Map Book 38 Page 103

BEAR HOLLER SECTOR 1

BEING A RESIDENTIAL SUBDIVISION
LOCATED IN THE NE-1/4, SECTION 7, TOWNSHIP 20 SOUTH, RANGE 2 WEST
CITY OF PELHAM, SHELBY COUNTY, ALABAMA

MAGNETIC DECLINATION 2°20'
ALABAMA – WEST GRID – NORTH
TRUE NORTH
GRID/TRUE NORTH CONVERGENCE 0°24'

0 60' 120' 180'
SCALE: 1" = 60'

LEGEND
- ○ = 5/8" CAPPED REBAR SET (SMW LS 19753)
- ● = FOUND PROPERTY MARKER

SURVEYORS NOTES:

1. This is a Record Plat, made on the ground under the supervision of an Alabama Registered Land Surveyor. Date of field survey is 03/20/07.
2. Bearings are based on Alabama West State Plane Coordinates NAD 83.
3. This survey was conducted for the purpose of a Record Plat only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
4. This survey was conducted without reference to a title commitment. Note: there may be other easements, rights-of-way, setback lines, agreements, reservations, restrictions, or other similar matters of public record that is not depicted on this survey.
5. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
6. This survey is not valid unless imprinted with an embossed or original Surveyor's Seal.
7. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
8. The subject property appears to lie in Zone "X" of the Flood Insurance Rate Map Community Panel No. 01117C 0220 D, which bears an effective date of September 29, 2006 and IS NOT in a special flood hazard area. No field measurements were used in this determination and an elevation certificate may be needed for verification.
9. The following surveying instruments were used at time of field visit: Nikon NPL-352, Total Station, Reflectorless and Hiper + Legacy E RTK, GD 1HZ.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Larry Uptain with Frontier Bank, whose name is signed to the foregoing certificate as owner and who is known to me, acknowledged before me on this date, that after having been duly informed of the contents of said certificate, he/she executed same voluntarily as such individual with full authority thereof.

GIVEN UNDER MY HAND AND SEAL, this the _____ day of _____, 2007.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: May 1, 2010 BONDED THRU NOTARY PUBLIC UNDERWRITERS

NOTE:
THE CITY OF PELHAM IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DITCHES, BRANCHES OR CREEKS OUTSIDE OF THE ROAD RIGHT-OF-WAY.

STATE OF ALABAMA
SHELBY COUNTY

THE UNDERSIGNED, WILLIAM H. SOMMERVILLE, III, A PROFESSIONAL LAND SURVEYOR NO. 19753 AND G & S DEVELOPMENT, LLC 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 INSISTENCE OF THE OWNER, THAT THIS PLAT OR MAP IS A TRUE AND CORRECT PLAT OR MAP OF LANDS SHOWN THEREIN AND KNOWN AS BEAR HOLLER, SECTOR 2, SHOWING THE SUBDIVISIONS INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVING THE LENGTH AND THE BEARINGS OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER, SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS, GIVING THE 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 OPEN 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 FOR THE MORTGAGEE LISTED BELOW.

_____ DATE 5/8/07
WILLIAM H. SOMMERVILLE, III
ALABAMA REG. NO. 19753

_____ DATE 5-8-07
LARRY UPTAIN
FRONTIER BANK, MORTGAGEE

_____ DATE 5-8-07
GREG METCALF
G & S DEVELOPMENT, LLC

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that William H. Sommerville, III, whose name is signed to the foregoing certificate as surveyor and who is known to me, acknowledged before me on this date, that after having been duly informed of the contents of said certificate, he/she executed same voluntarily as such individual with full authority thereof.

GIVEN UNDER MY HAND AND SEAL, this the 8th day of May, 2007.

