TWIN OAKS

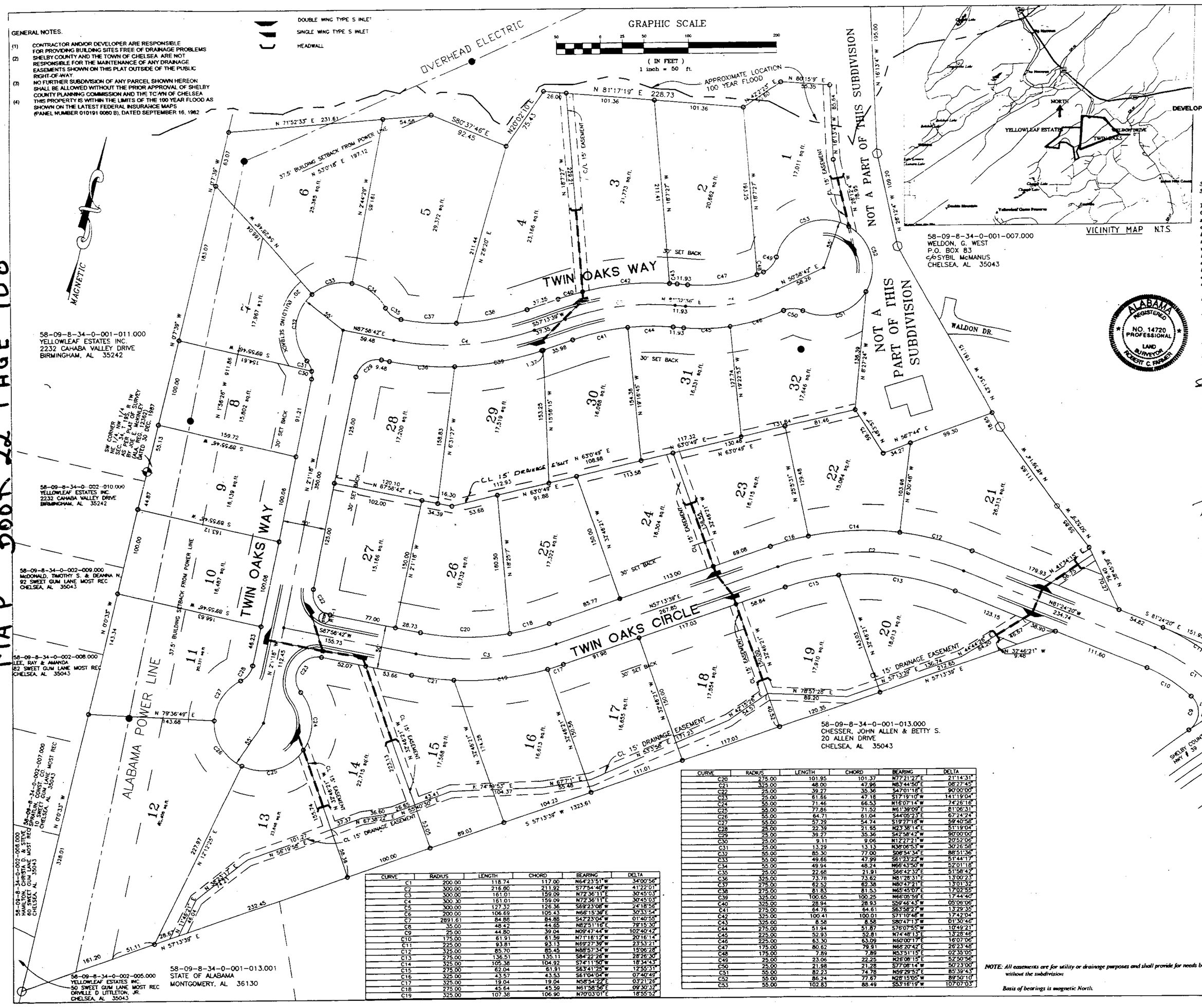
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
SITUATED IN THE N.W. 1/4, OF SECTION
34, TOWNSHIP 19 SOUTH, RANGE 1 WEST,
TOWN OF CHELSEA, SHELBY COUNTY, ALA.

