Map Book 31 page 15

A RESURVEY OF LOTS 133, 134, 135 136A, 136B, 137A, 137B AND 138A

WATERFORD VILLAGE

SECTOR 1

(AS RECORDED IN MAP BOOK 27, PAGE 100 IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA)

A PLANNED UNIT DEVELOPMENT DISTRICT (PUD) LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTH 1/2 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 2 WEST, CITY OF CALERA, SHELBY COUNTY, ALABAMA

PREPARED BY:
R.C. FARMER & ASSOCIATES, INC.
246 YEAGER PARKWAY
PELHAM, ALABAMA 35124
(205) 664-2566

DEVELOPER:
WATERFORD, L.L.C.
P.O. BOX 380785
BIRMINGHAM, ALABAMA 35238

THE PURPOSE OF THIS RESURVEY IS TO COMBINE EIGHT LOTS INTO SIX LOTS IN ORDER TO INCREASE INCREASE THE SIZE OF EACH LOT TO ACCOMMODATE LARGER HOMES.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

STATE OF ALABAMA
SHELBY COUNTY

I, ROBERT C. FARMER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, AND WATERFORD, 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 WAS MADE AT THE INSTANCE OF SAID OWNER; THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN KNOWN AS, A RESURVEY OF LOTS 133, 134, 135, 136A, 136B, 137A, 137B AND 138A, WATERFORD VILLAGE, SECTOR 1, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SAID SHELBY COUNTY, IN MAP BOOK 27, PAGE 100, SHOWING THE SUB-DIVISIONS INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVING THE LENGTH AND ANGLES OF EACH LOT AND ITS NUMBER, SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS, GIVING THE LENGTH AND NAME OF EACE STREET AS WELL AS THE NUMBER OF EACH LOT AND SHOWING THE RELATION OF THE LANDS TO THE SURVEY OF WATERFORD VILLAGE, SECTOR 1, AS RECORDED IN THE OFFICE OF THE PROBATE JUDGE OF SHELBY COUNTY IN MAP BOOK 27, PAGE 100, AND THAT IRON PINS HAVE INSTALLED AT ALL CORNERS AND CURVE POINTS AS SHOWN AND ARE DESIGNATED BY SMALL OPEN CIRCLES ON SAID PLAT OR MAP. SAID OWNER ALSO CERTIFIES THAT HE IS THE OWNER OF SAID LANDS AND THAT THE SAME IS NOT SUBJECT TO ANY MORTGAGE, EXCEPT A MORTGAGE HELD BY NATIONAL BANK OF COMMERCE. I FURTHER CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

IN WITNESS THEROF, SAID SURVEYOR EXECUTED THESE PRESENTS THIS 17th DAY OF FEBRUARY, 2003.

BY: Robert C. Farmer DATE 2-17-02
ROBERT C. FARMER, P.L.S.
AL REG. NO. 14720

ALABAMA REGISTERED NO. 16720 PROFESSIONAL LAND SURVEYOR ROBERT C. FARMER

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO 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 FEB. 7th DAY OF 2003.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES My Commission Expires June 28, 2005

BY: _____ DATE: _____
WATERFORD, LLC, OWNER
JOHN REAMER, MEMBER

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY DO HEREBY CERTIFY THAT, JOHN REAMER, 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 AN INDIVIDUAL WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS THE _____ DAY OF 2003.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

BY: _____ DATE _____
OFFICER, NATIONAL BANK OF COMMERCE
MORTGAGEE

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 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 SEar ?AL THIS THE _____ DAY OF 2003.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

CITY CLERK, CITY OF CALERA _____ DATE 2/21/03

MAYOR, CITY OF CALERA _____ DATE 2/21/03

ENGINEER, CITY OF CALERA _____ DATE 2/21/03

PLANNING COMMISSION, CITY OF CALERA _____ DATE 2/21/03

GENERAL NOTES:

1. ALL WORK TO COMPLY WITH THE CITY OF CALERA MINIMUM REQUIREMENTS.
2. CONTRACTOR SHALL HAVE APPROVAL OF ALL AGENCIES INVOLVED PRIOR TO START OF CONSTRUCTION.
3. CONTRACTOR AND/OR DEVELOPER WILL BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION.
4. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES.
5. CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING BUILDING SITE FREE OF DRAINAGE PROBLEMS.
6. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE CITY OF CALERA PLANNING COMMISSION.
7. ALL UTILITIES WITHIN THE ROADWAY SHALL BE BACKFILLED WITH STONE.
8. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO COORDINATE THE PLACEMENT OF UTILITIES IN THE ROAD RIGHT-OF-WAY.
9. THE ONLY MORTGAGE HELD ON THIS PROPERTY IS BY 'NATIONAL BANK OF COMMERCE'.
10. THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE 'C' AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAP (PANEL NUMBER 010191-0135-B), DATED SEPTEMBER 16, 1982.
11. ALL EASEMENTS FOR UTILITIES AND DRAINAGE UNLESS NOTED AS ALLEY.
12. ALL ALLEYS, AND THEIR INCLUDED DRAINAGE FACILITIES ARE THE RESPONSIBILITY OF THE PROPERTY OWNERS.
13. FRONT SETBACKS SHALL BE 15' AND SIDE SETBACKS SHALL BE 10' BETWEEN STRUCTURES.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C1	32.21	225.00	S43°44'51"E	32.19	08°12'10"
C2	53.93	325.00	S34°53'32"E	53.87	09°30'27"
C3	64.64	965.00	N35°23'25"W	64.62	03°50'16"
C4	39.36	965.00	N38°28'39"W	39.35	02°20'12"

20030221000080 Pg 1/1 $18.00
Shelby County, AL
02/21/2003 10:58:00 FILED/CERTIFIED