

Map Book 33 Page 51

RAY & GILLILAND, P.C.

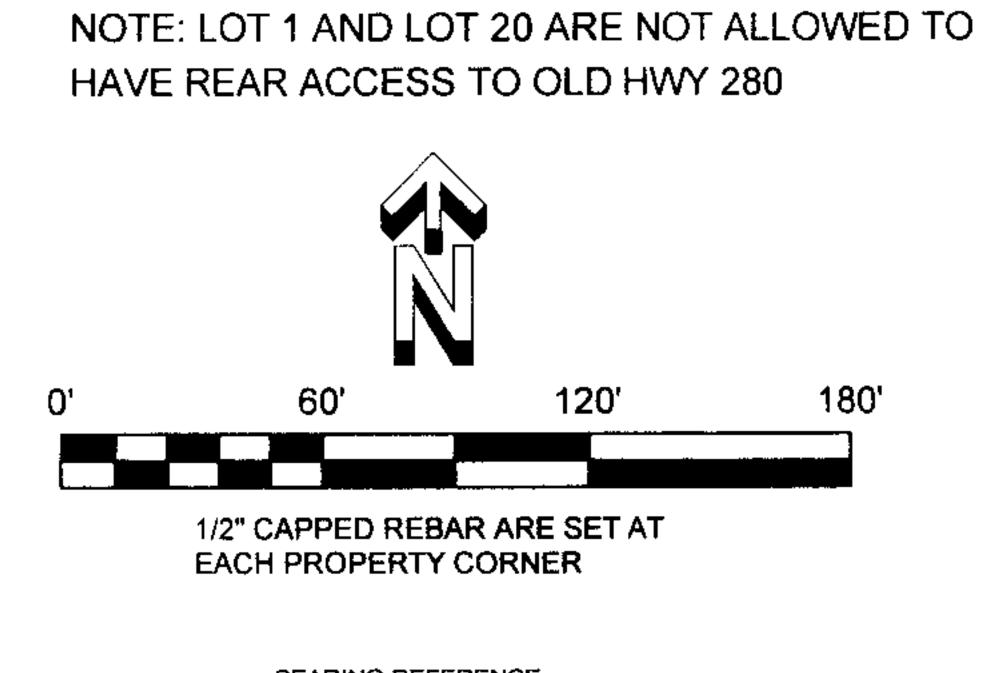
103 E FORT WILLIAMS ST.
P.O. BOX 1183
SYLACAUGA, ALABAMA 35150
FILE: SDEUPREE

DRAWN BY: CHRIS RAY
SCALE: 1°= 60'

TYPE OF SURVEY TOPOGRAPHIC
DATE: FIELD WORK 43040

FIELD WORK PERFORMED
APRIL, MAY 2003

CHELSEA SQUARE A RESIDENTIAL SUBDIVISION



BEARING REFERENCE

N03°50'00"W

EAST EDGE ALABAMA POWER CO. R/W
SURVEY BY LARRY CARVER

DATED 12/22/96

M = MEASURED ON GROUND

R = RECORDED (DEED, PLAT, ETC.)

