Map Book 38 Page 27

A COMMERCIAL SUBDIVISION

JADE PARK

SITUATED IN SOUTHEAST 1/4 OF
SECTION 27, TOWNSHIP 19 SOUTH, RANGE 1 WEST,
SHELBY COUNTY, ALABAMA

PREPARED BY:
SURVEYING SOLUTIONS, INC.
CARL DANIEL MOORE
REG. L.S. NO: 12159
5511 HIGHWAY 280 E, STE 314
BIRMINGHAM, ALABAMA 35242
(205) 991-8965

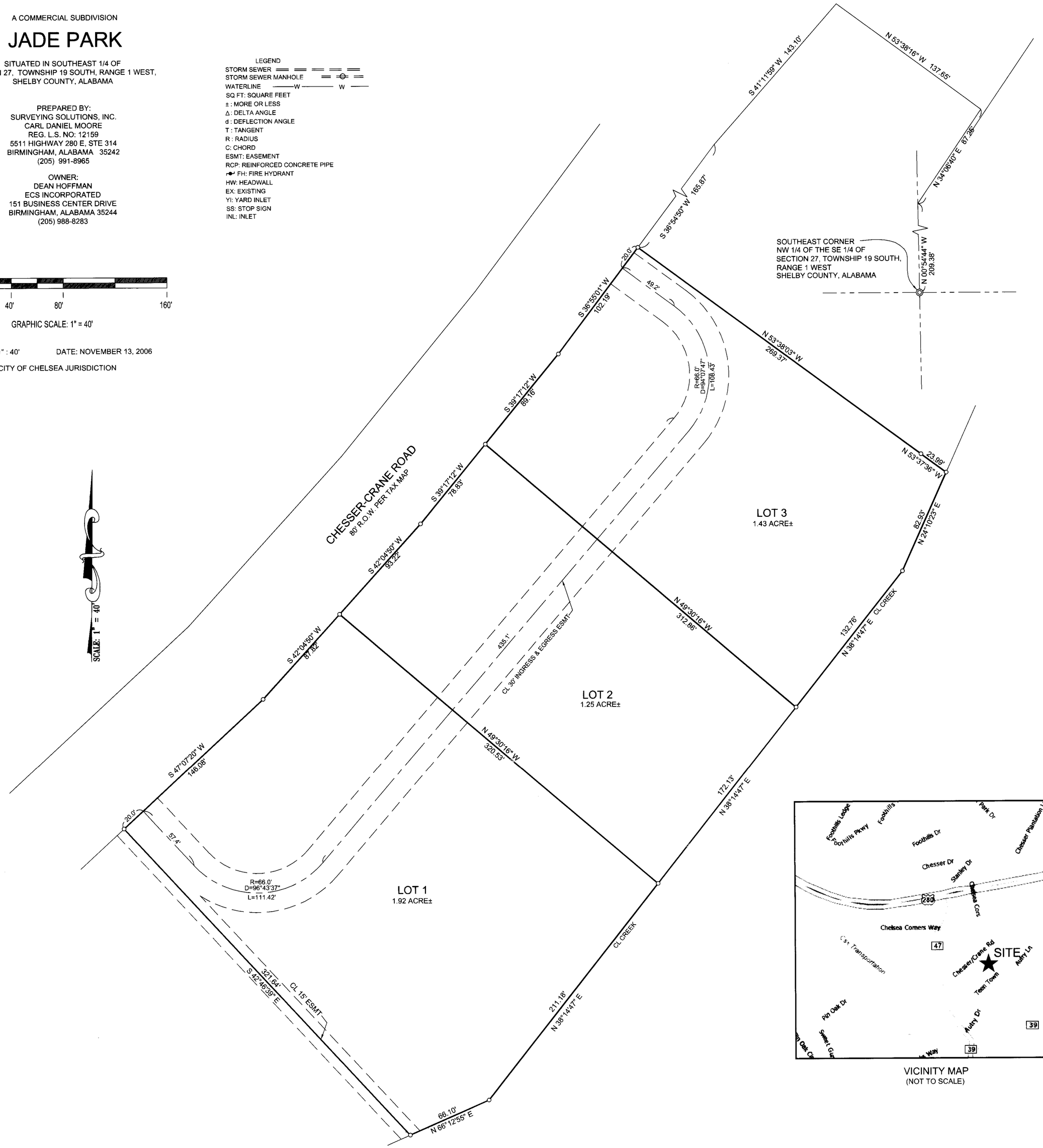
OWNER:
DEAN HOFFMAN
ECS INCORPORATED
151 BUSINESS CENTER DRIVE
BIRMINGHAM, ALABAMA 35244
(205) 988-8283

