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FINAL PLAT

STONEYKIRK

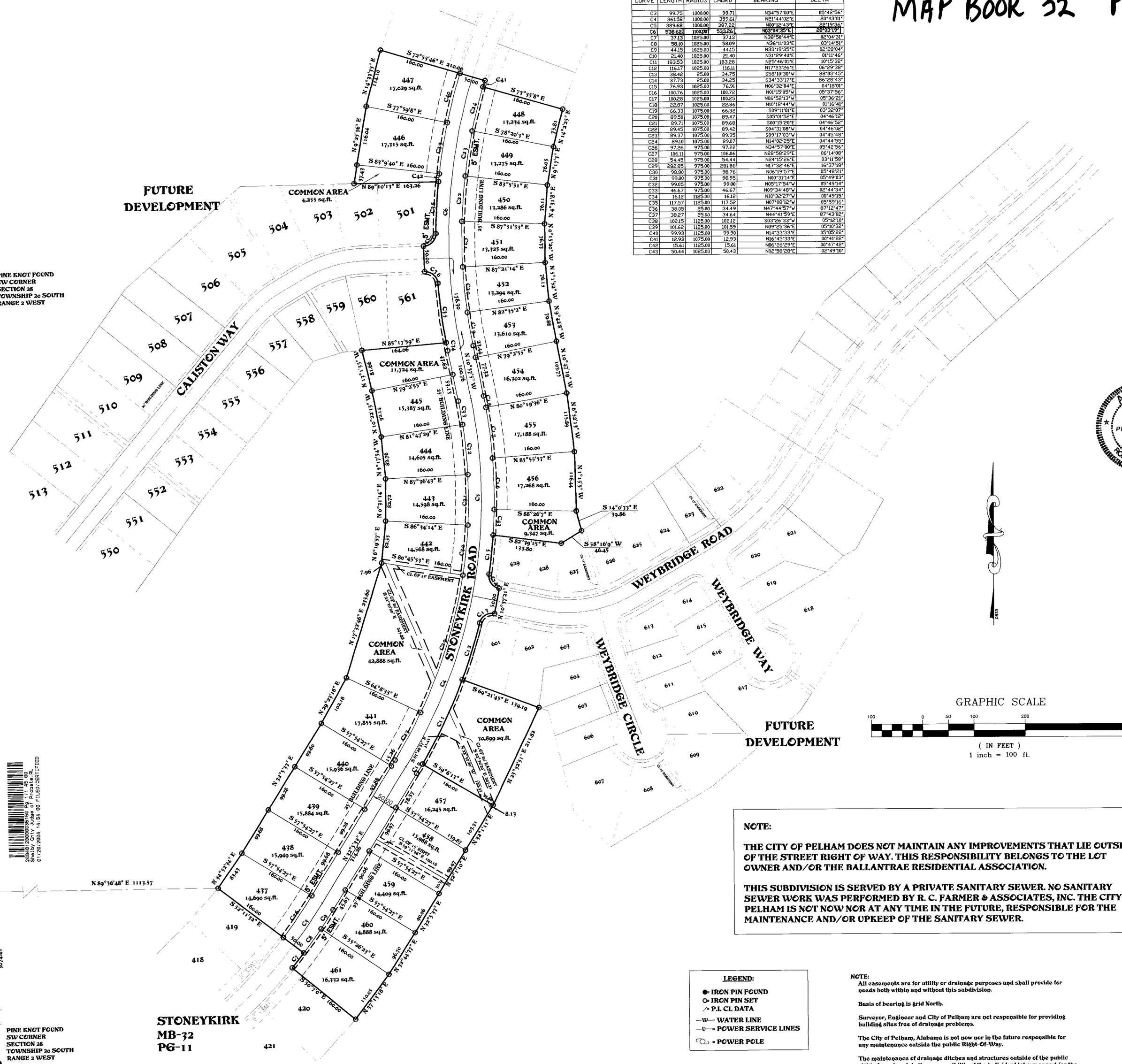
AT BALLANTRAE PHASE 2

A SINGLE FAMILY RESIDENTIAL SUBDIVISION SITUATED IN SECTIONS 28, 29 & 32 , TOWNSHIP 20 SOUTH, RANGE 2 WEST CITY OF PELHAM, SHELBY COUNTY, ALABAMA.

