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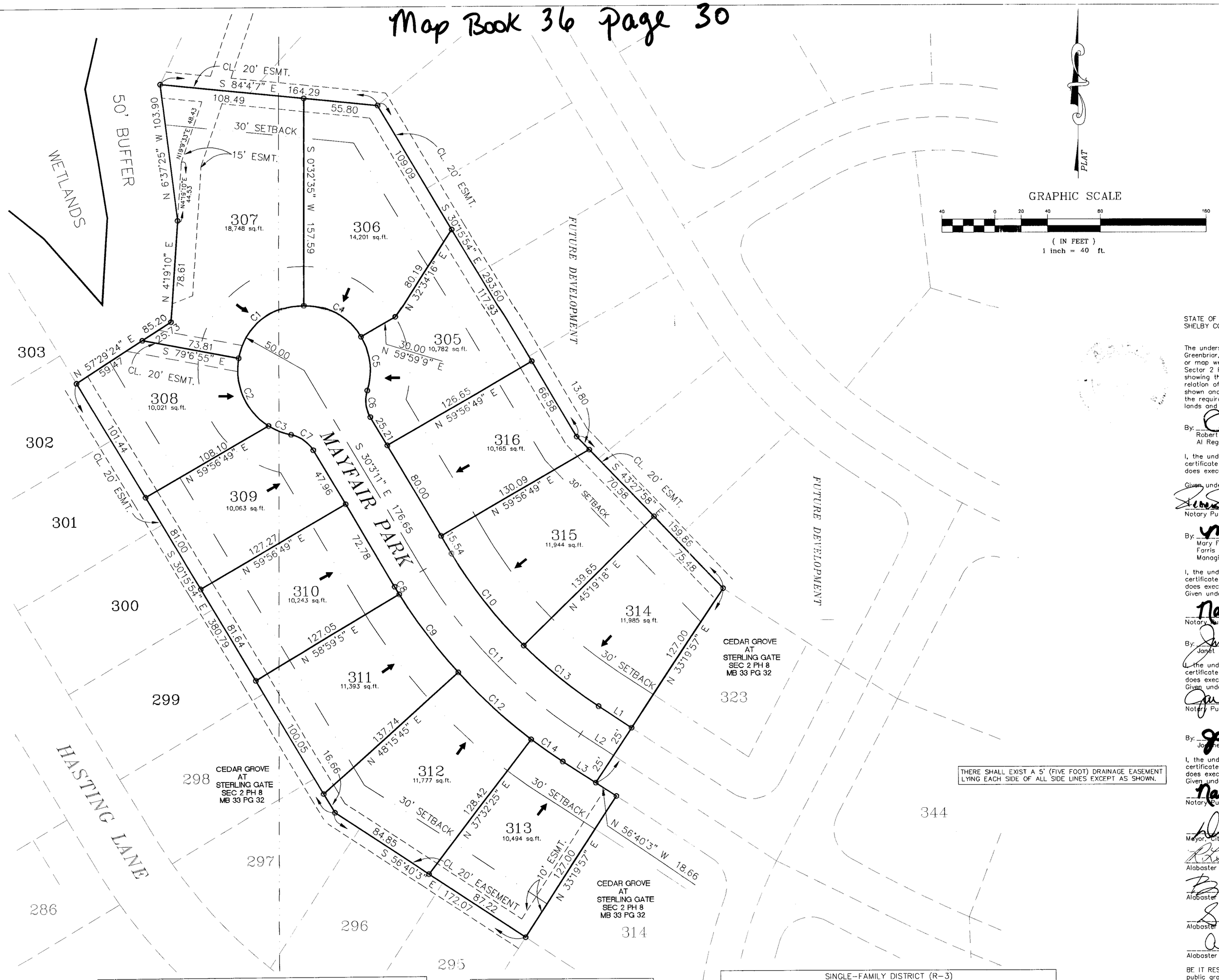
FINAL PLAT
CEDAR GROVE AT STERLING GATE
SECTOR 2 PHASE 10

A SINGLE FAMILY RESIDENTIAL SUBDIVISION SITUATED IN THE SW 1/4 OF SECTION 3 , TOWNSHIP 21 SOUTH, RANGE 3 WEST CITY OF ALABASTER, SHELBY COUNTY ALABAMA



THERE SHALL EXIST A 5' (FIVE FOOT) DRAINAGE EASEMENT LYING EACH SIDE OF ALL SIDE LINES EXCEPT AS SHOWN.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	69.52	50.00	64.05	S50°42'50"W	79°39'30"
C2	59.48	50.00	56.03	S23°11'32"E	68°09'12"
C3	18.31	50.00	18.20	S67°45'29"E	20°58'41"
C4	51.87	50.00	49.58	N59°44'08"W	59°26'35"
C5	42.02	50.00	40.79	N05°56'27"W	48°08'47"
C6	21.02	25.00	20.41	S05°57'37"E	48°11'08"
C7	21.03	25.00	20.41	N54°09'00"W	48°11'38"
C8	6.72	400.00	6.72	S30°32'03"E	00°57'44"
C9	74.85	400.00	74.75	S36°22'35"E	10°43'20"
C10	89.34	350.00	89.10	S37°21'56"E	14°37'31"
C11	174.19	375.00	172.63	S43°21'37"E	26°36'52"
C12	74.85	400.00	74.75	S47°05'55"E	10°43'20"
C13	73.24	350.00	73.10	S50°40'22"E	11°59'21"
C14	29.38	400.00	29.37	S54°33'49"E	04°12'28"

