Map Book 32 pg. 138

A RESURVEY OF
LOTS 8 THRU 22
OF
EMERALD PARC
PHASE II
AS RECORDED IN MAPBOOK 32 PAGE 65 AND
LOTS 33 THRU 37
OF
EMERALD PARC
AS RECORDED IN MAPBOOK 29 PAGE 47

A Single Family Residential Subdivision
Situated in the SW 1/4 of Section 16,
Township 20 South, Range 1 West
City of Chelsea, Shelby County, Alabama

DEVELOPER:
EMERALD PARC, LLC
P.O. BOX 471
CHELSEA, AL 35043
(205) 678-6519

PREPARED BY:
R.C. Farmer and Associates, Inc.
246 YEAGER PARKWAY
PELHAM, AL. 35124
TP 205-664-2566 : FAX 664-2616

20040302000106370 Pg 1/1 36.00
Shelby Cnty Judge of Probate,AL
03/02/2004 09:43:00 FILED/CERTIFIED

THE PURPOSE OF THIS RESURVEY IS TO EXTEND LOT LINES TO LAKE SHORE LINE.

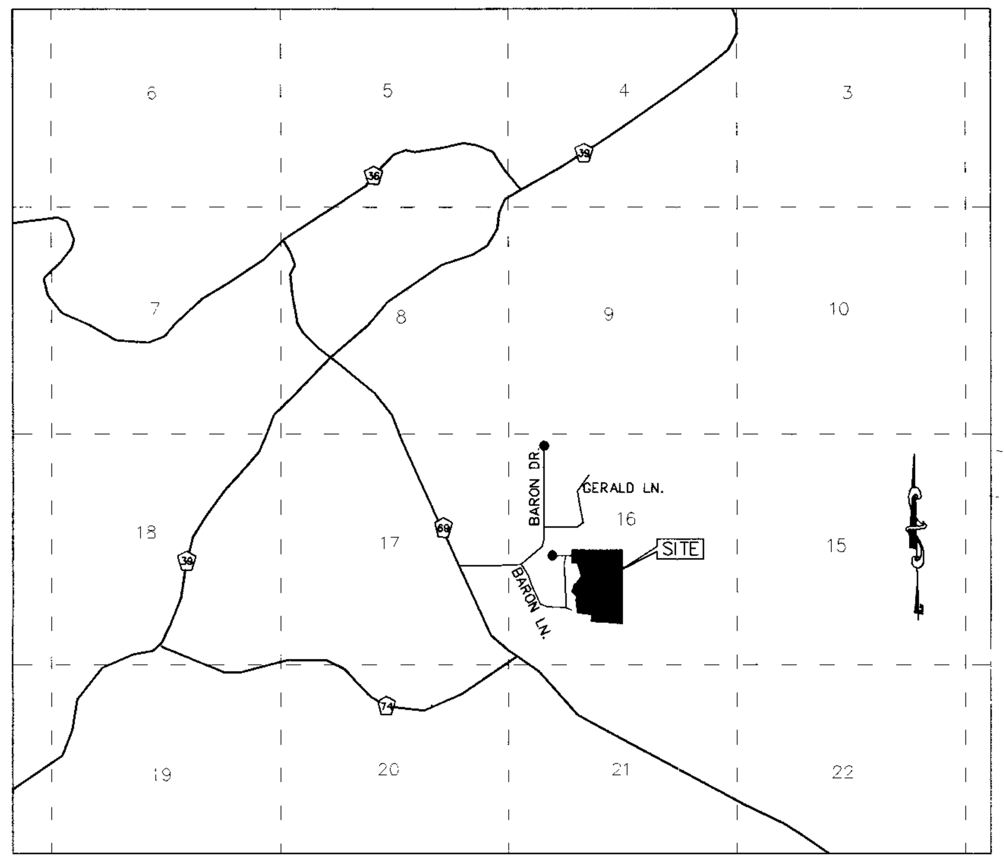
LINE TABLE

CURVE	LENGTH	BEARING
L1	63.53	S08°22'20"E
L2	54.97	S02°39'11"W
L3	51.74	S10°34'48"W
L4	107.64	N24°40'55"E
L5	19.28	S63°45'29"E
L6	76.93	N89°10'13"E
L7	60.22	S38°51'24"W

