

EAST OAK SUBDIVISION

Lot	Address	Acreage	Price
1	5811 Co Rd 12 Odenville AL 35120	1.48	\$24,900.00
2	5833 Co Rd 12 Odenville AL 35120	1.53	\$25,900.00
3	5855 Co Rd 12 Odenville AL 35120	1.34	\$26,900.00
4	5899 Co Rd 12 Odenville AL 35120	1.47	\$26,900.00
5	5935 Co Rd 12 Odenville AL 35120	2.22	\$34,500.00 Under Contract
6	5955 Co Rd 12 Odenville AL 35120	2.78	\$36,900.00

Springville, AL

I-59

Ex. 154

EAST OAK
(1 2 3 4 5 6)

Co Rd 12

Hwy 174

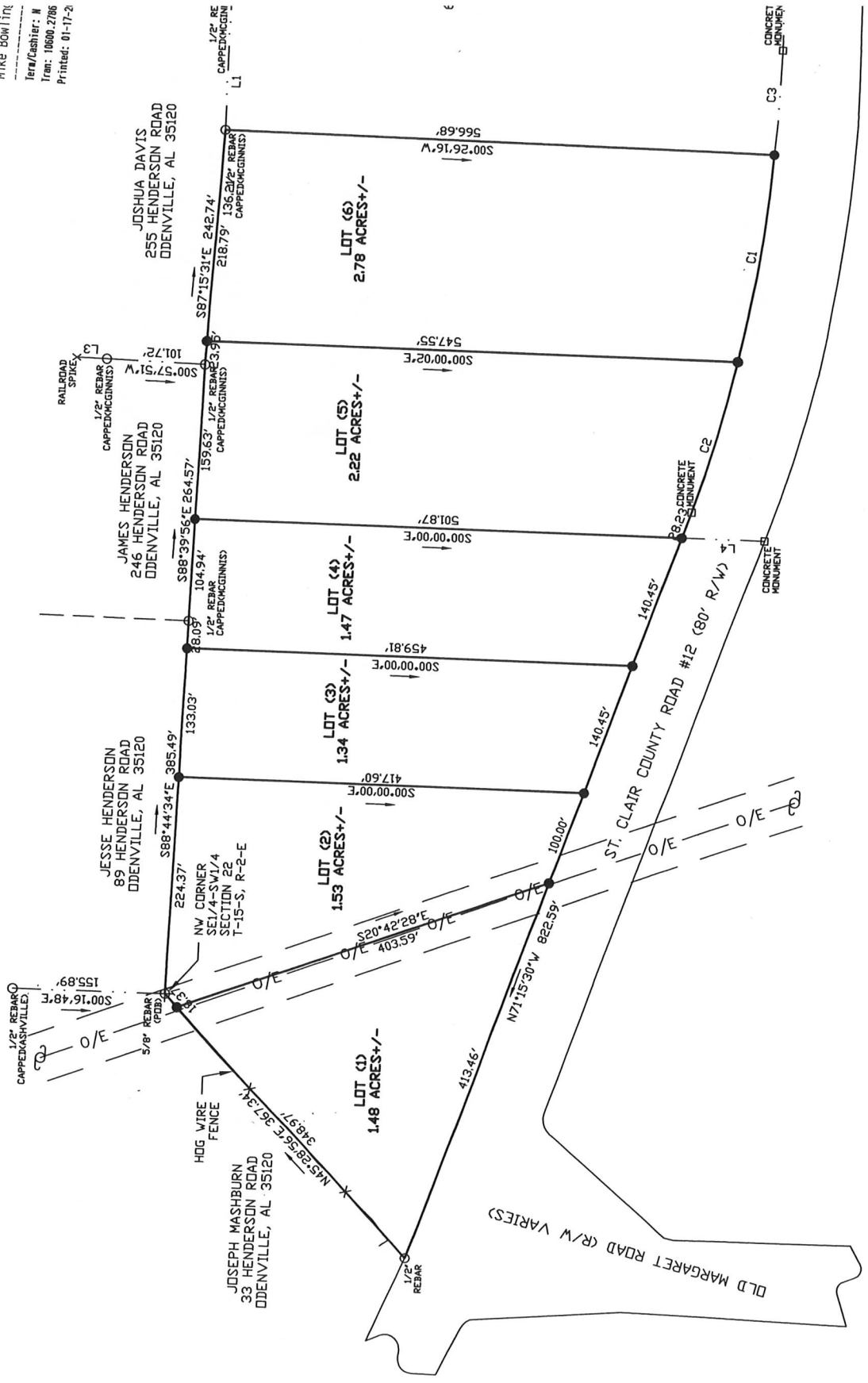
Margaret Rd

Old Springville Rd

Odenville

Plat Filing
 Recording Fee
 Total Fees :
 Have a Nice
 Mike Bowling
 Terra/Cashier: N
 Term: 10000.2786
 Printed: 01-17-2

