20020514000229020 Pg 1/2 107.00
Shelby Cnty Judge of Probate,AL
05/14/2002 08:00:00 FILED/CERTIFIED

Map Book 29 Page 130 A

VICINITY MAP
(NOT TO SCALE)

NOTES:

Contractor and/or developer are responsible for providing building sites free of drainage problems.

Shelby County is not responsible for the maintenance of any drainage easements shown on this plat outside of the public right-of-way.

No further subdivision of any parcel shown hereon shall be allowed without the prior approval of the Shelby County Planning Commission.

This entire property is located in Flood Zone "C" as shown on the latest Federal Insurance Rate Maps (Panel Number 010191 0050 B), dated September 16, 1982.

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Stop signs and speed limit signs are standard size installed in accordance with MUTCD.

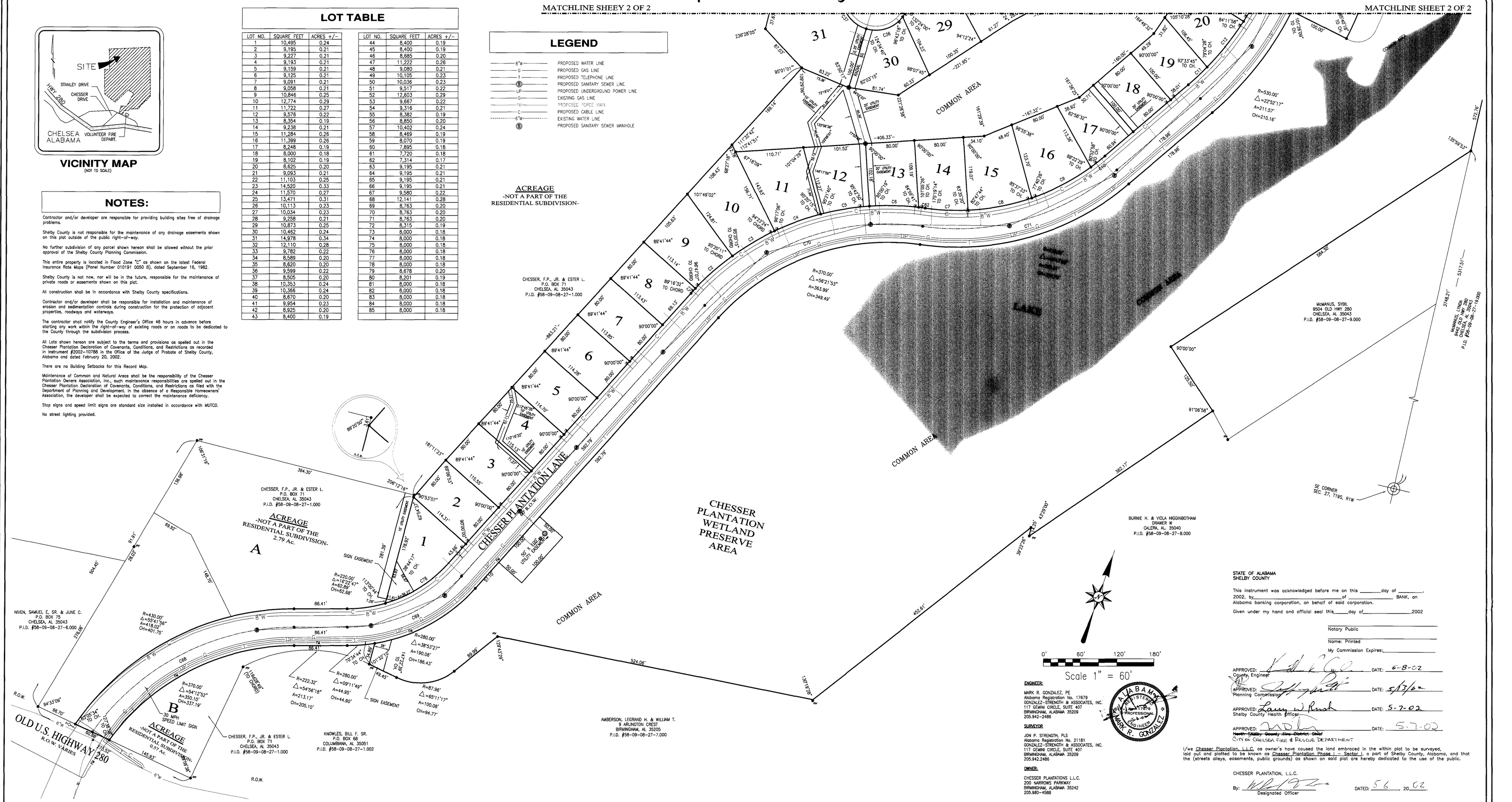
No street lighting provided.

