MAP BOOK 15 PAGE 64

Larry Weygand
871-7620

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
99-05-22 08:20:00
Judge of Probate

The minimum elevation of the water tank serving this subdivision is ____, elevations of 6" water mains and overflow elevation as per Shelby County Water Authority.

ROYAL FOREST MB 14 PG 41

LOT 24

Conc. Monument & Cor.

LOT 1

NW Cor. Lot 1 SW¼ Sec. 16, T-20-S, R-1-W Shelby Co., AL

1 — 61,227 S.F. ± — 1.406 Ac.±
2 — 52,110 S.F. ± — 1.196 Ac.±
3 — 66,345 S.F. ± — 1.523 Ac.±
4 — 46,839 S.F. ± — 1.075 Ac.±
5 — 49,250 S.F. ± — 1.13 Ac.±
6 — 44,2886 S.F. ± — 1.017 Ac.±
7 — 88,102 S.F. ± — 2.023 Ac.±
8 — 44,754 S.F. ± — 1.027 Ac.±
9 — 45,566 S.F. ± — 1.046 Ac.±
10 — 1.68 Ac.±
11 — 44,250 S.F. ± — 1.016 Ac.±
12 — 58,389 S.F. ± — 1.34 Ac.±
13 — 144,138 S.F. ± — 3.309 Ac.±

BARON DRIVE
BARON DRIVE DEDICATED BY ROYAL FOREST RECORD MAP AS RECORDED IN MAP BOOK 14, PAGE 44, SHELBY COUNTY, AL

BARON CIRCLE

BARON LANE

"APPROX LOCATION G.W. WATER MAIN"

EASEMENT

BLDG. SETBACK LINE

MIN.

E 20' EASEMENT

15' EASEMENT

10' EASEMENT

ACREAGE

SCALE: 1"=60'

All lots shall be individually submitted and approved by the Shelby County Health Department using Robert Struchtemeyer's (consulting soil scientist) letter of August 4, 1991 as a minimum guide.

NOTE: LOT 1 AND LOT 12 SHALL NOT HAVE DIRECT ACCESS TO SHELBY COUNTY HIGHWAY #69

SHELBY COUNTY HIGHWAY #69

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

CURVE	ARC	RDIUS	CHORD	TAN LENGTH
C1	34.74	79°35'41"	25.00	22.03
C2	10.86	2°29'08"	200.00	5.43
C3	19.98	4°35'09"	200.00	9.99
C4	39.27	90°00'00"	25.00	25.00
C5	34.74	79°35'41"	25.00	20.03
C6	39.27	90°00'00"	25.00	25.00
C7	20.98	6°11'00"	200.00	10.03
C8	39.27	90°00'00"	25.00	25.00
C9	39.27	90°00'00"	25.00	25.00
C10	54.98	12°35'00"	250.00	27.58

VICINITY MAP

SITE

Note:

1. Contractor and/or developer are responsible for providing building site free of drainage problems.
2. No further subdivision of any parcel shown hereon shall be allowed without the prior approval of the Shelby County Planning Commission.
3. Shelby County is not responsible for the maintenance of any drainage easements shown on this plat outside of the public right of way.
4. Contractor and/or developer shall be responsible for installation and maintenance of erosion and sedimentation controls during construction for the protection of adjacent properties, roadways and waterways.

STATE OF ALABAMA)
JEFFERSON COUNTY)

The undersigned Laurence D. Weygand, Registered Engineer-Land Surveyor, State of Alabama, and Laurence D. Weygand and wife, Jane C. Weygand, owners, hereby certify that this plat or map was made pursuant to a survey made by said Surveyor and that said survey and this map or plat were made at the instance of said owners; that this map or plat is a true and correct map of lands shown therein and known as *Chelsea Acres South 1st Sector* showing the subdivisions into which it is proposed to divide said lands, giving the lengths and bearings of the boundaries of each lot and its number; showing the streets, alleys, and public grounds, giving the bearings so platted 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 land and that the same is not subject to any mortgage.

In witness whereof, we have hereunto set our hands this the 6th day of August, 1991.

BY: Laurence D. Weygand
Laurence D. Weygand
Reg. P.E. & L.S. #10373

BY: Laurence D. Weygand, Owner
Jane C. Weygand, Owner

STATE OF ALABAMA)
SHELBY COUNTY)

I, Clarence E Gossett Jr., a Notary Public in and for said County and State, hereby certify that Laurence D. Weygand, whose name is signed to the foregoing certificate as Engineer-Land 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 executed same voluntarily and with full authority therefor.

Given under my hand and seal this the 6th day of August, 1991.

Clarence E. Gossett Jr.
Notary Public - My commission expires: 10-29-94

THIS SUBDIVISION IS FOR THE CONSTRUCTION OF SINGLE-FAMILY RESIDENCES ONLY.

FIRST SECTOR

CHELSEA ACRES SOUTH

SITUATED IN THE NE¼-SE¼ of Sec. 17 & NW¼-SW¼ of Sec. 16, All in T-20-S, R-1-W Shelby Co., AL

SCALE 1" = 60' DATE: AUGUST 19, 1991

0 25 50 100 150 200 300

ALABAMA REGISTERED No. 10372 LAND SURVEYOR LAURENCE D. WEYGAND

WEYGAND SURVEYORS
708 29th Court S
Birmingham, AL 35209
871-7620

STATE OF ALABAMA)
SHELBY COUNTY)

I, Clarence E Gossett Jr. a Notary Public in and for said County and State, hereby certify that Laurence D. Weygand, and wife Jane C. Weygand, whose names are signed to the foregoing certificate as owners, and who are known to me, acknowledged before me on this date, that after having been duly informed of the contents of said certificate, they executed same voluntarily and with full authority therefor.

Given under my hand and seal the the 6th day of August 1991.

Clarence E. Gossett Jr.
Notary Public - My commission expires: 10-29-94

BE IT RESOLVED by the Shelby County 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 First Sector Chelsea Acres South, which said plat or map is certified to have been made by Laurence D. Weygand, as Engineer-Land Surveyor, at the instance of Laurence D. Weygand and wife Jane C. Weygand, owners, and has been exhibited to the Board, said plat or map being further identified by recital of the approval of this Board signed by _____, County Clerk, of even date herewith.

APPROVED:

BY: _____ PLANNING DIRECTOR — DATE: 8/22/91

BY: _____ COUNTY ENGINEER — DATE: 8/22/91

BY: _____ SHELBY COUNTY HEALTH DEPARTMENT — DATE: 8-16-91

BY: Robert King Board Member — DISTRICT FIRE CHIEF — DATE: 8-14-91

1279

1279

BUSINESS RECORDS CORPORATION

9911082200252150 1/1 $.00
SHELBY COUNTY, ALABAMA
08/22/1991 12:00:00PM FILED/CERT