

SURVEY CERTIFICATION

Re: Stephanie Malick Robinson and Robert Morgan Robinson

Property Address: 186 Carrington Lane , Calera , Alabama 35040

Loan Number: 1067831

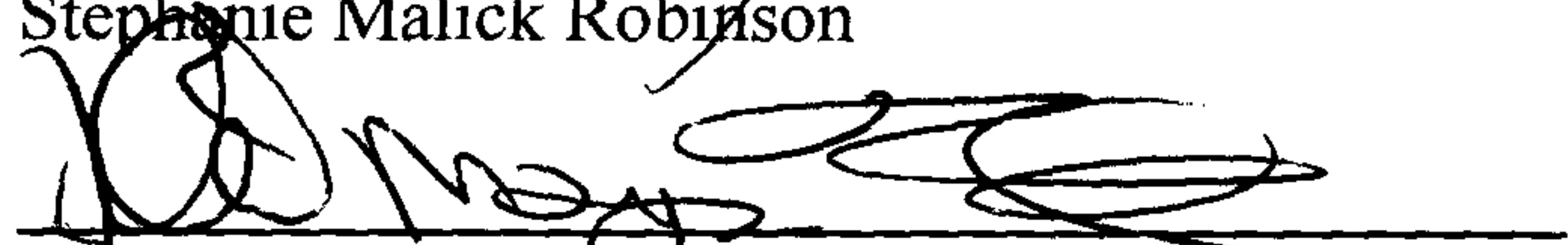
This is to certify that the undersigned have examined and approved the attached survey on the subject property.

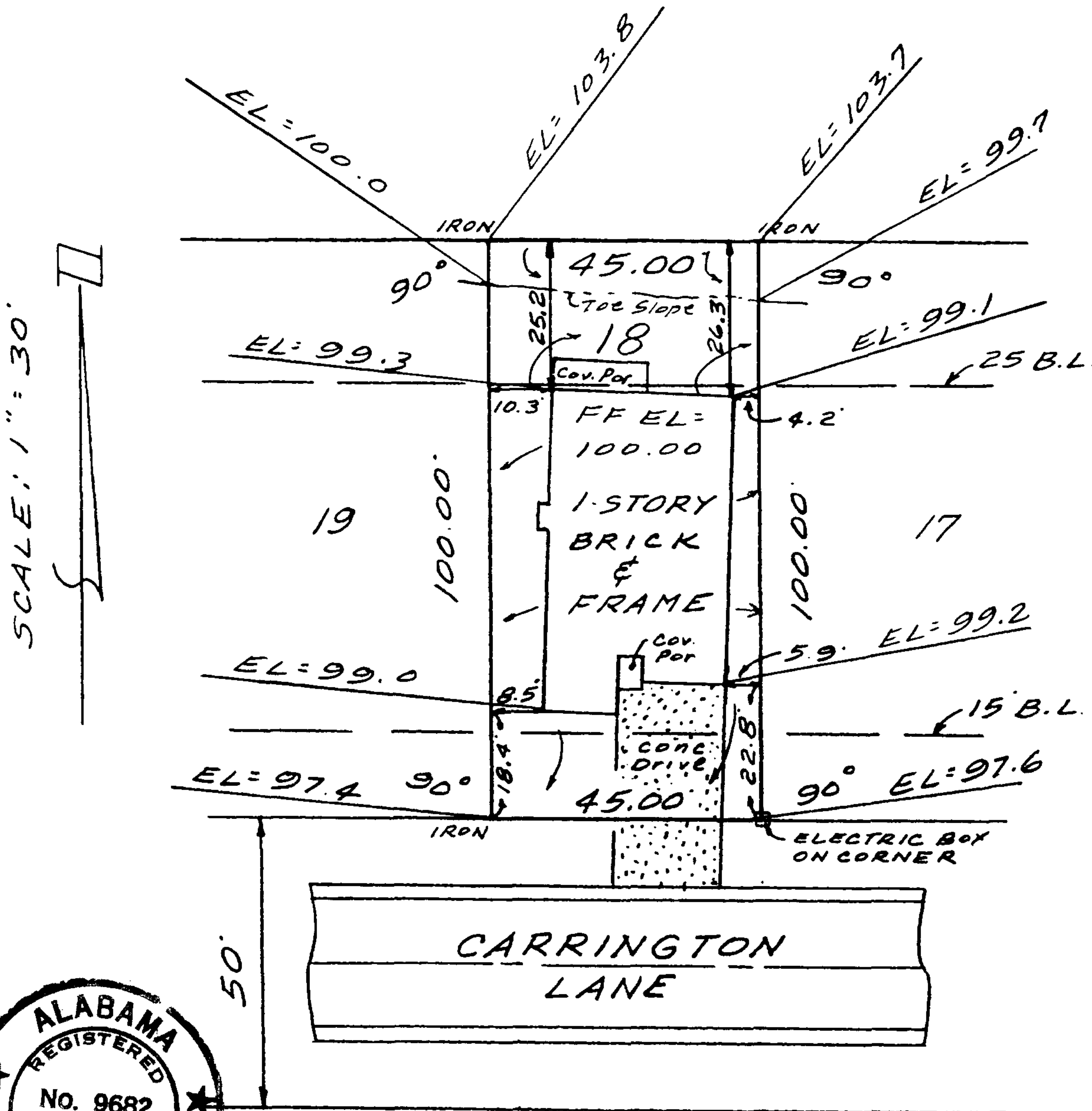
I/we are aware of the encroachment(s) and/or irregularities shown on the attached survey, to-wit:

