44, Friendship Mountain, as shown in plat recorded in Map Book 2006, Page 46, Probate Office, St. Clair County, Alabama.

NOW THEREFORE, the undersigned, Land Investment Group, L.L.C. does hereby adopt the following conditions, restrictions, covenants and limitations, which shall apply in their entirety to all lots within the above described property:

- A. Property is restricted to residential use only. *Residential*
- B. All homes must have the exterior completed within one (1) year from the beginning of construction. *1 year - Outside Completed*
- C. Mobile homes or modular homes are not permitted. *No mobile Homes*
- D. Dwellings must have a minimum of 1600 square feet of heated floor area. *1600 SQ FT*
- E. All outbuildings must complement the dwelling pertaining to color scheme and building materials. Outbuildings may not be closer than dwelling to front property line. *outbuildings*
- F. No structure shall be located on any tract nearer than 50 feet from the front property line, 15 feet from any side property line, or 50 feet from the back property line.
- G. All driveways must have concrete or asphalt surface.
- H. All driveway pipes must be approved by St. Clair County Engineer.
- I. No camper, tent, shack, garage, barn, bus, or other outbuilding erected on any tract shall, at any time, be used as a residence temporarily or permanently.
- J. Property may not be re-subdivided in such a manner as to make any one tract less than three (3) acres in size. If a parcel should be sold off, it will be subject to the existing restrictive covenants.
- K. If any purchaser or their successors elect to re-subdivide any tract, there shall be no more than one (1) dwelling per three acre tract.
- L. No animals, livestock or poultry of any kind shall be raised, bred or kept on any tract except household pets which may be kept provided they are not bred or maintained for any commercial purposes.
- M. There shall be NO commercial junk yards or salvage operations of any type upon said property nor any commercial hog parlors or chicken houses upon said property.
- N. No junkyards, garbage piles, junk cars, or any such thing considered to be an eyesore or a detriment to the other tracts are to accumulate on the property.



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O. No noxious or offensive trade or activity shall be carried on upon any tract nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

P. These covenants and restrictions shall run with the land and shall be binding upon the undersigned, their heirs, successors, and assigns and all lot and/or property owners. The invalidation of any one of the foregoing covenants and restrictions shall in no way affect any other provision or restriction contained herein. Any change in these covenants shall require written consent of seventy-five percent (75%) of the owners of the property.

Q. Enforcement of these covenants and restrictions shall be by proceeding in law or equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages. No property owner has any obligation to enforce any of the covenants and restrictions. Any property owner has the right to enforce said restrictions and reservations.

R. The record owner of seventy-five percent (75%) of the tracts, their heirs, administrators, executors, successors and assigns, reserve the right to modify, release, amend, void or transfer any one or more of the herein set forth restrictions on the tracts located on the property herein above described.

S. The undersigned reserves the right to amend, alter or modify the provisions of these covenants with regard to any tract or tracts in the event that the undersigned, in its sole judgment, deems such amendment, alteration or modification consistent with the restrictive intent of these covenants or if terrain features and topographical considerations render the enforcement of these covenants, in regard to any particular tract, harsh and unduly expensive to the owner, provided however, the undersigned shall have no right to waive or vary the prohibition against mobile or modular homes.

IN WITNESS WHEREOF, Land Investment Group, L.L.C. has caused this instrument to be executed this the ____ day of _____, 2006.

LAND INVESTMENT GROUP, L.L.C.

PAUL KELL, Manager

JOHN FREEMAN, Manager

LYMAN LOVEJOY, Manager

STATE OF ALABAMA



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