LINE TABLE		
LINE	LENGTH	BEARING
L1	29.79	N56°40'03"W
L2	29.79	S56°40'03"E
L3	29.79	N56°40'03"W

DENOTES DIRECTION HOUSE WILL FACE

914± LF VALLEY GUTTER
214± LF STORM SEWER
731± LF SANITARY SEWER
381± LF STREETS
914± LF SIDEWALKS

SINGLE-FAMILY DISTRICT (R-3)	
AREA AND DIMENSIONAL REGULATIONS	
MINIMUM LOT AREA	10,000 SQUARE FEET
MINIMUM LOT WIDTH	80 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM BUILDING SETBACKS	
FRONT	30 FEET
REAR	30 FEET
SIDE	20 FEET BETWEEN DWELLINGS, WITH A MINIMUM SIDE SETBACK OF 5 FEET
MINIMUM LIVABLE FLOOR AREA	
ONE STORY DWELLING	1,400 SQUARE FEET
MORE THAN ONE STORY DWELLING	FIRST FLOOR: 1,000 SQUARE FEET
	TOTAL DWELLING: 1,600 SQUARE FEET

DEVELOPER:

GREENBRIAR LTD.
C\O FARRIS MANAGEMENT CO.
P.O. BOX 247
ALABASTER, ALABAMA

PREPARED BY:
R.C. FARMER AND ASSOCIATES, INC.
246 YEAGER PARKWAY
PELHAM, AL 35124
PHONE 664-2566

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, Robert C. Farmer, Registered Land Surveyor, State of Alabama, and Farris Management Company, Inc., Managing General Partner of Greenbriar, LTD., 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 in the instance of said owners; that this plat or map is a true and correct map of lands shown therein known as STERLING GATE Sector 2 PHASE 10 showing the subdivisions into which it is proposed to divide said lands, giving the lengths and angles of each lot and its number, showing the streets, alleys and public grounds, giving the length and width and name of each street as well as the number of each lot and showing the relation of the lands to the recorded subdivisions in the state of Alabama ,and that iron pins have been installed at all lot corners and curve points as shown and are designated by small open circles on said plat or map and that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice of Land Surveying in the State of Alabama. Said owners also certify that they are the owners of said lands and that the same are not subject to any mortgage.

By: Robert C. Farmer Date 10-31-05
Robert C. Farmer, P.L.S.
Al Reg No 14720

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Robert C. Farmer, whose name is signed to the foregoing certificate as surveyor, and who is known to me, acknowledged before me, on this date, that after being duly informed of the contents of said certificate, does execute same voluntarily as such individuals with full authority thereof.

Given under my hand and seal this the 31 day of October 2005

Notary Public My Commission Expires 5-7-07

By: Mary F. Roensch DATE 11-16-05
Mary F. Roensch, President, Trustee
Farris Management Company, Inc.
Managing General Partner of Greenbriar, LTD.

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Mary F. Roensch, whose name is signed to the foregoing certificate as owner, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, does execute same voluntarily as such individual with full authority thereof.
Given under my hand and seal this the 16th day of November 2005

Notary Public My Commission Expires 10/12/2006

By: Janet F. Standridge DATE 11/22/05
Janet F. Standridge, Trustee

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Janet F. Standridge, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, does execute same voluntarily as such individual with full authority thereof.
Given under my hand and seal this the 22 day of November, 2004.

Notary Public My Commission Expires 6-28-09

By: Joanne F. Enck DATE 11/16/05
Joanne F. Enck, Trustee

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Joanne F. Enck, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, does execute same voluntarily as such individual with full authority thereof.
Given under my hand and seal this the 16th day of November 2005

Notary Public My Commission Expires 10/12/2006

Mayor, City of Alabaster Date 11-18/05

Alabaster Planning Commission Date 11-17-05

Alabaster City Engineer Date 11/10/2005

Alabaster Building Inspector Date 11-17-2005

Alabaster Planning and Zoning Coordinator Date 11/16/05

BE IT RESOLVED, by the City of Alabaster, that the assent of the body be, and the same hereby is, given to the dedication of the streets, alleys, and public grounds as shown on plat or map of STERLING GATE Sector 2 PHASE 10 ,which said plat or map is certified to have been made by Robert C. Farmer, as surveyor, at the instance of Farris Management Company, Inc., Managing General Partner of Greenbriar, LTD as owner, and has been exhibited to this Board; said plat or map being further identified by a recital of the approval of this Board, signed by [illegible], City Clerk, of even date herewith.

Marsha Massey Date 11/18/05
Alabaster City Clerk

NOTES:
All easements are for utility and drainage purposes and shall provide for needs both within and without this subdivision.
Basis of bearings is magnetic North.

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

No sub-surface investigation of geological conditions was performed by R. C. Farmer and Associates, Inc.; therefore no reference what-so-ever is made as to the suitability for residential construction.

"Sink Hole Prone Areas-The subdivision shown hereon, including lots and streets, lies in an area where natural lime sink holes may occur. The City of Alabaster, the City of Alabaster Engineer, The City of Alabaster Planning Commission, R.C. Farmer and Associates, Inc., Farris Management Company, Inc. and Greenbriar, LTD. and the members thereof, and all other agents, servants or employees of any of the above, make no representations what-so-ever that the subdivision lots and streets are safe or suitable for residential construction or any other purpose what-so-ever. Area underlain by limestone may be subject to lime sink activity."

"R.C.FARMER AND ASSOCIATES IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE AND SUBSURFACE INVESTIGATIONS."

20051130000472710 3/7 $38.00
Shelby County, AL 11/30/2005
11:28:26AM 06-33-1 NM FILED/CERT