LOT TABLE

LOT NO.	SQUARE FEET	ACRES +/-	LOT NO.	SQUARE FEET	ACRES +/-
1	10,495	0.24	44	8,400	0.19
2	9,195	0.21	45	8,400	0.19
3	9,227	0.21	46	8,685	0.20
4	9,193	0.21	47	11,222	0.26
5	9,159	0.21	48	9,080	0.21
6	9,125	0.21	49	10,105	0.23
7	9,091	0.21	50	10,036	0.23
8	9,058	0.21	51	9,517	0.22
9	10,846	0.25	52	12,603	0.29
10	12,774	0.29	53	9,667	0.22
11	11,722	0.27	54	9,316	0.21
12	9,576	0.22	55	8,382	0.19
13	8,354	0.19	56	8,850	0.20
14	9,238	0.21	57	10,402	0.24
15	11,284	0.26	58	8,469	0.19
16	11,399	0.26	59	8,070	0.19
17	8,248	0.19	60	7,895	0.18
18	8,000	0.18	61	7,720	0.18
19	8,102	0.19	62	7,314	0.17
20	8,625	0.20	63	9,195	0.21
21	9,093	0.21	64	9,195	0.21
22	11,103	0.25	65	9,195	0.21
23	14,520	0.33	66	9,195	0.21
24	11,570	0.27	67	9,580	0.22
25	13,471	0.31	68	12,141	0.28
26	10,113	0.23	69	8,763	0.20
27	10,034	0.23	70	8,763	0.20
28	9,258	0.21	71	8,763	0.20
29	10,873	0.25	72	8,315	0.19
30	10,462	0.24	73	8,000	0.18
31	14,978	0.34	74	8,000	0.18
32	12,110	0.28	75	8,000	0.18
33	9,782	0.22	76	8,000	0.18
34	8,589	0.20	77	8,000	0.18
35	8,620	0.20	78	8,000	0.18
36	9,599	0.22	79	8,678	0.20
37	8,505	0.20	80	8,201	0.19
38	10,353	0.24	81	8,000	0.18
39	10,366	0.24	82	8,000	0.18
40	8,670	0.20	83	8,000	0.18
41	9,954	0.23	84	8,000	0.18
42	8,925	0.20	85	8,000	0.18
43	8,400	0.19			

LEGEND

8"W	PROPOSED WATER LINE
G	PROPOSED GAS LINE
T	PROPOSED TELEPHONE LINE
S	PROPOSED SANITARY SEWER LINE
UP	PROPOSED UNDERGROUND POWER LINE
G	EXISTING GAS LINE
W	PROPOSED TOPOS VWV
C	PROPOSED CABLE LINE
6"W	EXISTING WATER LINE
S	PROPOSED SANITARY SEWER MANHOLE



CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	ARC LENGTH
C1	430.00'	01°26'54"	10.87'	10.87'
C2	430.00'	10°40'24"	79.99'	80.10'
C3	430.00'	10°40'30"	80.00'	80.12'
C4	430.00'	10°40'30"	80.00'	80.12'
C5	430.00'	10°43'20"	80.35'	80.47'
C6	430.00'	10°42'58"	80.31'	80.42'
C7	370.00'	10°48'48"	69.73'	69.83'
C8	370.00'	16°25'06"	105.66'	106.02'
C9	370.00'	16°58'57"	109.27'	109.67'
C10	370.00'	04°30'10"	29.07'	29.08'
C11	470.00'	05°07'31"	42.03'	42.04'
C12	470.00'	11°38'03"	95.16'	95.16'
C13	470.00'	11°45'55"	96.34'	96.51'
C14	470.00'	14°19'03"	117.14'	117.45'
C15	470.00'	09°37'20"	78.84'	78.93'
C16	530.01'	08°39'24"	80.00'	80.08'
C17	530.01'	08°39'24"	80.00'	80.08'
C18	530.01'	08°39'24"	80.00'	80.08'
C19	530.00'	03°35'23"	33.20'	33.21'
C20	630.00'	08°39'24"	95.09'	95.18'
C21	630.00'	08°39'24"	95.09'	95.18'
C22	630.00'	08°39'24"	95.09'	95.18'
C23	630.00'	03°35'23"	39.46'	39.47'
C24	10.00'	90°00'00"	14.14'	15.71'
C25	10.00'	90°00'00"	14.14'	15.71'
C26	220.00'	15°19'24"	58.66'	58.84'

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	ARC LENGTH
C27	220.00'	31°57'11"	121.11'	122.69'
C28	280.00'	08°08'05"	39.72'	39.75'
C29	280.00'	17°17'59"	84.14'	84.46'
C30	220.00'	07°25'19"	28.48'	28.50'
C31	220.00'	17°59'45"	68.82'	69.10'
C32	280.00'	08°39'59"	42.31'	42.35'
C33	280.00'	16°43'29"	81.44'	81.73'
C34	280.00'	16°43'38"	81.45'	81.74'
C35	55.00'	29°05'18"	27.62'	27.92'
C36	55.00'	69°09'19"	62.43'	66.38'
C37	55.00'	68°06'58"	61.60'	65.39'
C38	55.00'	60°00'00"	55.00'	57.60'
C39	55.00'	67°31'44"	61.14'	64.82'
C40	730.00'	07°20'20"	93.44'	93.50'
C41	730.00'	02°17'32"	29.20'	29.20'
C42	630.00'	07°16'50"	80.00'	80.05'
C43	630.00'	02°17'33"	25.20'	25.21'
C44	570.00'	03°02'20"	30.23'	30.23'
C45	570.00'	06°57'35"	69.20'	69.24'
C46	10.00'	90°00'00"	14.14'	15.71'
C47	10.00'	90°00'00"	14.14'	15.71'
C48	220.00'	00°59'50"	3.83'	3.83'
C49	220.00'	15°00'36"	57.47'	57.63'
C50	280.00'	14°13'48"	69.36'	69.54'
C51	280.00'	01°46'38"	8.68'	8.69'
C52	55.00'	68°37'35"	62.01'	65.88'

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	ARC LENGTH
C53	55.00'	51°29'17"	47.78'	49.43'
C54	55.00'	53°06'54"	49.18'	50.99'
C55	55.00'	49°45'49"	46.28'	47.77'
C56	55.00'	60°20'41"	55.29'	57.93'
C57	55.00'	10°33'02"	10.11'	10.13'
C58	10.00'	90°00'00"	14.14'	15.71'
C59	10.00'	90°00'00"	14.14'	15.71'
C60	470.00'	05°27'38"	44.78'	49.79'
C61	530.00'	05°27'38"	50.49'	50.51'
C62	430.00'	01°27'16"	10.91'	10.92'
C63	280.00'	05°09'28"	25.20'	25.21'
C64	630.00'	04°27'47"	49.06'	49.07'
C65	630.00'	00°59'51"	10.97'	10.97'
C66	630.00'	00°25'36"	4.69'	4.69'
C67	730.00'	00°22'05"	4.69'	4.69'
C68	400.00'	55°00'48"	369.48'	384.06'
C69	250.00'	48°05'16"	203.72'	209.82'
C70	400.00'	56°21'53"	377.82'	393.50'
C71	400.00'	48°43'00"	329.95'	340.11'
C72	500.00'	52°25'51"	441.75'	457.55'
C73	250.00'	47°16'35"	200.48'	206.28'
C74	250.00'	25°25'04"	110.00'	110.91'
C75	600.00'	09°59'56"	104.57'	104.71'
C76	250.00'	16°00'26"	69.62'	69.85'
C77	500.00'	05°27'38"	47.64'	47.65'
C78	220.00'	31°42'29"	120.20'	121.75'
C79	630.00'	03°58'44"	43.74'	43.75'