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C1	18.50	375.00	N88°50'03"E	18.50	02°49'37"
C2	11.64	425.00	S88°12'19"W	11.64	01°34'08"
C3	38.54	25.00	S46°05'30"W	34.84	88°19'55"
C4	49.87	250.00	N07°38'27"E	49.79	11°25'49"
C5	10.89	425.00	N89°30'50"E	10.88	01°28'03"
C6	10.08	425.00	N88°06'02"E	10.08	01°21'34"
C7	10.27	375.00	S88°12'19"W	10.27	01°34'08"
C8	41.81	25.00	N43°06'11"W	37.10	95°48'52"
C9	53.28	525.00	S01°53'49"W	53.25	05°48'52"
C10	37.05	275.00	N02°50'57"E	37.02	07°43'08"
C11	41.82	275.00	N11°03'55"E	41.78	08°42'49"
C12	52.28	325.00	S10°48'50"W	52.22	09°13'00"
C13	64.57	275.00	N12°55'55"E	64.42	13°27'09"
C14	36.06	325.00	N16°28'47"E	36.04	06°21'25"
C15	40.25	325.00	N09°45'12"E	40.22	07°05'45"
C16	44.24	275.00	S10°48'50"W	44.19	09°13'00"
C17	93.21	325.00	N07°12'21"E	92.89	16°25'57"
C18	48.20	475.00	S01°53'49"W	48.18	05°48'52"
C19	36.73	25.00	S46°53'49"W	33.52	84°11'08"
C20	70.48	252.00	N36°29'19"W	70.25	16°01'29"
C21	19.74	400.00	N88°50'03"E	19.73	02°49'37"
C22	10.95	400.00	S88°12'19"W	10.95	01°34'08"
C23	50.74	500.00	S01°53'49"W	50.72	05°48'52"
C24	86.04	300.00	N07°12'22"E	85.75	16°25'56"
C25	48.26	300.00	S10°48'50"W	48.21	09°13'00"
C26	70.44	300.00	N12°55'55"E	70.28	13°27'09"
C27	113.92	245.88	N19°52'59"E	112.90	26°32'45"
C28	119.79	220.00	N17°32'06"E	118.32	31°11'06"
C29	100.02	215.88	N19°52'59"E	99.13	26°32'45"
C30	86.30	250.00	N23°14'42"E	85.87	19°46'41"