M&R = MEASURED AND RECORDED

2.0' CONTOUR INTERVALS

	M = MEASURED ON GROUND R = RECORDED (DEED,PLAT,ETC.) M&R = MEASURED AND RECORDED 2.0' CONTOUR INTERVALS BASED ON NAD 83 DATUM
	DEVELOPER: SKIP DEUPREE & CO,INC (JAMES L. DEUPREE JR.)
	POSTED SPEED LIMIT (45 MPH) ROUTE)
19 20 \$\frac{499.65'}{88'34'04'' E}	1/2" REBAR IN PLACE L. CARVER
NW COR SECTION 29 T19S-R1E SHELBY CO.AL	S 03'50'00" E 80' RIGHT-U.S. HIGHWAY 280 (M&R) 390.27' (R) (M&R) 390.16' (M)
CURVE DATA	339:52 33 16. N 65:52 33 16.
C1 C2 L=79.62' L=153.21' R=225.00' R=225.00' Δ=20°16'31" Δ=39°00'52" C LEN=79.21' C LEN=150.27' BRG=S 13°58'15" Ε BRG=N 23°20'26" W	DOWER 18207.3 SQ. FT. DOWER 19203847. 1/2" CRIMP
C4 C5 L=39.27' L=39.27' R=25.00' R=25.00' =90°00'00" Δ=90°00'00" C LEN=35.36' C LEN=35.36'	TOP PIPE IN PLACE NOT TO PIPE IN PLACE NOT TO PIPE IN PLACE
BRG=N 48°50'00" W BRG=N 41°10'00" E	170° _{17'34} . LOT19 18185.4 SQ. FT.
1/2" REBAR IN PLACE! L. CARVER PLS# 15454	LOT 1 29941.3 SQ. FT.
STATE OF ALABAMA SHELBY COUNTY The contentioned decree M. Day a Resistered Land Supremer in the State of Alabama and SKIR DELIDREE	76. 37 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80' 106.80'
The undersigned, James M. Ray, a Registered Land Surveyor in the State of Alabama and SKIP DEUPREE & COMPANY, INC., owners, 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 were made at the instance of said owners; that this plat or map is a true and correct map of lands shown therein and known as CHELSEA SQUARE showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the	So Toy grantham roy grantham sterrett as sterrett as 35147 1" CRIMP TOP PIRE IN PLACE
boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the bearings length, width, and name of each street, as well as the number of each lot and block, 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 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.	Grand — 10 drainage as mr — — — — — — — — — — — — — — — — — —
Dated this the	8 LOT 2 18375.8 SQ. FT.
James M. Ray, Ala. Reg. No. 18383 Ray and Gilliland, P. C. Alabama Cert. No. CA-0114/LS James L. Deupree, Jr., President	152.55' N 86°10'00" E So.35' So
STATE OF ALABAMA SHELBY COUNTY I, Carol H. Roberts, a Notary Public in and for said County and State, do hereby certify that James M. Ray,	LOT 17 1/2' REBAR 1 in place 1/2' REBAR 1 in place 1 i
whose name is signed to the foregoing certificate as surveyor and who is known to me, acknowledged before me, on this date, that after having been duly informed on the contents of said certificate, he executed same voluntarily as such individual with full authority therefor. Given under my hand and seal this the day of day of 2004.	Some of the second of the se
Notary Public My Commission Expires: 8/18/95	started as the start of the sta
STATE OF ALABAMA SHELBY COUNTY James L. Deupree, Jr., President of Skip Deupree & Company, Inc., whose name is signed to the foregoing	LOT 4 88.75 15801 1 SO FT. LOT 16 98.75 15457.7 SQ. FT. 98.75 15457.7 SQ. FT. 98.75 15457.7 SQ. FT. 98.75 15457.7 SQ. FT.
certificate as owner and who is known to me, acknowledged before me, on this date, that after having been duly informed on the contents of said certificate, he executed same voluntarily as such individual with full authority therefor.	75. 15801.1 SQ. FT.
Notary Public My Commission Expires: 8 18 11	160.01' 160.01' C4 90.00' 79.84' future development future development
BE IT RESOLVED, by the City of Westover Commission that the assent of the body be, and the same hereby is given to the dedication of the streets, alleys, and public grounds as shown on plat or map of CHELSEA SQUARE which said plat or map is certified to have been made by James M. Ray, as surveyor, at the instance of SKIP DEUPREE & COMPANY, INC., as owner and has been exhibited to this Board;	UCT 5 224.84' 15001.1 SQ. FT. 93.75 15001.1 SQ. FT. 93.75 15001.1 SQ. FT. 160.84' 172" OPEN TOP PIPE IN PLACE sector two