STATE OF ALABAMA
SHELBY COUNTY

I, Jon P. Strength, a Registered Professional Land Surveyor, do hereby certify that all ports of this survey and drawing have been completed in accordance with the requirements of the minimum technical standards for the practice of Land Surveying in the State of Alabama and that this is a true and correct survey of the property shown and described herein.

Date 5-6-02

Jon P. Strength, Reg. No. 21181

STATE OF ALABAMA
SHELBY COUNTY

I, Notary Public in and for said County and State hereby certify that Jon P. Strength, whose name is signed to the foregoing certificate as Surveyor, and BILL THORNTON designated officer of CHESSER PLANTATION, L.L.C., whose name is signed as Owner, both of whom are known to me, acknowledged before me on this date, that after having been duly informed of the contents of said certificates, they executed the same voluntarily as such individual with full authority therefor.

Given under my hand this _____ day of _____, 20__

_____ My Commission Expires: _____

STATE OF
COUNTY

I, _____, the undersigned Notary Public in and for said County in said State, hereby certify that Ken Vassey Senior Vice-President of NEXITY BANK whose name is signed to the foregoing certificate as Mortgagee, and who is known to me, acknowledged before me on this date, that being informed of the contents of said certificate, he/she executed the same voluntarily as such individual with full authority therefor.

Given under my hand and seal this _____ day of _____, 2002.

Notary Public

My Commission Expires:
MICHAEL GOLDSTEIN
MY COMMISSION EXPIRES JANUARY 1, 2004

STATE OF ALABAMA
SHELBY COUNTY

This instrument was acknowledged before me on this _____ day of _____, 2002, by _____ of _____ BANK, an Alabama banking corporation, on behalf of said corporation.

Given under my hand and official seal this _____ day of _____, 2002

Notary Public

Name: Printed

My Commission Expires: _____

APPROVED: DATE: 6-8-02
County Engineer

APPROVED: DATE: 5/13/02
Planning Commission

APPROVED: DATE: 5-7-02
Shelby County Health Officer

APPROVED: DATE: 5-7-02
~~North Shelby County Fire District Chief~~
CITY OF CHELSEA FIRE & RESCUE DEPARTMENT

I/we Chesser Plantation, L.L.C. as owner's have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Chesser Plantation Phase I - Sector I, a part of Shelby County, Alabama, and that the (streets alleys, easements, public grounds) as shown on said plat are hereby dedicated to the use of the public.

CHESSER PLANTATION, L.L.C.

By: _____ DATED: 5-6 20.02
Designated Officer

APPROVED: DATE: 5/7/02
Chelsea Town Clerk

ENGINEER:
MARK R. GONZALEZ, PE
Alabama Registration No. 17679
GONZALEZ-STRENGTH & ASSOCIATES, INC.
117 GEMINI CIRCLE, SUITE 407
BIRMINGHAM, ALABAMA 35209
205.942-2486

SURVEYOR:
JON P. STRENGTH, PLS
Alabama Registration No. 21181
GONZALEZ-STRENGTH & ASSOCIATES, INC.
117 GEMINI CIRCLE, SUITE 407
BIRMINGHAM, ALABAMA 35209
205.942.2486

OWNER:
CHESSER PLANTATIONS L.L.C.
200 NARROWS PARKWAY
BIRMINGHAM, ALABAMA 35242
205.980-4588

MORTGAGEE:
NEXITY BANK
P.O. BOX 43600
BIRMINGHAM, ALABAMA 35243-3600
205.298-6391

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, Jon P. Strength, Registered Land Surveyor, State of Alabama, and CHESSER PLANTATION, L.L.C., as 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 Meadow Brook Townhomes - Phase III 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 Government Survey; and that iron pins have been installed at all lot corners and curve points as shown and designated by small solid 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, except a mortgage held by the following mortgagee: Nexity Bank.

