

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
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

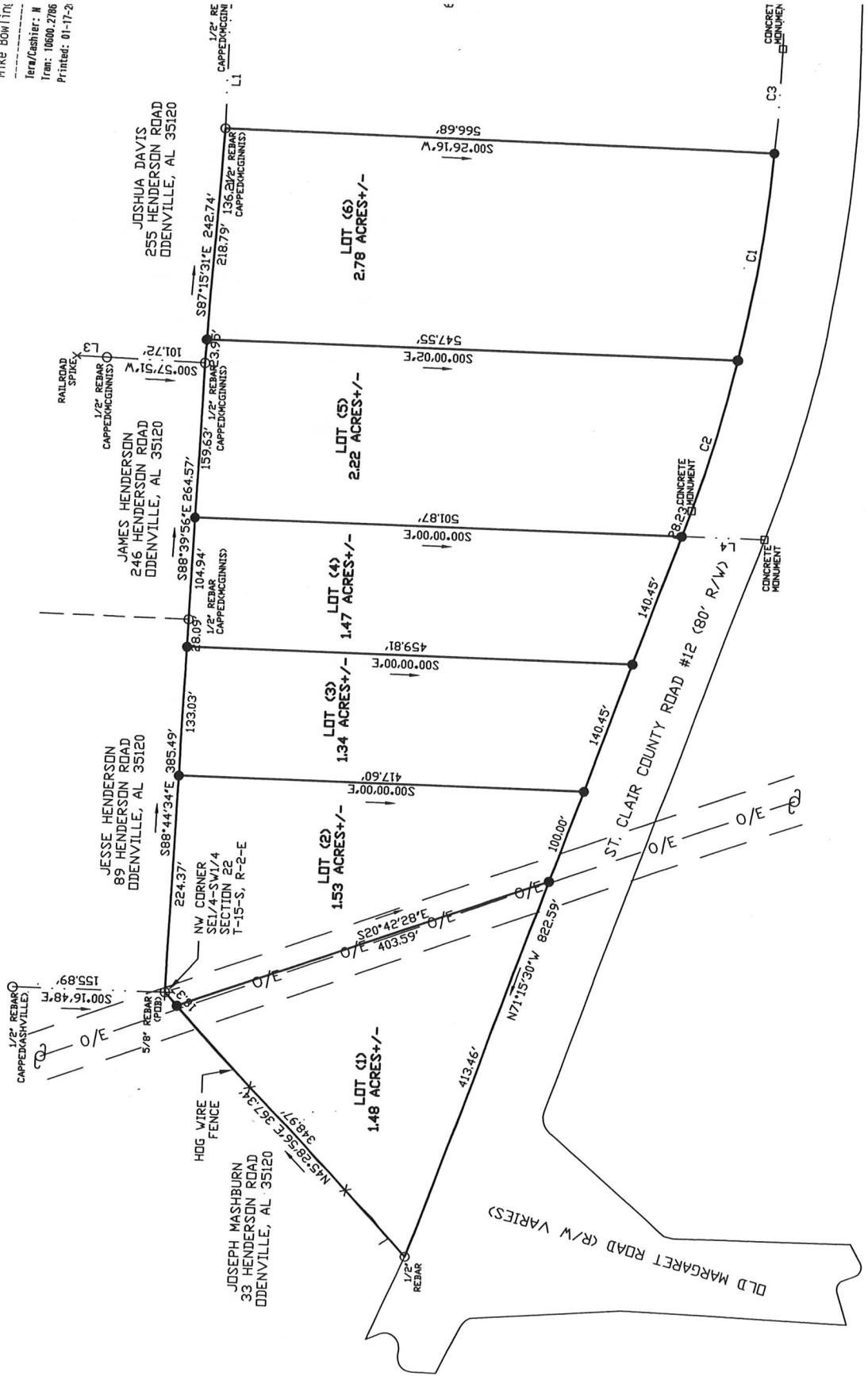
Margaret Rd

Old Springville Rd

Odenville

Have a Nice
Mike Bowling

Term/Cashier: M
Tran: 10600.2786
Printed: 01-17-21



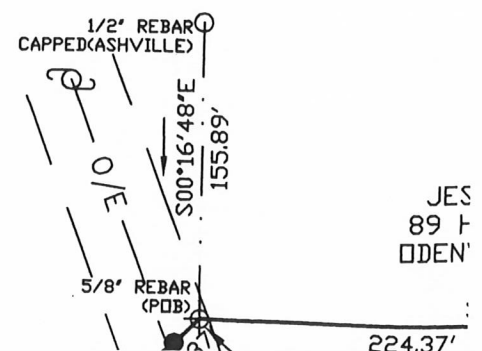
SECTION 22, T-15-S, R-2-E, THENCE ALONG THE NORTH LINE OF SAID FORTY THE FOLLOWING BEARINGS AND DISTANCES: THENCE S88°44'34"E 385.49' TO A 1/2" REBAR CAPPED(MCGINNIS), THENCE S88°39'56"E 264.57' TO A 1/2" REBAR CAPPED(MCGINNIS), THENCE S87°15'31"E 242.74' TO A 1/2" REBAR CAPPED(MCGINNIS), THENCE LEAVING 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



STATE OF ALABAMA
COUNTY OF ST. CLAIR

2019 602
Recorded in the Above
DEED Book & Page
01-17-2019 08:50:57 AM
Mike Bowling - Judge of Probate
St. Clair County, Alabama

Restrictive Coventants for East Oak Subdivision

East Oak Subdivision, as the same appear of record in Plat Book 2019, Page 4,
Probate Office, St. Clair County, Alabama.