- ☐ The fence or fences do not follow the true property lines;
- ☐ The driveway and/or parking/turnaround pad encroaches upon an easement;
- ☐ The fence is in an easement.
- ☒ **The covered porch violates the building set back line. The undersigned acknowledges receiving a copy of the variances which allow the house to be located on the property as is located.**

I agree to hold Central Pacific Mortgage Company, its successors and/or assigns, and Proforma Title harmless from any damages or loss arising from the above said encroachment(s) and further agree to remove or relocate same if called upon by lender or its assignee.

I/we hereby acknowledge receipt of this Survey Certification this 14th day of March, 2003.


Stephanie Malick Robinson

Robert Morgan Robinson



STATE OF ALABAMA
JEFFERSON COUNTY

I, J. Albert Hill, a Registered Land Surveyor in Birmingham, Alabama, hereby certify 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 and that this is a true and correct map of:

Lot 18 Block - RESURVEY OF CARRINGTON SECTOR II
as recorded in Map Book 26 Page 141 in the Probate Office of SHELBY County, Alabama. The correct street address is 186 CARRINGTON LANE according to my survey this 6TH day of MARCH 2003
Purchaser: ROBINSON

HILL SURVEYING COMPANY
2301-A Second Avenue North
Birmingham, Alabama 35203
205-326-3388

"FLOOD ZONE C"