NOTARY PUBLIC: Mary Anne LeGrande MY COMMISSION EXPIRES: 02/05/10

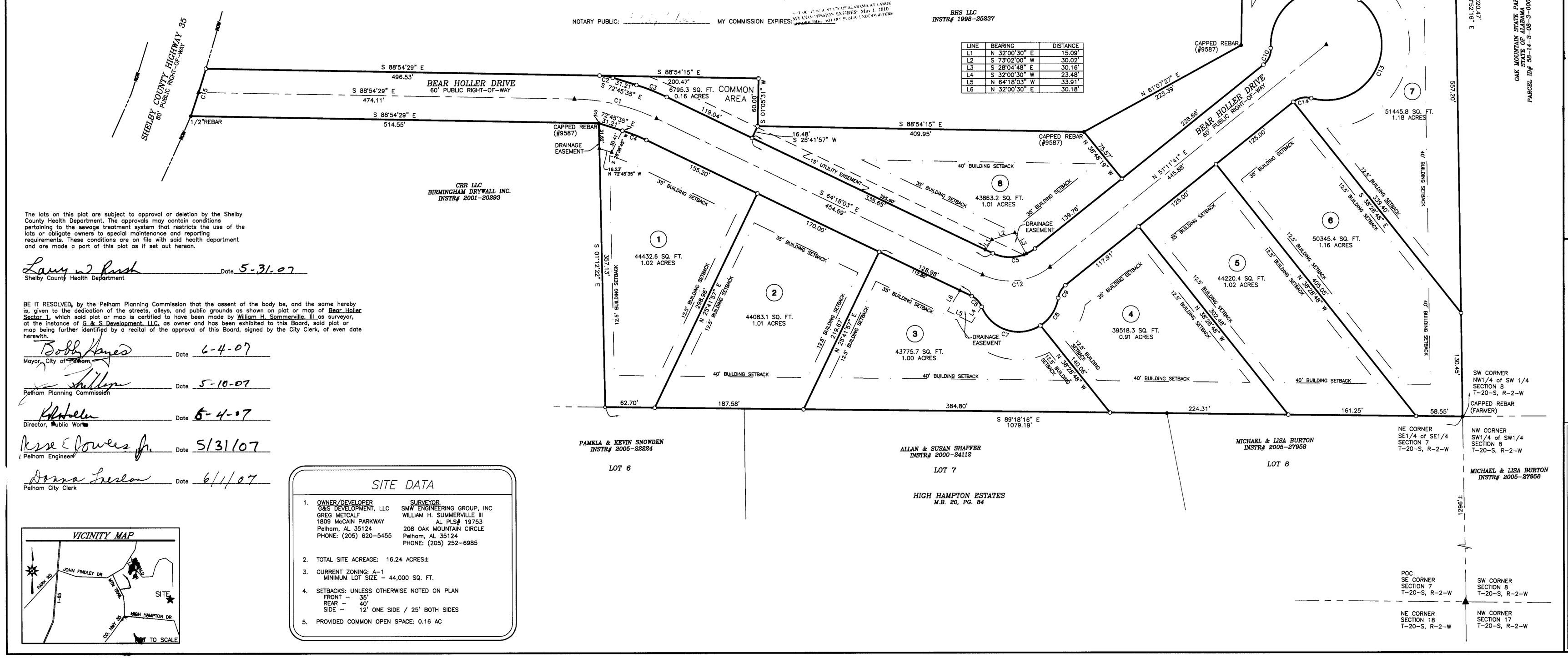
MARY ANNE LeGRANDE
NOTARY PUBLIC - ALABAMA
My Comm Expires 2-5-2010

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Greg Metcalf with G & S Development, LLC, whose name is signed to the foregoing certificate as owner and who is known to me, acknowledged before me on this date, that after having been duly informed of the contents of said certificate, he/she executed same voluntarily as such individual with full authority thereof.

