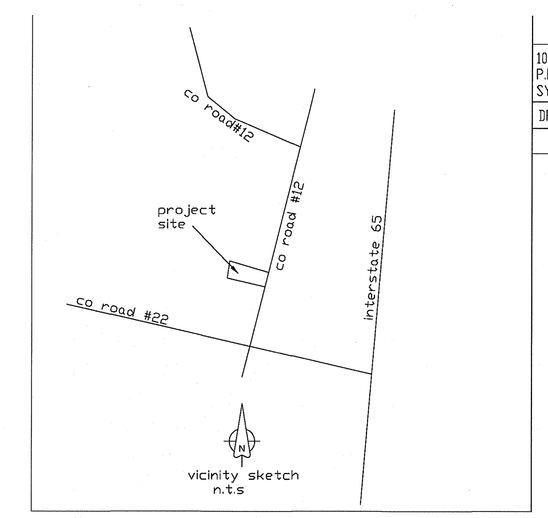
Map Book 51 Page 79

20191101000405180 1/1 $60.00
Shelby Cnty Judge of Probate, AL
11/01/2019 01:00:56 PM FILED/CERT



RAY & GILLILAND, P.C.

103 E FORT WILLIAMS ST.
P.O. BOX 1183
SYLACAUGA, ALABAMA 35150

TEL NO. (256) 245-3243
FAX NO. (256) 245-3202

FILE: TOWNSIDESQUARE

DRAWN BY: J. RAY

SCALE: 1"50'

DATE: JULY 2019

0' 50' 100' 150'
SCALE 1"=50'

BEARING REFERENCE BASED ON STATE PLANE NAD 83 ALABAMA WEST ZONE

PROPERTY ZONED RT
FRONT SETBACK 20'
REAR SETBACK 20'
SIDE SETBACK 5'

CURVE TABLE

NAME	RADIUS	CURVE LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
9-1	25.00'	21.13'	20.50'	N 63° 50' 38.46" W	48° 25' 08.42" RT
9-2	50.00'	3.48'	3.48'	N 41° 37' 49.86" W	3° 59' 31.20" LT
10-1	50.00'	48.30'	46.45'	N 71° 18' 10.07" W	55° 21' 09.22" LT
11-1	50.00'	35.71'	34.96'	S 60° 33' 29.32" W	40° 55' 32.01" LT
12-1	50.00'	35.71'	34.96'	S 19° 37' 57.32" W	40° 55' 32.01" LT
13-1	50.00'	39.63'	38.60'	S 23° 32' 12.11" E	45° 24' 46.85" LT
13-2	25.00'	20.69'	20.11'	S 22° 31' 49.93" E	47° 25' 31.21" RT
14-1	25.00'	0.33'	0.33'	S 1° 33' 51.50" W	0° 45' 51.66" RT
17-1	25.00'	23.48'	22.63'	S 28° 51' 08.90" W	53° 48' 43.15" RT
17-2	50.00'	32.27'	31.71'	S 37° 16' 07.22" W	36° 58' 46.53" LT
18-1	50.00'	35.71'	34.96'	S 1° 41' 02.05" E	40° 55' 32.01" LT
19-1	50.00'	35.71'	34.96'	S 42° 36' 34.06" E	40° 55' 32.01" LT
20-1	50.00'	35.71'	34.96'	S 83° 32' 06.06" E	40° 55' 32.01" LT
21-1	50.00'	27.94'	27.58'	N 59° 59' 40.30" E	32° 00' 55.27" LT
21-2	25.00'	20.93'	20.32'	N 67° 57' 59.99" E	47° 57' 34.67" RT
26-1	25.00'	24.73'	23.73'	S 59° 43' 05.46" E	56° 40' 14.42" RT
27-1	66.00'	8.32'	8.32'	S 38° 53' 21.26" W	7° 13' 36.72" LT
27-2	25.00'	24.73'	23.73'	S 63° 36' 40.12" W	56° 40' 14.42" RT
32-1	25.00'	39.27'	35.36'	N 43° 03' 12.67" W	90° 00' 00.00" RT
33-1	25.00'	39.27'	35.36'	N 46° 56' 47.33" E	90° 00' 00.00" RT
CA1-1	66.00'	329.58'	79.33'	N 5° 33' 35.69" E	286° 06' 52.13" LT