1. Property is restricted to residential use only.
2. Any repairs, additions or remodels to existing home must have the exterior completed within THREE (3) MONTHS from beginning of construction. A new home under construction has 10 months to be completed.
3. 1 Home per lot.
4. Manufactured home is permitted on the property as long as it's 10 years or newer, exterior colors to be earth toned and under pinned with Vinyl, Brick or Block. All manufactured homes placed on a lot, must present to developer a copy of its title and/or documents certifying its actual manufactured date. If a vacant lot is resold after all lots are sold by developer, then it's land owners within East Oak Subdivision has authority to enforce restrictions per Item 12 below. However, a city's inspector has jurisdiction to enforce age restrictions as well as permitting **(permitting referring permit to move home within city limits)** a home to be placed on said lot.
5. A dwelling must have a minimum 1300 sq. ft. of heated floor area.
6. Any structured built must be 10 feet from any side property line.
7. No camper, tent, shack, barn, bus on any tract shall, at any time be used as a residence. However, a Red Iron Steel Purlin Building with concrete slab may be used as a maximum 2 BR 2BA

apartment for personal use but cannot be used as a multifamily unit. Any storage type building must be near the rear of the property. No more than Two (2) outbuildings permitted as long as both buildings do not exceed 4,000 sq. ft. combined. Detached Car Garages are considered an out building and will count against the sq. ft. limit for a second (2nd) outbuilding.

8. Property may not be subdivided.
9. No commercial poultry or hog operations, or commercial dog or cat kennels shall occur on any parcel. Designated areas for fencing for personal household pets or Agriculture must be behind the home and not visible from Co Rd 12. No personal horse or cow is permitted unless you own a minimum 3 acres within the subdivision. (No more than 2 (horse/cow) of any combination per 3 Acres).
10. Home Owner(s) shall maintain homes exterior (roofing, siding, yard) to not to become an eyesore or nuisance. No parcel shall be used or maintained as a dumping ground for garbage or rubbish of any description. No garbage or rubbish of any description shall be kept or allowed to remain on any parcel except such as may be customary or normal during construction of any dwelling. Trash shall be stored in sanitary containers until collected or removed.
11. There shall be no commercial/personal junk yards, no mechanic business or shade tree mechanic, or salvage operations of any type upon said property or any such thing considered to be an eyesore or a detriment to the other tracts are to accumulate on the property.
12. Enforcement of Covenants: These restrictions shall be enforced **(by developer or current land owners within East Oak Subdivision)** through any proceedings, at the law or in equity, against any person or persons violating or threatening to violate such restrictions and to recover any damages suffered from any violation of such restrictions, including but not limited to, the recovery of a reasonable attorney's fee such as shall be incurred in connection with enforcement of the restrictions.

13. The developer(s) reserve the right to amend, alter or modify the provisions of these restrictions or Subdivision Plat with regard to any tract or tracts, in the event that the developer(s), in their sole judgment, deem such amendment, alteration, or modification consistent with the restrictive intent of the restrictions or if terrain features and topographical considerations render the enforcement of these restrictions in regard to any particular tract harsh to the owner.

IN WITNESS WHEREOF, Stonecreek Properties L.L.C has caused this instrument to be executed this the 16 day of Jan, 2019.

STONECREEK PROPERTIES, L.L.C.



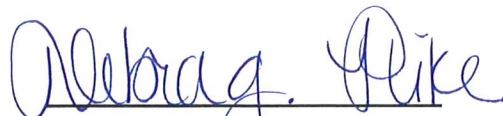
Chad Camp, Manager

STATE OF ALABAMA
COUNTY OF ST. CLAIR

2019 604
Recorded in the Above
DEED Book & Page
01-17-2019 08:50:57 AM
Mike Bowling - Judge of Probate
St. Clair County, Alabama
Book/Pg: 2019/602
Term/Cashier: N RECORD9 / KimT
Tran: 10600.278614.400397
Recorded: 01-17-2019 08:51:17
CER Certification Fee 3.00
PJF Special Index Fee 5.50
REC Recording Fee 9.00
Total Fees: \$ 17.50

I, the undersigned, a Notary Public in and for said County, in said State, herby certify that Chad Camp, whose names as Manager of Stonecreek Properties, L.L.C, a limited liability company, are signed to the forgoing instrument, and who are known to me, acknowledge before me on this day, that, being informed of the contents of the instrument, they, as such managers and with full authority, executed the same voluntarily on the day the same bears date, for and as the act of said limited liability company.

Given under my hand and official seal this 16th day of Jan., 2019.



NOTARY PUBLIC

My commission expires: 8-30-22

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
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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