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

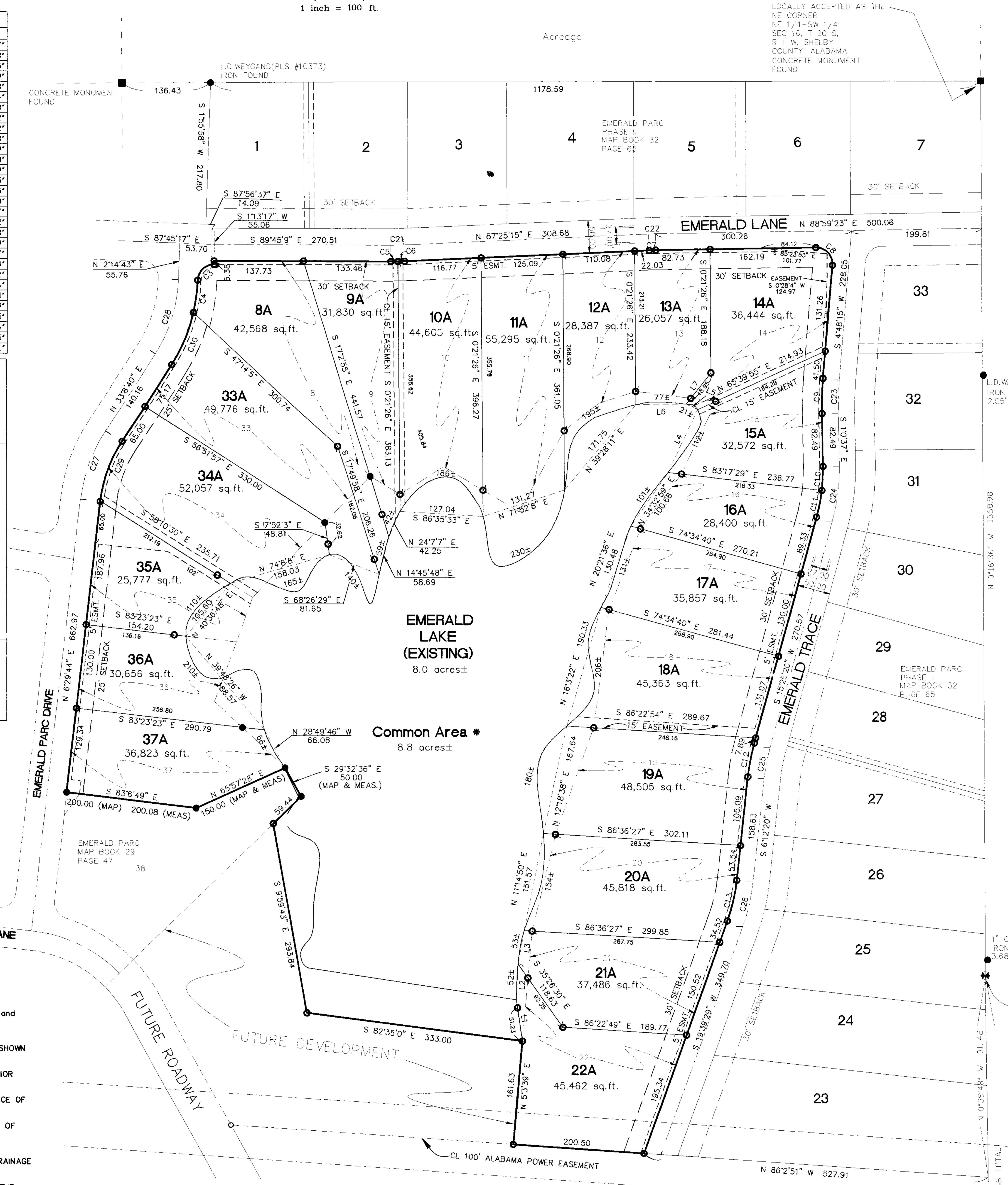


VICINITY MAP
(N.T.S.)

* COMMON AREA AS DESCRIBED IN SUBDIVISION COVENANTS.

LEGEND

- = SURVEY CLOSURE LINE
- = CONCRETE MONUMENT FOUND
- = 5/8" REBAR SET WITH CAP
- = PINE KNOT FOUND



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

CITY OF CHELSEA NOTES:

1. CITY OF CHELSEA IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.

2. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE CITY OF CHELSEA PLANNING COMMISSION.

3. CITY OF CHELSEA IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT.

4. CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR THE PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS.

5. CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.

6. ALL PARTS OF THIS MAP HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.

7. BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING.

8. MAINTENANCE OF COMMON AREAS, EASEMENTS AND DETENTION FACILITIES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION FOR SUNSET LAKE SUBDIVISION. SUCH MAINTENANCE RESPONSIBILITIES SHALL BE CLEARLY SPELLED OUT IN A COVENANT AGREEMENT TO BE FILED WITH THE "DEPARTMENT OF PLANNING & DEVELOPMENT" AT THE TIME OF FINAL PLAT APPROVAL. IN THE ABSENCE OF A RESPONSIBLE HOMEOWNER'S ASSOCIATION, THE DEVELOPER SHALL BE EXPECTED TO CORRECT ANY DEFICIENCIES.