DATED: 5-6 20.02

GONZALEZ - STRENGTH & ASSOC., INC.

By: _____
Jon P. Strength, Reg. No. 21181

OWNER:
CHESSER PLANTATION, L.L.C.

By: _____
Designated Officer

DATED: 5-6 20.02

MORTGAGE COMPANY:
NEXITY BANK

By: _____
Ken Vassey
Senior Vice-President

CHESSER PLANTATION PHASE I - SECTOR I

A RESIDENTIAL COMMUNITY
SITUATED IN THE NORTHEAST ¼ OF SECTION 27 AND THE SOUTHEAST ¼ OF SECTION 22,
TOWNSHIP 19 SOUTH,
RANGE 1 WEST SHELBY COUNTY, ALABAMA

Prepared for:
CHESSER PLANTATION, L.L.C.

Prepared by:

GONZALEZ - STRENGTH & ASSOCIATES, INC.
ENGINEERING, LAND PLANNING, & SURVEYING
SUITE 407 - 117 GEMINI CIRCLE
BIRMINGHAM, ALABAMA 35209
PHONE: (205) 942-2486
FAX: (205) 942-3033
Gonzalez-Strength.com

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MARCH, 2002

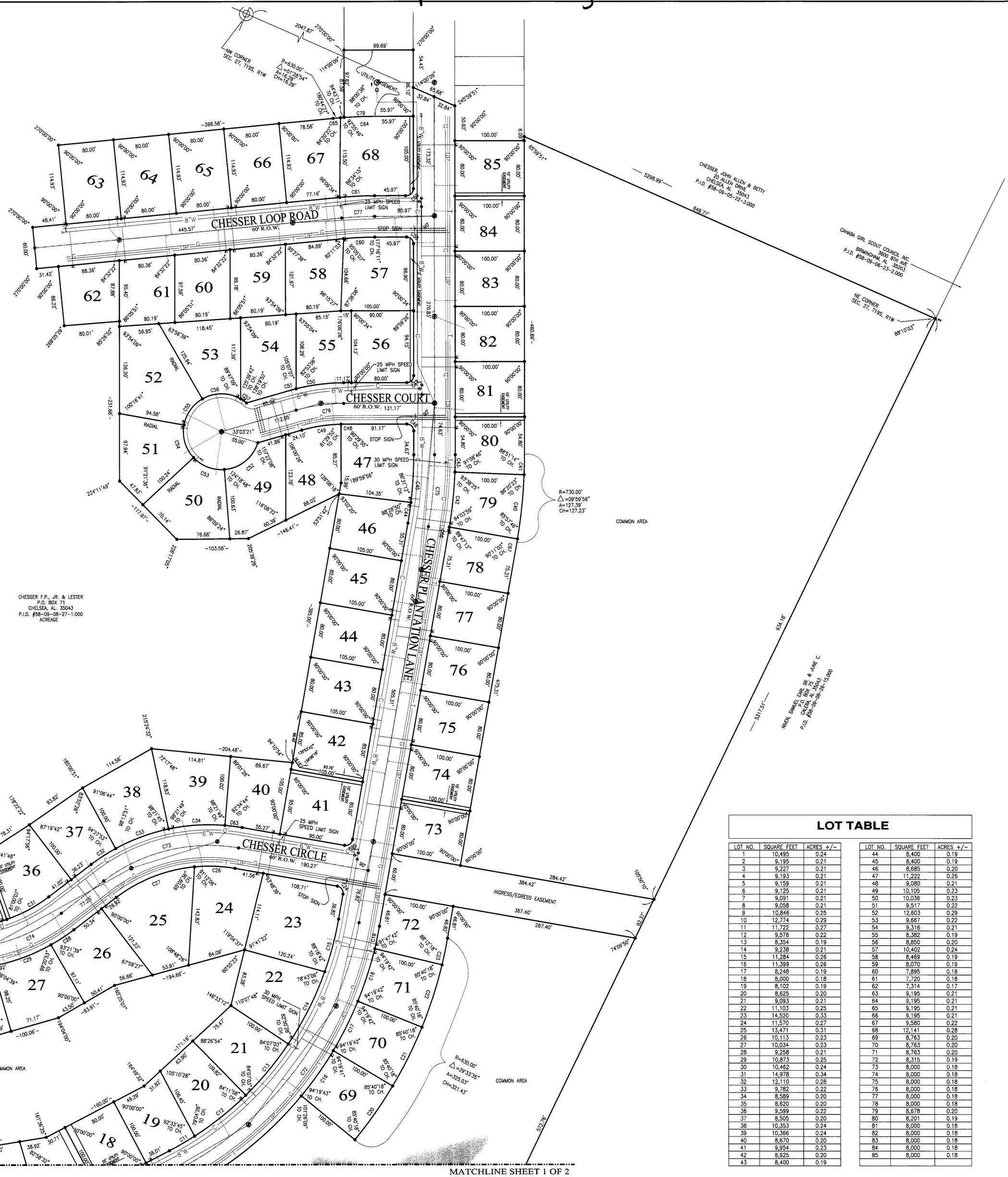
20020514000229020 Pg 2/2 0.00
Shelby Cnty Judge of Probate,AL
05/14/2002 08:00:00 FILED/CERTIFIED