6 5955 ST. CLAIR COUNTY ROAD #12, ODENVILLE, AL 35120



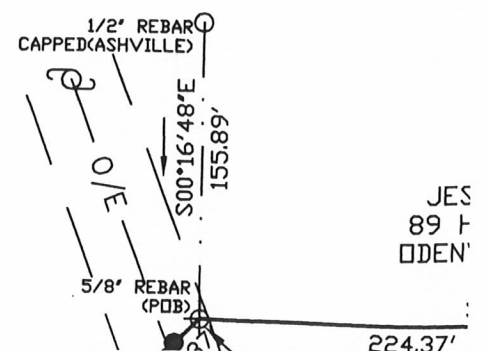
SECTION 22, T-15-S, R-2-E, THENCE ALONG THE NORTH LINE OF SAID FORTY THE FOLLOWING BEARINGS AND DISTANCES: THENCE S88°44'34"E 385.49' TO A 1/2" REBAR CAPPED(MCGINNIS), THENCE S88°39'56"E 264.57' TO A 1/2" REBAR CAPPED(MCGINNIS), THENCE S87°15'31"E 242.74' TO A 1/2" REBAR CAPPED(MCGINNIS), THENCE LEAVING SAID FORTY LINE S00°26'16"W 566.68' TO A 1/2" REBAR CAPPED(CA-497-LS) ON THE NORTHERLY R/W OF ST. CLAIR COUNTY ROAD #12 (80' R/W), THENCE ALONG SAID R/W THE FOLLOWING BEARINGS AND DISTANCES: THENCE ALONG A CURVE WITH A RADIUS OF 1392.39' AND A CHORD BEARING AND DISTANCE OF N82°08'16"W 216.24' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE ALONG A CURVE WITH A RADIUS OF 1392.39' AND A CHORD BEARING AND DISTANCE OF N75°11'08"W 162.18' TO A CONCRETE MONUMENT, THENCE N71°15'30"W 822.59' TO A 1/2" REBAR, THENCE LEAVING SAID R/W N45°28'56"E 367.33' TO THE POINT OF BEGINNING, CONTAINING 10.82 ACRES MORE OR LESS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	149.95'	N89°33'52"W
L2	60.02'	N89°33'53"W
L3	31.29'	S00°36'20"W
L4	84.30'	N00°16'31"W

CURVE TABLE				
CURVE	CHORD LENGTH	CHORD BEARING	LENGTH	RADIUS
C1	216.24'	N82°08'16"W	216.46'	1392.39'
C2	162.18'	N75°11'08"W	162.27'	1392.39'
C3	109.01'	N87°17'15"W	109.04'	1392.39'

PLACED IN THE

LOT ADDRESSES	
LOT #	STREET NUMBER
1	5811 ST. CLAIR COUNTY ROAD #12, ODENVILLE, AL 35120
2	5833 ST. CLAIR COUNTY ROAD #12, ODENVILLE, AL 35120
3	5855 ST. CLAIR COUNTY ROAD #12, ODENVILLE, AL 35120
4	5899 ST. CLAIR COUNTY ROAD #12, ODENVILLE, AL 35120
5	5935 ST. CLAIR COUNTY ROAD #12, ODENVILLE, AL 35120
6	5955 ST. CLAIR COUNTY ROAD #12, ODENVILLE, AL 35120



St Clair County
Probate Office
Instrument Recording Receipt

Book: PLAT
Inst: Subdivision Plat
Book/Page: N 2019 / 4

Plat

Certification Fee	3.00
Special Index Fee	5.50
Plat Filing	15.00
Recording Fee	3.00
Total Fees :	\$ 26.50