FINAL PLAT
TOWN SIDE SQUARE SECTOR TWO
A RESIDENTIAL SUBDIVISION
LOCATED IN SECTION 31
TOWNSHIP 21 SOUTH RANGE 2 WEST
SHELBY COUNTY AL

OWNER: BIRMINGHAM LD, LLC
CONTACT: JAY SAWYER
4058 N COLLEGE AVE
SUITE 300
FAYETTEVILLE, AR 72703
PHONE: 479-220-7936

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, James M. Ray, a Registered Land Surveyor in the State of Alabama and Birmingham LD, 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 instance of said owner; that this plat or map is a true and correct map of lands shown therein and known as TOWN SIDE SQUARE 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 open circles on said plat or map. Said owners also certify that they are the owners of said lands and that the same are not subject to any mortgage except a mortgage held by the following mortgagee: _____

Dated this the 29th day of Sept. 2019.

James M. Ray, Alabama Reg. No. 18383

Dated this the 27th day of September 2019.

By: David Frye, Signing Member
Birmingham LD, LLC

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that James M. Ray, 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 on the contents of said certificate, he executed same voluntarily as such individual with full authority therefor.

Given under my hand and seal this the 29th day of Sept., 2019.

Notary Public My Commission Expires: 10/1/22

JAMES M CASSIDY
Notary Public
Alabama State at Large

STATE OF ~~ALABAMA~~ ARKANSAS
~~SHELBY~~ COUNTY
WASHINGTON

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that , David Frye, signing member of Birmingham LD, LLC, owner, and whose name is signed to the foregoing certificate as signing member and who is known to me, acknowledged before me, on this date, that after having been duly informed on the contents of said certificate, he executed same voluntarily as such individual with full authority therefor.

Given under my hand and seal this the 27th day of September 2019.

Notary Public My Commission Expires: 11-17-22

Kristy Payne
Notary Public
Washington County, Arkansas
Comm. No. 12390934
Comm. Exp. 11-17-22

By: N/A For N/A

BE IT RESOLVED, by the Calera City Council 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 TOWN SIDE SQUARE, which said plat or map is certified to have been made by James M. Ray, as surveyor, and at the instance of Birmingham LD, LLC, as owner, and recommended by the Planning Commission and plat or map being further identified by a recital of the approval of the City Council signed by Connie B Payt City Clerk, this the 28 day of October, 2019.

Mayor, City of Calera — Date: 10-29-19

Engineer, City of Calera — Date: 10/28/2019

Planning Commission, City of Calera — Date: 10-31-19

City Clerk, City of Calera — Date: 10/28/2019

GENERAL NOTES:

1. CONTRACTOR/DEVELOPER/BUILDER HAVE SOLE RESPONSIBILITY FOR PROVIDING SITES FREE OF DRAINAGE PROBLEMS.
2. DRAINAGE EASEMENTS ARE A PART OF THE SUBDIVISIIONS OVERALL DRAINAGE SYSTEM AND MAY NOT AT ANY TIME BE FENCED OVER.
3. MAINTENANCE OF ALL DRAINAGE EASEMENTS OUTSIDE OF THE RIGHT-OF-WAY SHALL BE THE LOT OWNER'S RESPONSIBILITY.
4. MAINTENANCE OF ALL DETENTION PONDS AND COMMON AREAS SHALL BE THE HOMEOWNERS ASSOCIATIONS RESPONSIBILITY.
5. ACCORDING TO THE FLOOD HAZARD MAP (PANEL 01117C0395E, DATED FEBRUARY 20, 2013), BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE SUBJECT PROPERTY IS LOCATED IN ZONE X.
6. WATER AND SEWER ARE AVAILABLE FOR SUBJECT PROPERTY.

Dated this the _____ day of _____2019.

By: _____, Signing Member
MORTGAGE HOLDER

STATE OF ALABAMA
SHELBY COUNTY

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

Given under my hand and seal this the _____ day of _____, 2019.

Notary Public My Commission Expires: _____

INSITE ENGINEERING

5800 FELDSPAR WAY
HOOVER, ALABAMA 35244
OFFICE (205) 733-9696
FAX (205) 733-9697

CIVIL / GIS
INFRASTRUCTURE
ENVIRONMENTAL
PLANNING
COMMERCIAL
RESIDENTIAL