said plat or map being further identified by a recital of the approval of this Board, signed by county Clerk, of even date herewith. Date	James w elliott 200 hwy 101 sterrett al 35147
STATE OF ALABAMA SHELBY COUNTY	CONTRACTOR SOLUTION OF THE SOL
Planning Commission. This the first day of May, 2004.	TO 15001.1 SQ. 11. 0
District Fire Chief Date	ST. LOT 7
Mortgage holder (The Bank) Date 4-16-04	
The lots on this plat are subject to approval or deletion by the Shelby County Health Department. The approval may contain conditions pertaining to the sewage treatment systme 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	D
a part of this plat as if set out hereon August Part Department Official Factor Department Official Total Official	LOT 9 1010-100-100-100-100-100-100-100-100-1
1279.20 EFERENCE EFENCE 1279.20	25253.2 SQ. FT. L=13.91' R=15.00' \Delta=53°07'48"
DISCLAIMER: AS THIS SUBDIVISION OF LAND OCCURED PRIOR TO THE ADDOPTION OF THE TOWN OF WESTOVER SUBDIVISION REGULATIONS, THE PLANNING COMMISSION OF THE TOWN OF WESTOVER HAS NOT REVIEWED, APPROVED, CERTIFIED OR INSPECTED THE SUBDIVIDING OF LAND HEREIN AND DOES NOT GUARANTEE OR ASSUME RESPONSIBILITY FOR THE	
REVIEW APPROVAL CERTIFICATION OR INSPECTION OF THIS SUBDIVISION OF LAND USE OF THIS INFORMATION IS VOLUNTARY AND RELIANCE ON IS SHOULD ONLY BE UNDERTAKEN AFTER AN INDEPENDENT REVIEW	53.38 5.56 AT AS 00.53.38 00.53.38 00.53.38
	L=13.91' R=15.00' A=53°07'48'' C LEN=13.42' L=13.91' R=15.00' A=53°07'48'' C LEN=13.42' A=53°07'48'' C LEN=13.42'' C L
	26992.4 SQ. FT. SQ SQ SQ SQ SQ SQ SQ S
NOTE: All easements are for utility and/or drainage purposes and shall provide for needs both within and	
without the subdivision. ALL LOTS SHALL BE GRADED BY THE DEVELOPER AND BUILDERS IN THE SUBDIVISION TO DRAIN PROPERLY AND TO NOT CAUSE AN ADVERSE AFFECT TO ADJACENT PROPERTY.	LOT 10
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	33948.1 SQ. FT. LOT11 1.73 ACRES
MAINTENANCE OF COMMON AREAS, EASEMENTS AND DETENTION FACILITIES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION FOR CHELSEA SQUARE SUCH MAINTENANCE RESPONSIBILITIES SHALL BE CLEARLY SPELLED OUT IN A COVENANT AGREEMENT TO BE FILED IN THE OFFICE OF THE JUDGE OF PROABTE AT THE TIME OF FINAL PLAT APPROVAL. IN THE ABSENCE OF A RESPONSIBLE HOMEOWNER'S ASSOCIATION, THE DEVELOPER SHALL BE EXPECTED	158.02' S 83°25'00" E 174.84' LOT 12 2.71 ACRES
TO CORRECT ANY DEFICIENCIES. PURPOSE OF DEVELOPMENT IS FOR RESIDENTIAL HOMES MORTGAGE HOLDER- THE BANK	Na € 8 a a a a a a a a a a a a a a a a a
CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS THE CITY OF WESTOVER NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT-OF-WAY AND SHIPTHER SHIPDINGSION OF ANY PARCEL SHOWN HEREON SHALL RE ALL OWER.	property of duane smill association and the second second association associat
NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE CITY OF WESTOVER PLANNING COMMISSION CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF EROSION SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR THE PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS.	COMMON AREA COMMON AREA Signature Signatu
PRIVATE DRIVEWAYS INTERSECTING COUNTY ROADS SHALL HAVE A MINIMUM RADIUS OF 25 FEET DEVELOPER TO EMPLOY BEST MANAGEMENT PRACTICES FOR EROSION CONTROL DURING DEVELOPMENT THE CITY OF WESTOVER IS NOT NOW NOR WILL BE IN THE FUTURE RESPONSIBLE FOR THE	RED AND WHITE PAINTED LINE 232.13' 1 1/4" PIPE
THE CITY OF WESTOVER IS NOT NOW, NOR WILL BE IN THE FUTURE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT ALL UTILITIES WITHIN THE ROADWAY SHALL BE BACKFILLED WITH STONE ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH SHELBY COUNTY SPECIFICATIONS	IN PLACE L. CARVER property owner. alabama power co
U.S 280 ——TO BIRMINGHAM	ALABAMA POWER COMPANY PROPERTY ALABAMA POWER COMPANY PROPERTY 724.82' (M) N 81.09.34" W