Have a Nice Day
Mike Bowling - Judge of Probate

Term/Cashier: N RECORDS / NEATHERM
Tran: -1.-1.-1
Printed: 01-17-2019 08:49:50 AM

St Clair County
Probate Office
Instrument Recording Receipt

Book: DEED
Inst: Restrictive Covenants
Book/Page: N 2019 / 602

Restrictive

Certification Fee	3.00
Special Index Fee	5.50
Recording Fee	9.00
Total Fees :	\$ 17.50

Total Due :	\$ 44.00
Checks Paid:	\$ 44.00
Total Paid :	\$ 44.00

Change Due :	\$ 0.00
--------------	---------

Have a Nice Day
Mike Bowling - Judge of Probate

Term/Cashier: N RECORDS / KimT
Tran: 10600.278614.400397
Printed: 01-17-2019 08:50:58 AM

East Oak Subdivision Lot Addendum

Lots 1 – 6

Buyer understands and has received a copy of the Phase 3 Final Development assessment from the St. Clair County Health Department for all lots.

Buyer understands and has received a copy of the Final Site Development Plan showing the locations of the perc borings, EDF (Effluent Disposal Field) as well as the REDF (Replacement Effluent Disposal Field).

Buyer understands and will mark the EDF & REDF (staked and flagged) and will avoid and not disturb those areas during any construction. Lot modifications not previously identified could render the Phase 3 Final Development assessment null and void then cause the site to be re-evaluated.

Buyer understands that Seller(s) and St. Clair Health Department will not be held liable to correct any EDF or REDF that a Buyer or Contractor Disturbs.

Buyer

Date:

Buyer

Date:

Witness

Date:



STATE OF ALABAMA
DEPARTMENT OF PUBLIC HEALTH
SCOTT HARRIS, MD • STATE HEALTH OFFICER

ST. CLAIR COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL DIVISION
NORTHEASTERN DISTRICT

January 15, 2019

Mr. Chad Camp
11520 US Hwy 411
Odenville AL 35120

Dear Mr. Camp:

Enclosed is the Phase 3 Final Development assessment from the St. Clair County Health Department for:

Name of Development: **East Oak Subdivision**

Lot 1 is approved for a shallow placement of 14 inches.
Lot 2 is approved for a shallow placement of 9 inches.
Lot 4 is approved for a shallow placement of 12 inches.
Lot 5 is approved for a shallow placement of 18 inches.
Lots 3 & 6 are approved for conventional placements of 24 inches.

If you have questions, please contact me the St. Clair County Health Department at (205)338-3357.