J. Albert Hill
J. Albert Hill
Alabama Reg. No. 9682

Invoice No. 030194 B

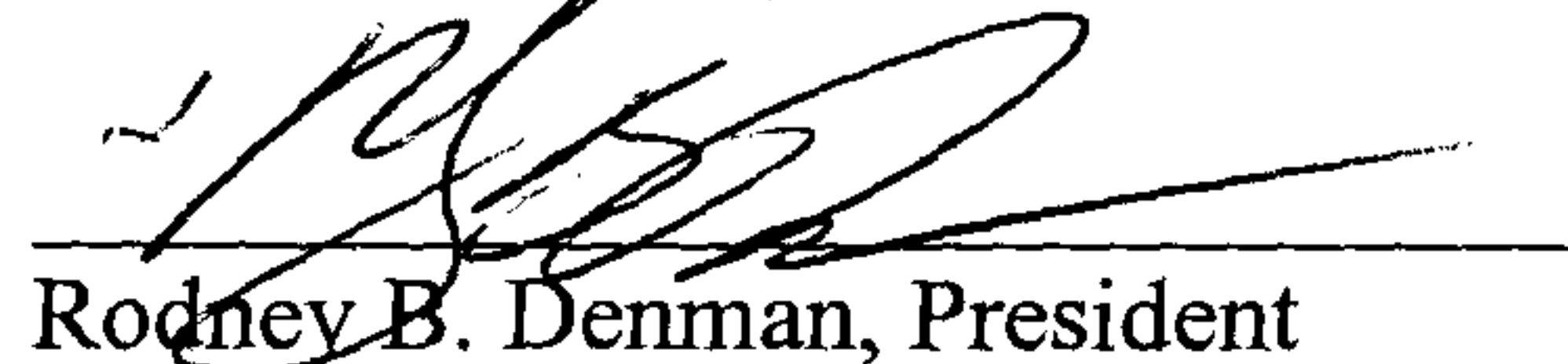
AFFIDAVIT OF VARIANCE

I am Rodney Denman, President of Denman Builders, Inc. and I am the owner of the following described property:

Lot 18, according to the Survey of Carrington, Sector II, as recorded in Map Book 25, Page 17, in the Probate Office of Shelby County, Alabama.

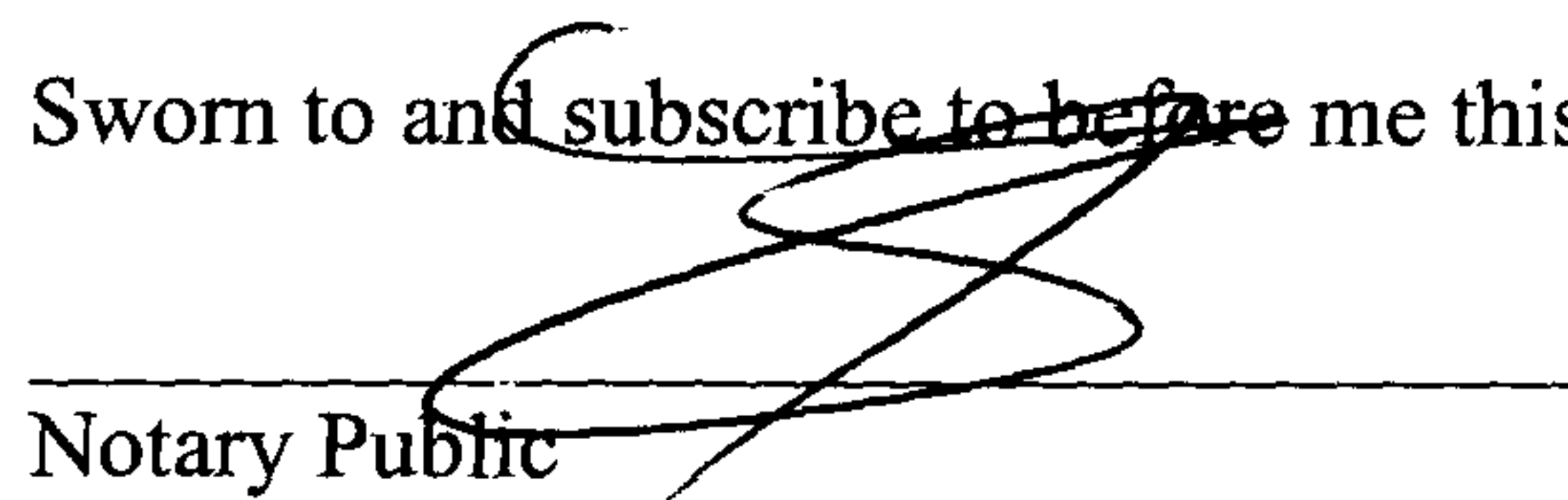
During the construction of the improvements on the above described property it was necessary to move the house further back on the lot. A variance has been obtained from the Developer of the subdivision (see attached copy) and the City of Calera (see attached letter dated March 17, 2003, from Mike Wood).

Denman Builders, Inc.



Rodney B. Denman, President

Sworn to and ~~subscribe to before~~ me this 14th day of March, 2003.