PREPARED FOR:
MOBLEY DEVELOPMENT, INC
2101 4TH AVE SOUTH
SUITE 200
BIRMINGHAM, AL 35233
(205)-327-5700

PREPARED BY:
R. C. FARMER & ASSOCIATES, INC.
246 YEAGER PARKWAY
PELHAM, AL 35124
TEL. 664-2566

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C3	99.75	1000.00	99.71	N34°57'00"E	05°42'56"
C4	361.58	1000.00	359.61	N21°44'02"E	20°43'01"
C5	389.68	1000.00	387.22	N00°12'43"E	22°19'36"
C6	536.62	1000.00	533.26	N37°04'35"E	30°44'19"
C7	37.13	1025.00	37.13	N38°50'44"E	02°04'31"
C8	58.10	1025.00	58.09	N36°11'03"E	03°14'59"
C9	44.15	1025.00	44.15	N33°19'35"E	02°28'04"
C10	21.40	1025.00	21.40	N31°29'40"E	01°11'46"
C11	183.53	1025.00	183.28	N25°46'01"E	10°15'38"
C12	116.17	1025.00	116.11	N17°23'26"E	06°29'38"
C13	38.42	25.00	34.75	S58°10'30"W	88°03'45"
C14	37.73	25.00	34.25	S34°33'17"E	86°26'43"
C15	76.93	1025.00	76.91	N06°32'04"E	04°18'08"
C16	100.74	1025.00	100.72	N01°15'05"W	05°37'56"
C17	100.28	1025.00	100.25	N06°52'13"W	05°36'21"
C18	22.87	1025.00	22.86	N10°18'44"W	01°16'41"
C19	66.33	1075.00	66.32	S09°11'10"E	03°32'07"
C20	89.50	1075.00	89.47	S05°01'52"E	04°46'12"
C21	89.71	1075.00	89.68	S00°17'20"E	04°46'52"
C22	89.45	1075.00	89.42	S04°31'08"W	04°46'02"
C23	89.37	1075.00	89.35	S09°17'03"W	04°45'48"
C24	89.10	1075.00	89.07	N14°02'25"E	04°44'53"
C26	97.26	975.00	97.22	N34°57'00"E	05°42'56"
C27	106.11	975.00	106.06	N28°59'23"E	06°14'08"
C28	54.45	975.00	54.44	N24°15'26"E	03°11'58"
C29	282.95	975.00	281.86	N17°32'46"E	16°37'18"
C30	98.80	975.00	98.76	N06°19'57"E	05°48'21"
C31	99.00	975.00	98.95	N00°31'14"E	05°49'03"
C32	99.05	975.00	99.00	N05°17'54"W	05°49'14"
C33	46.67	975.00	46.67	N09°34'49"W	02°44'34"
C34	16.12	1125.00	16.12	N10°32'27"W	00°49'15"
C35	117.57	1125.00	117.52	N07°08'12"W	05°59'16"
C36	38.05	25.00	34.49	N47°44'57"W	87°12'47"
C37	38.27	25.00	34.64	N44°41'55"E	87°43'02"
C38	102.15	1125.00	102.12	S03°26'33"W	05°12'00"
C39	101.62	1125.00	101.59	N09°25'36"E	05°10'32"
C40	99.93	1125.00	99.90	N14°33'33"E	05°05'22"
C41	12.93	1075.00	12.93	N16°45'33"E	00°41'22"
C42	15.61	1125.00	15.61	N06°26'29"E	00°47'42"
C43	50.44	1025.00	50.43	N02°58'28"E	02°49'10"



NOTE:

THE CITY OF PELHAM DOES NOT MAINTAIN ANY IMPROVEMENTS THAT LIE OUTSIDE OF THE STREET RIGHT OF WAY. THIS RESPONSIBILITY BELONGS TO THE LOT OWNER AND/OR THE BALLANTRAE RESIDENTIAL ASSOCIATION.

THIS SUBDIVISION IS SERVED BY A PRIVATE SANITARY SEWER. NO SANITARY SEWER WORK WAS PERFORMED BY R. C. FARMER & ASSOCIATES, INC. THE CITY OF PELHAM IS NOT NOW NOR AT ANY TIME IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE AND/OR UPKEEP OF THE SANITARY SEWER.

LEGEND:

- ● IRON PIN FOUND
- ○ IRON PIN SET
- P.I. CL DATA
- —W— WATER LINE
- —O— POWER SERVICE LINES
- = POWER POLE

NOTE:

All easements are for utility or drainage purposes and shall provide for needs both within and without this subdivision.

Basis of bearing is grid North.

Surveyor, Engineer and City of Pelham are not responsible for providing building sites free of drainage problems.

The City of Pelham, Alabama is not now nor in the future responsible for any maintenance outside the public Right-Of-Way.

The maintenance of drainage ditches and structures outside of the public right of way is solely the responsibility of the individual lot owner and/or the Ballantrae Residential Association.

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, Robert C. Farmer, Professional Land Surveyor, State of Alabama, and Mobley Development, INC. 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 owner; that this plat or map is a true and correct map of lands shown therein known as STONEYKIRK AT BALLANTRAE - PHASE 2, 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 owners also certify that they are the owners of said lands and that the same are not subject to any mortgage. 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 Surveying in the State of Alabama to the best of my knowledge, information, and belief.

In witness thereof, said surveyor executed these presents this 8th day of January 2004.

By: Robert C. Farmer
Robert C. Farmer, P.L.S.
Ala Reg No 14720

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

I, the undersigned, 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 8th day of January 2004.

Notary Public

MY COMMISSION EXPIRES My Commission Expires June 28, 2007

By: Steven Mobley DATE 1-8-04
Mobley Development, INC
J. Steven Mobley, President

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Steve Mobley, whose name is signed to the foregoing certificate as president, 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 8th day of January, 2004.

Kenneth W. Walker
Notary Public

MY COMMISSION EXPIRES 4/26/05

BE IT RESOLVED, by the City of Pelham that the assent of the body be, and the same hereby is, given to the dedication of the streets as shown on plat or map of STONEYKIRK AT BALLANTRAE - PHASE 2, which said plat or map is certified to have been made by Robert C. Farmer as surveyor, at the instance of Mobley Development, Inc. 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 Peggy Date, City Clerk.

Bobby Hayes Date 1/12/04
Mayor, City of Pelham

Date 1-20-04
Director, Public Works

Date 1/12/04
Pelham Planning Commission

Peggy Date Date 1/12/04
City Clerk
City of Pelham

Instrument 2004012000018390 Pg 11 of 11 Bk 0 Pg 0
Shelby County Judge of Probate, AL
01/20/2004 14:54:00 FILED/CERTIFIED