Sincerely,

Chasity Brewster
Public Health Environmentalist

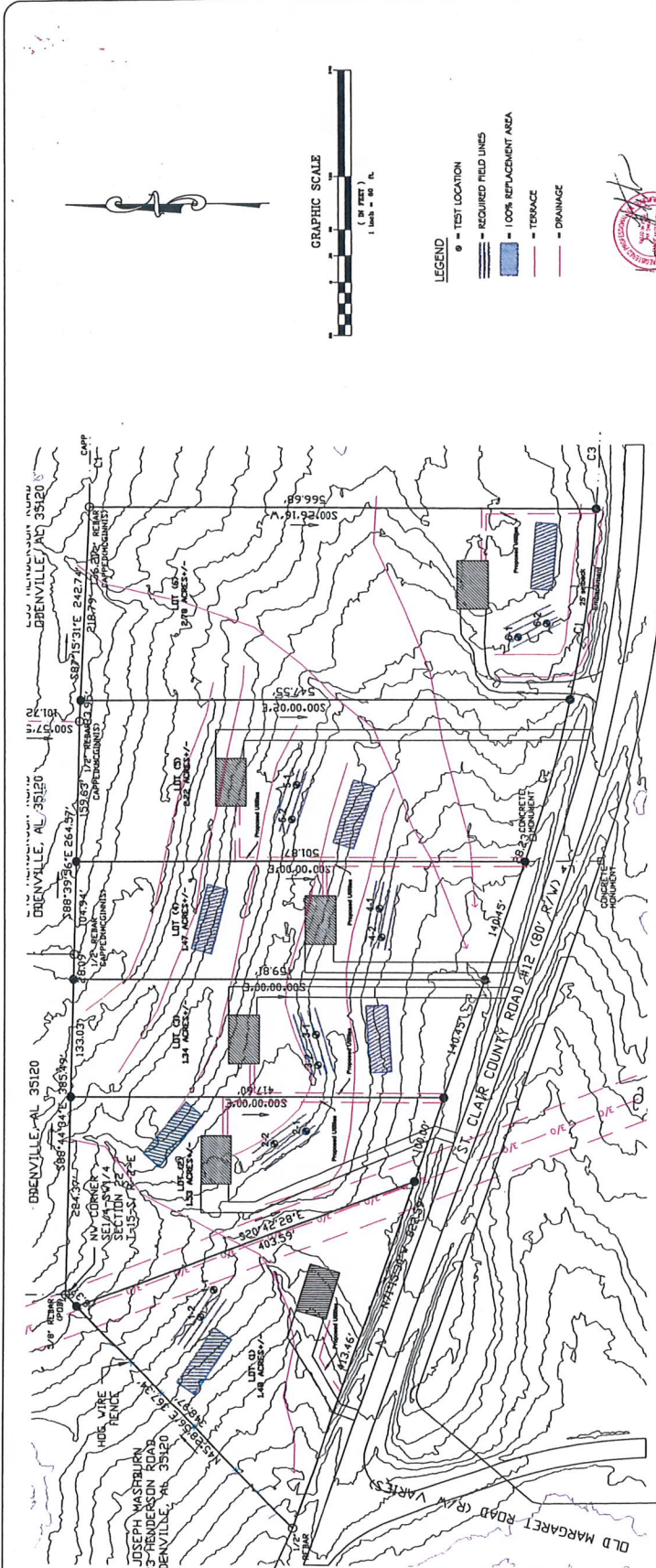
X _____

NO.	DATE	DESCRIPTION
1		FOR REVIEW
2		FOR CONSTRUCTION
3		FOR AS-BUILT



FINAL SITE DEVELOPMENT PLAN EAST OAK SUBDIVISION Odenville, Alabama ST. CLAIR COUNTY ROAD 12

JOB NO: SP18281
DATE: Dec. 2018
DESIGNED BY:
DRAWN BY: JMH
SCALE: AS NOTED
DWG:
SHEET NUMBER 1 of 1



LOT MODIFICATION
 LOT modification is not anticipated on this project, other than foundations and driveway construction.

Any embankments created by cut or fill will require a 25' setback from the EDF and REDF.
 If drainage ditches are constructed, a 25' setback will be required from the EDF and REDF.
 Utility locations are not known at this time. All utilities should be located a minimum 5' from the EDF and REDF.

SEE SOIL BORING LOGS FOR SOIL INFORMATION AND ESTIMATED PERC RATES.

LOT #	TRENCH DEPTH	REQUIRED FILL	UT OF FIELD LINE	ACCEPTABLE PRODUCTS	BEDROOMS
1	12"	12"	12"	CONVENTIONAL GRAVEL (IMPERMEABLE)	3
2	12"	12"	12"	LOW PROFILE IMPERMEABLE	3
3	12"	12"	12"	CONVENTIONAL GRAVEL (IMPERMEABLE)	3
4	12"	12"	12"	CONVENTIONAL GRAVEL (IMPERMEABLE)	3
5	12"	12"	12"	CONVENTIONAL GRAVEL (IMPERMEABLE)	3
6	12"	12"	12"	CONVENTIONAL GRAVEL (IMPERMEABLE)	3

NOTES

- All recommendations are based on conventional septic system requirements as set forth by the State of Alabama in the Rules Governing Onsite Sewage Treatment and Disposal, Chapter 420-3-1.
- This study was conducted in a manner consistent with that level of care and skills ordinarily exercised by members of the profession currently practicing under similar conditions. No other warranties or guarantees, either expressed or implied, are given as to the performance of any particular system installed.
- Belongings and pits were located using a Trimble Geo6X GPS.
- Areas with slopes greater than 25 percent are considered to have severe limitations for conventional septic system construction. An engineered design will be required for an ESD with slopes greater than 25% and less than 40%.
- All pervasiveness rates are estimated values.
- ESD does not warrant the performance of the septic systems.
- ESD does not warrant property ownership or boundaries. All survey information was provided by others and confirmed by owner.