20020516000226020 Pg 2/2 107.00
Shelby Cnty Judge of Probate AL
05/14/2002 08:00:00 FILED/CERTIFIED

Map Book 29 Page 130 B

0' 60' 120' 180'

Scale 1" = 60'



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C13	470.00'	11°45'55"	96.34'	96.51'
C14	470.00'	14°19'03"	117.14'	117.45'
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C17	530.01'	08°39'24"	80.00'	80.08'
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C24	10.00'	90°00'00"	14.14'	15.71'
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C26	220.00'	15°19'24"	58.66'	58.84'
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C28	280.00'	08°08'05"	39.72'	39.75'
C29	280.00'	17°17'59"	84.14'	84.46'
C30	220.00'	07°25'19"	28.48'	28.50'
C31	220.00'	17°59'45"	68.82'	69.10'
C32	280.00'	08°39'59"	42.31'	42.35'
C33	280.00'	16°43'29"	81.44'	81.73'
C34	280.00'	16°43'38"	81.45'	81.74'
C35	55.00'	29°05'18"	27.62'	27.92'
C36	55.00'	69°09'19"	62.43'	66.38'
C37	55.00'	68°06'58"	61.60'	65.39'
C38	55.00'	60°00'00"	55.00'	57.60'
C39	55.00'	67°31'44"	61.14'	64.82'
C40	730.00'	07°20'20"	93.44'	93.50'
C41	730.00'	02°17'32"	29.20'	29.20'
C42	630.00'	07°16'50"	80.00'	80.05'
C43	630.00'	02°17'33"	25.20'	25.21'
C44	570.00'	03°02'20"	30.23'	30.23'
C45	570.00'	06°57'35"	69.20'	69.24'
C46	10.00'	90°00'00"	14.14'	15.71'
C47	10.00'	90°00'00"	14.14'	15.71'
C48	220.00'	00°59'50"	3.83'	3.83'
C49	220.00'	15°00'36"	57.47'	57.63'
C50	280.00'	14°13'48"	69.36'	69.54'
C51	280.00'	01°46'38"	8.68'	8.69'
C52	55.00'	68°37'35"	62.01'	65.88'
C53	55.00'	51°29'17"	47.78'	49.43'
C54	55.00'	53°06'54"	49.18'	50.99'
C55	55.00'	49°45'49"	46.28'	47.77'
C56	55.00'	60°20'41"	55.29'	57.93'
C57	55.00'	10°33'02"	10.11'	10.13'
C58	10.00'	90°00'00"	14.14'	15.71'
C59	10.00'	90°00'00"	14.14'	15.71'
C60	470.00'	05°27'38"	44.78'	49.79'
C61	530.00'	05°27'38"	50.49'	50.51'
C62	430.00'	01°27'16"	10.91'	10.92'
C63	280.00'	05°09'28"	25.20'	25.21'
C64	630.00'	04°27'47"	49.06'	49.07'
C65	630.00'	00°59'51"	10.97'	10.97'
C66	630.00'	00°25'36"	4.69'	4.69'
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C74	250.00'	25°25'04"	110.00'	110.91'
C75	600.00'	09°59'56"	104.57'	104.71'
C76	250.00'	16°00'26"	69.62'	69.85'
C77	500.00'	05°27'38"	47.64'	47.65'
C78	220.00'	31°42'29"	120.20'	121.75'
C79	630.00'	03°58'44"	43.74'	43.75'