DEVELOPER: APPLEGATE REALTY
1 RIVERCHASE OFFIVE PLAZA, STE. 124
RIVERCHASE, AL 35244

PREPARED BY: R.C. FARMER AND ASSOCIATES, INC.
3219 HIGHWAY 52 WEST
PELHAM, AL 35124

GENERAL NOTES.

(1) CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS
(2) SHELBY COUNTY AND THE TOWN OF CHELSEA ARE NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
(3) NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF SHELBY COUNTY PLANNING COMMISSION AND THE TOWN OF CHELSEA
(4) THIS PROPERTY IS WITHIN THE LIMITS OF THE 100 YEAR FLOOD AS SHOWN ON THE LATEST FEDERAL INSURANCE MAPS (PANEL NUMBER 010191 0060 B), DATED SEPTEMBER 16, 1982



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	200.00	118.74	117.00	N64°23'51"W	34°00'56"
C2	300.00	216.80	211.92	S77°54'40"W	41°22'01"
C3	300.00	161.01	159.09	N72°36'11"E	30°45'03"
C4	300.30	161.01	159.09	N72°36'11"E	30°45'03"
C5	300.00	127.32	126.36	S69°23'08"W	24°18'56"
C6	200.00	106.69	105.43	N66°15'39"E	30°33'54"
C7	2891.61	84.86	84.85	S42°23'04"W	01°40'55"
C8	35.00	48.42	44.65	N87°51'16"E	79°15'30"
C9	25.00	44.80	39.04	N09°47'44"W	102°40'42"
C10	175.00	61.91	61.59	N71°16'12"W	20°16'14"
C11	225.00	93.81	93.13	N69°27'39"W	23°53'21"
C12	325.00	85.70	85.45	N88°57'34"W	15°06'28"
C13	275.00	136.51	135.11	S84°22'26"W	28°26'30"
C14	325.00	105.38	104.92	S74°11'50"W	18°34'43"
C15	275.00	62.04	61.91	S83°41'25"W	12°55'31"
C16	325.00	43.57	43.53	S61°04'04"W	07°40'49"
C17	325.00	19.04	19.04	N58°54'22"E	03°21'26"
C18	275.00	45.64	45.59	N61°58'56"E	09°30'32"
C19	325.00	107.38	106.90	N70°03'01"E	18°55'52"