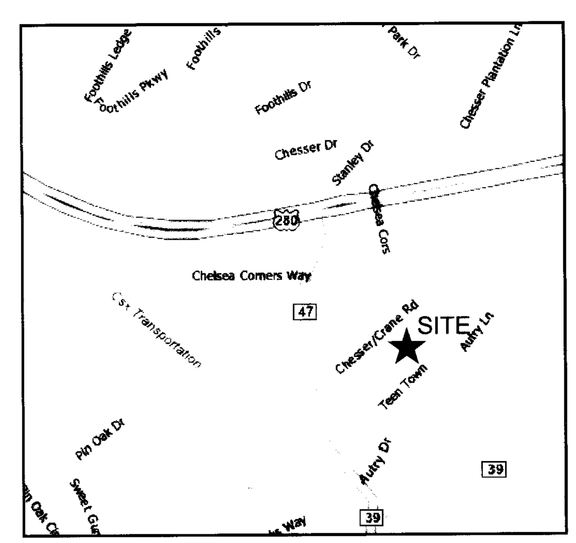
LEGEND
STORM SEWER
STORM SEWER MANHOLE
WATERLINE —W— W
SQ FT: SQUARE FEET
±: MORE OR LESS
Δ: DELTA ANGLE
d: DEFLECTION ANGLE
T: TANGENT
R: RADIUS
C: CHORD
ESMT: EASEMENT
RCP: REINFORCED CONCRETE PIPE
FH: FIRE HYDRANT
HW: HEADWALL
EX: EXISTING
YI: YARD INLET
SS: STOP SIGN
INL: INLET

0 40' 80' 160'
GRAPHIC SCALE: 1" = 40'

SCALE: 1" : 40' DATE: NOVEMBER 13, 2006

CITY OF CHELSEA JURISDICTION





VICINITY MAP
(NOT TO SCALE)

STATE OF ALABAMA)
COUNTY OF SHELBY)

The undersigned, Gayland D. Martin, a registered Land Surveyor, in the State of Alabama, Dean Hoffman, 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 the lands shown therein and known or to be known as JADE PARK, showing the subdivisions into which it is proposed to divide said lands, giving the length and angles of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the angles, width, length and name of each street, as well as the number of each lot and block, and showing the relation of the land to the government survey of Section 27, Township 19 South, Range 1 West, and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. Said owner also certify that they are the owners of said lands and that the same are not subject to any mortgage.

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying In the State of Alabama to the best of my knowledge, information, and belief.

DATE: 12.11.06

BY: _____
Gayland D. Martin, Reg. L.S. # 22679

BY: _____
Dean Hoffman, Owner

ALABAMA REGISTERED No. 12159 PROFESSIONAL LAND SURVEYOR CARL D. MOORE

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned , as Notary Public in and for said County in said State, hereby certify that Gayland D. Martin, whose name is signed to the foregoing certificate as Land Surveyor, who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing certificate, he executed the same voluntarily, as an act of said Land Surveyor.on the day the same bears date.

Given under my hand and seal this the 11th day of December, 2006.

BY: _____
Notary Public
My commission expires: 1-10-09

STATE OF ALABAMA)
COUNTY OF _____)

I, the undersigned, as Notary Public in and for said County in said State, hereby certify that Dean Hoffman, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing certificate, they executed the same voluntarily, as an act of said owner, on the day the same bears date.

Given under my hand and seal this the _____ day of _____, 20__.

BY: _____
Notary Public
My commission expires: _____

APPROVED: _____ DATE: 12/21/06
CITY OF CHELSEA ENGINEER

APPROVED: Becky C. Sanders DATE: 1-8-07
CITY CLERK

APPROVED: _____ DATE: 1/10/07
FIRE CHIEF

APPROVED: _____ DATE: 1-8-07
MAYOR OF CHELSEA

APPROVED: _____ DATE: _____
SHELBY COUNTY HEALTH OFFICER
(FOR RECORDING PURPOSES ONLY)

APPROVED: _____ DATE: 1-11-07
CITY OF CHELSEA, PLANNING COMMISSION

THE CONTRACTOR SHALL NOTIFY THE COUNTY ENGINEER'S OFFICE 48 HOUR IN ADVANCE BEFORE STARTING ANY WORK WITHIN THE RIGHT-OF-WAY OF EXISTING ROADS OR ON ROADS TO BE DEDICATED TO THE COUNTY THROUGH THE SUBDIVISION PROCESS.

ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, AND MAY BE USED FOR SUCH PURPOSES TO SERVE THE PROPERTY BOTH WITHIN AND WITHOUT THE SUBDIVISION.

"CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEM."

"NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE CITY OF CHELSEA PLANNING COMMISSION."

"CITY OF CHELSEA IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT-OF-WAY."

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH SHELBY COUNTY & CITY OF CHELSEA SUBDIVISION REGULATIONS.

CITY OF CHELSEA IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT.

* FLOOD NOTE: By graphic plotting only, this property is in Zone "AE", of the Flood Insurance Rate Map, Community Panel No 010432 0235, City of Chelsea, Shelby County, Alabama, effective date of September 29, 2006 and is in a Special Flood Hazard.

ALL FINISH FLOOR ELEVATIONS TO BE A MINIMUM OF 1.0' ABOVE 100 YEAR FLOOD ELEVATION.

ORDER NO.: 87004
MAP CHECKED BY: GDM 9-14-06
JLW ACAD:PROJECTS\HOFFMAN CHELSEA\RECMAP

20070116000021780 1/1 $20.00
Shelby County, AL 01/16/2007
07:16:23PM FILED/CERT