

VARIANCE OF SET-BACK LINE

I, THE UNDERSIGNED, DEVELOPER, UNDER THE DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS, EASEMENTS, RIGHTS AND LIENS OF SUNSET LAKE, PHASE ONE, RECORDED IN INSTRUMENT #1999-24241 AND INSTRUMENT #2002-6675. UNDER SAID COVENANTS THE DEVELOPER HAS THE POWER TO AMEND SET-BACK LINES IN SAID SUBDIVISION.

I HAVE SEEN THE ATTACHED SURVEY DATED NOVEMBER 22, 2002, AND PREPARED BY R.C. FARMER ON LOT 67 FINAL PLAT SUNSET LAKE PHASE 1 AS RECORDED IN MAP BOOK 29 PAGE 68 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. UNDER THE TERMS OF THE COVENANTS THE DEVELOPER HAS THE POWER AND DOES HEREBY GRANT A VARIANCE FROM THE SET-BACK LINE TO PERMIT THE IMPROVEMENTS ON SAID LOT TO BE LOCATED AS SHOWN IN THE ATTACHED SURVEY.

DEVELOPER

SHADY HOLLOW DEVELOPMENT, INC.

BY: 

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 10<sup>TH</sup> DAY OF DECEMBER, 2002.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES MARCH 8, 2003

FROM :

PHONE NO. : 6788455

Dec. 10 2002 09:56AM P1

## Town of *Chelsea*



S. EARL NIVEN  
MAYOR

COUNCIL  
ALLEN BOONE  
DOUG INGRAM  
JIMMY LOWVORN  
S. EARL NIVEN, JR.  
COL. JOHN RITCHIE

CLERK  
BOB WANNINGER

TREASURER  
BOBBIE J. RICH

December 10, 2002

### TO WHOM IT MAY CONCERN:

On December 9, 2002 the Chelsea Planning Commission held a special business meeting to hear a variance request from Scotch Building Development. The variance was requested for the home built on Lot 67 (130 Sunset Lake Drive) in the Sunset Lakes Subdivision. The house was built within the right-of-way as shown on the final plat drawing.

The Chelsea Planning Commission approved the variance.

Sincerely,



S. Earl Niven

P.O. Box 111 • CHELSEA, ALABAMA 35043  
MAYOR: (205) 678-7260 • CLERK & FAX: (205) 678-8455

STATE OF ALABAMA  
COUNTY OF SHELBY20021213000624710 Pg 3/3 17.00  
Shelby Cnty Judge of Probate, AL  
12/13/2002 13:46:00 FILED/CERTIFIED

C15

RADIUS = 25.00'  
ARC L. = 38.23'  
DELTA = 87°36'21"

C27

RADIUS = 175.00'  
ARC L. = 29.76'  
DELTA = 09°44'37"

LOT 66

S 75°31'31" W 149.57

LOT 67NOT A PART OF  
THIS SUBDIVISION

N 14°28'29" W 120.00

30' MBL

1 STORY BRK &  
FRAME RESIDENCE

26.4'

28.0'

S 75°31'31" W 123.11

SUNSET LAKE DRIVE

60' ROW

SUNSET LAKE DRIVE  
50' ROW

Survey of Lot 67, Block \_\_\_\_\_ according to FINAL PLAT - SUNSET LAKE  
PHASE 1, as recorded in the Office of the Judge of  
 Probate of afore-said County in Plat Book 29, Page 68: The address based on  
 reliable information and sources of said Lot is 130 SUNSET LAKE DRIVE  
 \_\_\_\_\_, Alabama and is \_\_\_\_\_ the corporate limits of  
 the SHELBY COUNTY: That said lot lies in Zone C, according to  
 F.I.R.M. Community-Panel Number 010191 0075 B Dated SEPT. 16, 1982

SURVEY FOR: TRIMUEL

REQUESTED BY: SONJA @ REALTY SOUTH

TYPE OF SURVEY: MORTGAGE SURVEY

DATE OF FIELD SURVEY: 11/22/02

## LEGEND

- |                                     |  |
|-------------------------------------|--|
| 1 - CONCRETE MONUMENT FOUND.        | ● - IRON PIN FOUND 1/2" OUTSIDE DIAMETER |
| ○ - PK NAIL FOUND                   | -U- OVERHEAD UTILITY LINE(S).            |
| ○ - # 5 REBAR SET WITH CAP STAMPED. | -X- FENCE.                               |
| ○ - PK NAIL SET                     | CONCRETE.                                |
| ○ - UTILITY POLE.                   | - NOT TO SCALE.                          |
| BRICK WALL                          | AC - ACRES.                              |
| WOOD DECK                           | CL - CENTERLINE                          |
| COVERED WOOD DECK                   | ESM'T - EASEMENT.                        |
| SCREENED IN DECK                    | MBL - MINIMUM BUILDING LINE              |
|                                     | ROW - RIGHT OF WAY.                      |
|                                     | CONCRETE BLOCK WALL                      |
|                                     | BRICK WALL                               |

SCALE 1" = 30'

BASIS OF BEARING USED: PLAT

SOURCE OF INFORMATION USED IN MAKING THIS SURVEY IS:  
RECORD MAP

JOB # 7423

DATE: 11/25/02

DRAWN: LETTS

CHECKED: DWW

SHEET NO 1 of 1

 PREPARED BY:  
 R. C. FARMER  
 and  
 ASSOCIATES, INC.  
 248 YEAGER PARKWAY  
 PELHAM, ALABAMA  
 35124  
 TEL-205-664-2566  
 FAX-205-664-2610

 I HEREBY STATE 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.