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C20	275.00	101.85	101.37	N77°21'27"E	21°14'31"
C21	325.00	46.00	47.96	N63°44'50"E	08°27'45"
C22	25.00	39.27	35.36	S47°01'18"E	90°00'00"
C23	25.00	61.66	47.18	S17°19'10"W	141°19'04"
C24	55.00	71.46	66.53	N16°07'14"W	74°26'16"
C25	55.00	77.86	71.52	N61°39'09"E	81°06'31"
C26	55.00	64.71	61.04	S44°05'23"E	67°24'24"
C27	55.00	57.29	54.74	S19°27'18"W	59°40'58"
C28	25.00	22.39	21.65	N23°38'14"E	51°19'04"
C29	25.00	39.27	35.36	S42°58'42"W	90°00'00"
C30	25.00	9.11	9.06	N12°22'21"W	20°52'06"
C31	25.00	13.29	13.13	N38°06'53"W	30°26'58"
C32	55.00	85.30	77.00	S08°54'34"E	88°51'36"
C33	55.00	49.65	47.99	S61°23'22"W	51°44'17"
C34	55.00	49.94	48.24	N66°43'50"W	52°01'18"
C35	25.00	22.66	21.91	S66°42'37"E	51°58'42"
C36	325.00	73.78	73.62	N51°28'31"E	13°00'23"
C37	275.00	62.53	62.38	N50°47'31"E	13°01'37"
C38	275.00	81.83	81.53	S44°45'07"E	17°02'55"
C39	325.00	100.65	100.25	N66°05'59"E	17°44'40"
C40	325.00	28.94	28.93	S59°46'43"W	05°06'06"
C41	275.00	64.76	64.61	S63°58'27"W	13°29'35"
C42	325.00	100.41	100.01	S71°10'48"W	17°42'04"
C43	325.00	8.58	8.58	S80°47'13"W	01°30'46"
C44	275.00	51.94	51.87	S76°07'55"W	10°49'21"
C45	225.00	52.93	52.81	N74°48'13"E	13°28'46"
C46	225.00	63.30	63.09	N60°00'17"E	16°07'06"
C47	175.00	80.62	79.91	N68°20'42"E	26°23'46"
C48	175.00	7.89	7.89	N53°51'15"E	02°35'05"
C49	25.00	23.06	22.25	N26°08'15"E	52°30'56"
C50	25.00	21.98	21.28	S77°06'14"W	50°23'00"
C51	55.00	82.23	74.78	N59°29'53"E	85°39'42"
C52	55.00	86.24	77.67	N28°15'05"W	89°50'10"
C53	55.00	102.83	88.49	S53°16'19"W	107°07'03"

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, Robert C. Farmer, Registered Land Surveyor, State of Alabama, and Randall H. Goggans, 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 was made in the instance of said owners; that this plat or map is a true and correct map of lands shown therein known as, Twin Oaks, showing the sub divisions 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 government survey, 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. Said owner also certify that they are the owner of said lands and that the same is not subject to any mortgage, except a mortgage held by Union State Bank. I further certify that all parts of this survey and drawing have been completed in accordance with the requirements of the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama.

In witness thereof, said surveyor executed these presents this 28 day of May, 1997

By: Robert C. Farmer Date 5-28-97
Robert C. Farmer, P.L.S.
Ala Reg No 14720

ALABAMA REGISTERED NO. 14720 PROFESSIONAL LAND SURVEYOR ROBERT C. FARMER

I, Frances F. Hester, 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 individual with full authority thereof.

Given under my hand and seal this the 28th day of May, 1997.
Notary Public

By: Randall H. Goggans Date 5-29-97
Randall H. Goggans, Owner

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Randall H. Goggans, 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 19th day of May, 1997.
Notary Public

R. + V. Altenbach Date 5/21/97
Officer
Union State Bank 3449 Lorna Road Birmingham, AL 35226

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Union State Bank, whose name is signed to the foregoing certificate as mortgagee, 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 20th day of May, 1997.
Notary Public

BE IT RESOLVED, by the Town of Chelsea, 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 Twin Oaks, which said plat or map is certified to have been made by Robert C. Farmer as surveyor, at the instance of Randall H. Goggans, 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 Town Clerk, of even date herewith.

Bob Wannenger Date 6/19/97
Bob Wannenger, Town Clerk
Town of Chelsea

Shelby County Engineer Date 6/16/97

Shelby County Planning Commission Date 6/18/97

Norman Nail Date 5-27-97
Fire Chief

This subdivision meets the approval of the Shelby County Health Department subject to certain conditions of approval and/or lot deletions on file with the said health department, which conditions are made a part of this approval as if set out hereon.

Larry W Rush 5-20-97
Shelby County Health Department Date

NOTE: All easements are for utility or drainage purposes and shall provide for needs both within and without the subdivision

Basis of bearings is magnetic North.

Inst # 1997-15908
06/19/1997-15908
09:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
AL

MAP BOOK 22 PAGE 108

1997061900019208 1/1 $.00
Shelby Cnty Judge of Probate, AL
06/19/1997 09:38:39AM FILED/CERT

BUSINESS RECORDS CORPORATION