LOT TABLE

LOT NO.	SQUARE FEET	ACRES +/-	LOT NO.	SQUARE FEET	ACRES +/-
1	10,495	0.24	44	8,400	0.19
2	9,195	0.21	45	8,400	0.19
3	9,227	0.21	46	8,685	0.20
4	9,193	0.21	47	11,222	0.26
5	9,159	0.21	48	9,080	0.21
6	9,125	0.21	49	10,105	0.23
7	9,091	0.21	50	10,036	0.23
8	9,058	0.21	51	9,517	0.22
9	10,846	0.25	52	12,603	0.29
10	12,774	0.29	53	9,667	0.22
11	11,722	0.27	54	9,316	0.21
12	9,576	0.22	55	8,382	0.19
13	8,354	0.19	56	8,850	0.20
14	9,238	0.21	57	10,402	0.24
15	11,284	0.26	58	8,469	0.19
16	11,399	0.26	59	8,070	0.19
17	8,248	0.19	60	7,895	0.18
18	8,000	0.18	61	7,720	0.18
19	8,102	0.19	62	7,314	0.17
20	8,625	0.20	63	9,195	0.21
21	9,093	0.21	64	9,195	0.21
22	11,103	0.25	65	9,195	0.21
23	14,520	0.33	66	9,195	0.21
24	11,570	0.27	67	9,580	0.22
25	13,471	0.31	68	12,141	0.28
26	10,113	0.23	69	8,763	0.20
27	10,034	0.23	70	8,763	0.20
28	9,258	0.21	71	8,763	0.20
29	10,873	0.25	72	8,315	0.19
30	10,462	0.24	73	8,000	0.18
31	14,978	0.34	74	8,000	0.18
32	12,110	0.28	75	8,000	0.18
33	9,782	0.22	76	8,000	0.18
34	8,589	0.20	77	8,000	0.18
35	8,620	0.20	78	8,000	0.18
36	9,599	0.22	79	8,678	0.20
37	8,505	0.20	80	8,201	0.19
38	10,353	0.24	81	8,000	0.18
39	10,366	0.24	82	8,000	0.18
40	8,670	0.20	83	8,000	0.18
41	9,954	0.23	84	8,000	0.18
42	8,925	0.20	85	8,000	0.18
43	8,400	0.19			

CHESSER PLANTATION PHASE I - SECTOR I

A RESIDENTIAL COMMUNITY
SITUATED IN THE NORTHEAST ¼
THE SOUTHEAST ¼ OF SECTION 22,
TOWNSHIP 19 SOUTH,
RANGE 1 WEST SHELBY COUNTY, ALABAMA

Prepared for:

CHESSER PLANTATION, L.L.C.

Prepared by:

GONZALEZ - STRENGTH & ASSOCIATES, INC.
ENGINEERING, LAND PLANNING, & SURVEYING
SUITE 407 - 117 GEMINI CIRCLE
BIRMINGHAM, ALABAMA 35209
PHONE: (205) 942-2486
FAX: (205) 942-3033
Gonzalez-Strength.com

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