9. THE SUBDIVISION SHOWN HEREON, INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS MAY OCCUR. R. C. FARMER/R. C. FARMER AND ASSOCIATES, INC, CITY OF CHELSEA, THE CITY OF CHELSEA ENGINEER, THE CITY OF CHELSEA PLANNING OTHER AGENTS, SERVANTS, OR EMPLOYEES OF CITY OF CHELSEA, ALABAMA, MAKE NO REPRESENTATIONS WHATSOEVER THAT THE SUBDIVISION LOTS AND STREETS ARE SAFE OR SUITABLE FOR RESIDENTIAL CONSTRUCTION, OR FOR ANY OTHER PURPOSES WHATSOEVER. THIS SUBDIVISION IS UNDERLAIN BY LIMESTONE AND THUS MAY BE SUSCEPTIBLE TO LIME SINK ACTIVITY EVEN THOUGH THERE IS NO VISIBLE EVIDENCE OF SINK HOLES ON THIS PROPERTY.

10. CITY OF CHELSEA, SURVEYORS AND ENGINEERS ARE NOT RESPONSIBLE FOR ANY ACCIDENTS THAT MAY HAPPEN AT EXISTING DRIVEWAYS.

REFERENCE SOURCES
INSTRUMENT #2001-50584
EMERALD PARC RECORD PLAT AS RECORDED IN MAPBOOK 29 PAGE 47.
EMERALD PARC PHASE II RECORD PLAT AS RECORDED IN MAPBOOK 32 PAGE 65.

NOTE:
SIDE LOT LINES SHALL INCREASE OR DECREASE IN LENGTH BASED ON FLUCTUATIONS IN WATER LEVEL. WATER'S EDGE IS THE REAR LOT LINE.

FLOOD ZONE:

THE PROPERTY DESCRIBED HEREIN IS LOCATED IN FLOOD HAZARD ZONE C, ACCORDING TO LATEST FLOOD INSURANCE RATE MAP OF SHELBY COUNTY, ALABAMA, COMMUNITY PANEL #010191 0080 B, DATED SEPTEMBER 16, 1982

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, Robert C. Farmer, licensed Professional Land Surveyor, State of Alabama, Emerald Parc, LLC, as owner of lots 33, 35-37 and 8-22, and H & T Homebuilders, hereby certifies 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 8 THRU 22 OF EMERALD PARC, PHASE II, AS RECORDED IN MAPBOOK 32 PAGE 65 AND LOTS 33 THRU 37 OF EMERALD PARC, AS RECORDED IN MAPBOOK 29 PAGE 47 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 certifies that he is the owner of said lands and that the same is not subject to any mortgage, except a mortgage held by Regions Bank. I 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 25 day of February, 2004.

By: [signature] Date 2/25/04
Robert C. Farmer, P.L.S.
Al Reg No 14720

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 25 day of February, 2004.

[signature]
Notary Public

By: [signature] Date 2/26/04
Rodney Davis, Member
Emerald Parc, LLC

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Rodney Davis, whose name is signed to the foregoing certificate, 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 26th day of February, 2004.

[signature]
Notary Public

By: [signature] Date 2-25-04
H & T Homebuilders
James W. Hamm, President

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, James W. Hamm, whose name is signed to the foregoing certificate, 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 25th day of Feb, 2004.

[signature] 11/21/2006
Notary Public

By: [signature] Date 2/25/04
Regions Bank, Mortgagee
Officer

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Anthony J Holmes, whose name is signed to the foregoing certificate, 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 25th day of Feb, 2004.

[signature] 11/21/2006
Notary Public

[signature] Date 3/1/04
City of Chelsea, Mayor

[signature] Date 3/1/04
City of Chelsea Engineer

[signature] Date 3/1/04
City of Chelsea Planning Commission

The lots on this plat are subject to approval or deletion by the Shelby County Health Department. The approvals may contain conditions pertaining to the sewage treatment system that restricts the use of the lots or obligate owners to special maintenance and reporting requirements. These conditions are on file with said health department and are made a part of this plat as if set out hereon.

[signature] Date 2-27-04
Shelby County Health Department

[signature] Date 3/1/04
Fire Captain

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