GIVEN UNDER MY HAND AND SEAL, this the _____ day of _____, 2007.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: May 1, 2010 BONDED THRU NOTARY PUBLIC UNDERWRITERS



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	250.00'	107.37'	S 76°36'16" E	106.55'
C2	60.00'	16.91'	N 80°50'03" W	16.85'
C3	250.00'	41.34'	N 66°31'49" W	41.30'
C4	220.00'	32.48'	N 68°31'49" W	32.45'
C5	50.00'	56.29'	N 83°26'49" E	53.36'
C6	25.00'	18.69'	N 42°53'03" W	18.26'
C7	50.00'	88.55'	S 72°12'16" E	77.43'
C8	50.00'	42.50'	N 32°42'35" E	41.23'
C9	25.00'	18.60'	S 29°46'41" W	18.26'
C10	25.00'	23.83'	N 23°52'59" E	22.94'
C11	70.00'	158.47'	S 61°25'37" W	126.73'
C12	80.00'	90.07'	N 63°26'49" E	85.38'
C13	70.00'	194.91'	N 26°03'01" E	137.77'
C14	25.00'	23.83'	S 78°30'24" W	22.94'
C15	2311.06'	62.65'	N 17°48'16" E	62.65'

LINE	BEARING	DISTANCE
L1	N 32°00'30" E	15.09'
L2	S 73°02'00" W	30.02'
L3	S 28°04'48" E	30.16'
L4	S 32°00'30" W	23.48'
L5	N 64°18'03" W	33.91'
L6	N 32°00'30" E	30.18'

The lots on this plat are subject to approval or deletion by the Shelby County Health Department. The approvals may contain conditions pertaining to the sewage treatment system that restricts the use of the lots or obligate owners to special maintenance and reporting requirements. These conditions are on file with said health department and are made a part of this plat as if set out hereon.

_____ Date 5-31-07
Shelby County Health Department

BE IT RESOLVED, by the Pelham Planning Commission 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 Bear Holler Sector 1, which said plat or map is certified to have been made by William H. Sommerville, III as surveyor, at the instance of G & S Development, LLC, 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 the City Clerk, of even date herewith.

_____ Date 6-4-07
Mayor, City of Pelham

_____ Date 5-10-07
Pelham Planning Commission

_____ Date 6-4-07
Director, Public Works

_____ Date 5/31/07
Pelham Engineer

_____ Date 6/1/07
Pelham City Clerk

VICINITY MAP

SITE DATA

1. OWNER/DEVELOPER: G&S DEVELOPMENT, LLC, GREG METCALF, 1809 McCAIN PARKWAY, Pelham, AL 35124, PHONE: (205) 620-5455
   SURVEYOR: SMW ENGINEERING GROUP, INC, WILLIAM H. SUMMERVILLE III, AL PLS# 19753, 208 OAK MOUNTAIN CIRCLE, Pelham, AL 35124, PHONE: (205) 252-6985
2. TOTAL SITE ACREAGE: 16.24 ACRES±
3. CURRENT ZONING: A-1 MINIMUM LOT SIZE – 44,000 SQ. FT.
4. SETBACKS: UNLESS OTHERWISE NOTED ON PLAN
   FRONT – 35'
   REAR – 40'
   SIDE – 12' ONE SIDE / 25' BOTH SIDES
5. PROVIDED COMMON OPEN SPACE: 0.16 AC

REVISIONS

NO.	DESCRIPTION	DATE	REV. BY
1	ADDED UTILITY & DRAINAGE EASEMENTS	05/07/07	BC

TYPE OF SURVEY: RECORD PLAT
CLIENT: BEAR HOLLER SUBDIVISION
SHELBY COUNTY HIGHWAY 35
PELHAM, ALABAMA

DESIGNED	DRAWN	CHECKED	PROJECT No.
N/A	BC	AAK	06-E33
APPROVED	DATE	SCALE	SHEET
WHS	03/23/07	1" = 60'	1 OF 1

SMW Engineering Group, Inc.
208 Oak Mountain Circle
Pelham, Alabama 35124
(205) 252-6985
Fax: (205) 320-1504
engineering group, inc.

20070605000252750 1/4 $20.00
Shelby County, AL 06/05/2007
06:13:17 AM FILED/CERT