Notary Public

my commission expires:

COURTNEY H. MASON, JR.
COMMISSION EXPIRES MARCH 5, 2007

VARIANCE OF SET-BACK LINE

I, THE UNDERSIGNED, AM ONE OF THE DEVELOPERS UNDER THE DECLARATION OF PROTECTIVE COVENANTS, & RESTRICTIONS OF CARRINGTON, SECTOR II, RECORDED INSTRUMENT #1999-29699 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. UNDER SAID COVENANTS I HAVE THE POWER TO AMEND SET-BACK LINES AND RESTRICTIVE COVENANTS IN SAID SUBDIVISION.

I HAVE SEEN THE ATTACHED SURVEY DATED March 6, 2003, AND PREPARED BY ALBERT J. HILL ON LOT 18, CARRINGTON, SECTOR II, AS RECORDED IN MAP BOOK 25 PAGE 17 IN THE OFFICE OF THE JUDGE OF PROBATE IN 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.

FORESIGHT DEVELOPMENT, LLC
DEVELOPER


PAUL J. SPINA, JR., MEMBER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 1st DAY OF MARCH, 2003



NOTARY PUBLIC

MY COMMISSION EXPIRES:

3/5/07

COURTNEY H. MASON, JR.
COMMISSION EXPIRES MARCH 5, 2007

City of Calera

GEORGE W. ROY
Mayor

LINDA STEELE
City Clerk

JIM FINN
Police Chief

DAVID L. JONES
Public Works Director

MICHAEL WOOD
Building Official

MIKE KENT
Zoning Official



COUNCIL MEMBERS:

ARTHUR DAVIS

LEMOYNE GLASGOW

WINFRED JONES

BOBBY PHILLIPS

TOMMIE L. CADLE MORRISON

Attn: Ms. Courtney Mason

March 17, 2003

To Whom It May Concern:

Just wanted to inform you that lot 18 of the Carrington Subdivision is governed by the old RG regulations of the City of Calera. However we have attached a copy showing where the rear setbacks were modified in Article VII Section C. Please refer back to these regulations for any future problems that may arise.

If you have any questions, please do not hesitate to contact me.

Thank You,

Mike Wood

Attachment 1

POST OFFICE BOX 187 • CALERA, ALABAMA 35040

OFFICE (205) 668-3638 • MAYOR (205) 668-3500 • FAX (205) 668-0921 • Email: www.cityofcalera.org

"Large enough to be progressively aware, yet small enough to still care"

ARTICLE VII

SUPPLEMENTAL REGULATIONS

Section 1.00 Area Modification for Lots of Record

The Calera Zoning Board of Adjustment shall approve all proposed development involving non-conforming lots of record. [See Article V, General Regulations, Section 2.00 and subsection 2.01]

Section 2.00 General Yard Requirements

A. Every part of a required yard shall be open to the sky, unobstructed by any structure or part thereof, and, unoccupied for storage, servicing or similar uses, except as provided for herein.

B. More than one (1) multiple dwelling, office, institutional, industrial or public building may be located upon a lot or tract of land, but such dwellings shall not encroach upon the front, side or rear yards required by the district regulations.

C. In certain cases the Building Official can modify the front and the rear yard requirements to a point of no more than (5) five feet, in any district. A distance over this will have to go to the Board of Adjustments and Appeals for a variance approval, but the side yards must meet the requirements for the district in question.

2.01 Front Yard Modifications

- A. Where forty percent (40%) or more of the frontage on the same side of the street between two (2) intersecting streets is presently developed or may hereafter be developed with buildings that have (with a variation of five feet (5') or less) a front yard greater or lesser in depth than herein required, new buildings shall not be erected closer to the street than the average front yard so established by the existing dwelling.
- B. Where forty percent (40%) or more of the frontage on one (1) side of a street between two (2) intersecting streets is presently developed or may hereafter be developed with buildings that do not have a front yard as described below. The following shall apply:
 - 1. Where a building is to be erected on a parcel of land that is within one hundred feet (100') of existing buildings on both sides, the minimum front yard shall be a line drawn between the closest front corners of the adjacent buildings
 - 2. Where a building is to be erected on a parcel of land that is within one hundred feet (100') of an existing building on one (1) side only, such building may be erected as close to the street as the existing building
- C. Through lots shall provide the required front yard on both sides.
- D. Corner lots shall provide a front yard on each street.