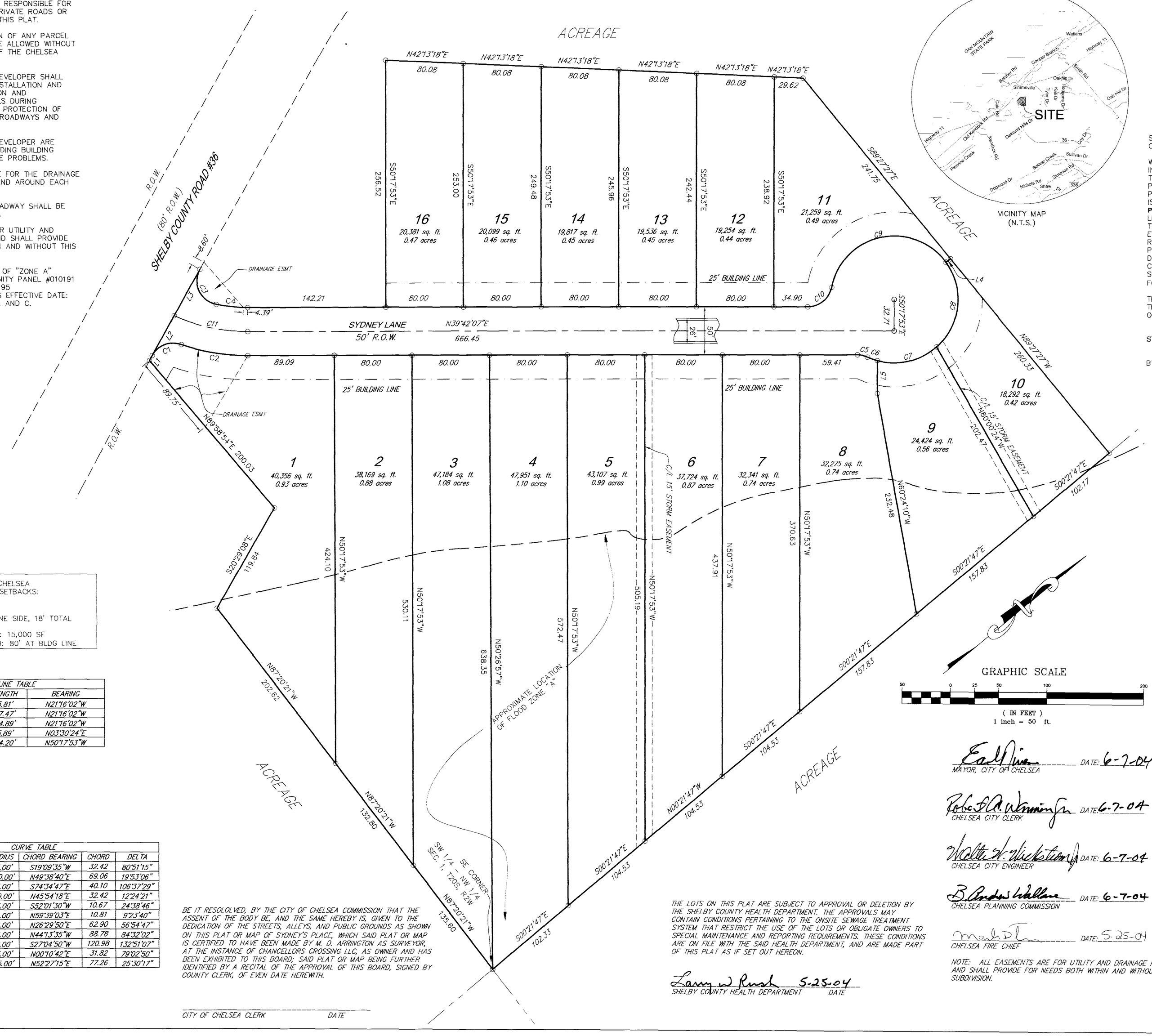
Map Book 33 pg 74

1. THE 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.
2. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HERON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE CHELSEA PLANNING COMMISSION.
3. 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.
4. CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.
5. BUILDER IS RESPONSIBLE FOR THE DRAINAGE OF EACH LOT, AND IN AND AROUND EACH BUILDING.
6. ALL UTILITIES WITHIN ROADWAY SHALL BE BACKFILLED WITH STONE.
7. ALL EASEMENTS ARE FOR UTILITY AND DRAINAGE PURPOSES AND SHALL PROVIDE FOR NEEDS BOTH WITHIN AND WITHOUT THIS SUBDIVISION.
8. APPROXIMATE LOCATION OF "ZONE A" BASED ON FIRM COMMUNITY PANEL #010191 0075B, PANEL 75 OF 195 UNINCORPORATED AREAS EFFECTIVE DATE: SEPT. 16, 1982, ZONE A AND C.



ZONING: R-2 CHELSEA
MIN. BUILDING SETBACKS:
FRONT 25'
REAR 25'
SIDE 8' ONE SIDE, 18' TOTAL

MIN. LOT AREA: 15,000 SF
MIN. LOT WIDTH: 80' AT BLDG LINE

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.81'	N21°16'02"W
L2	47.47'	N21°16'02"W
L3	54.89'	N21°16'02"W
L4	5.89'	N03°30'24"E
L5	34.20'	N50°17'53"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C1	35.28'	25.00'	S19°09'35"W	32.42	80°51'15"
C2	69.41'	200.00'	N49°38'40"E	69.06	19°53'06"
C3	46.52'	25.00'	S74°34'47"E	40.10	106°37'29"
C4	32.48'	150.00'	N45°54'18"E	32.42	12°24'21"
C5	10.75'	25.00'	S52°01'30"W	10.67	24°38'46"
C6	10.82'	66.00'	N59°39'03"E	10.81	9°23'40"
C7	65.56'	66.00'	N26°29'50"E	62.90	56°54'47"
C8	97.38'	66.00'	N44°13'35"W	88.78	84°32'02"
C9	153.03'	66.00'	S27°04'50"W	120.98	132°51'07"
C10	34.49'	25.00'	N00°10'42"E	31.82	79°02'50"
C11	77.90'	175.00'	N52°27'15"E	77.26	25°30'17"

BE IT RESOLOVED, BY THE CITY OF CHELSEA 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 THIS PLAT OR MAP OF SYDNEY'S PLACE, WHICH SAID PLAT OR MAP IS CERTIFIED TO HAVE BEEN MADE BY M. D. ARRINGTON AS SURVEYOR, AT THE INSTANCE OF CHANCELLORS CROSSING LLC, 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 COUNTY CLERK, OF EVEN DATE HEREWITH.

CITY OF CHELSEA CLERK DATE

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 ONSITE SEWAGE TREATMENT SYSTEM THAT RESTRICT THE USE OF THE LOTS OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS. THESE CONDITIONS ARE ON FILE WITH THE SAID HEALTH DEPARTMENT, AND ARE MADE PART OF THIS PLAT AS IF SET OUT HEREON.

Larry W Rush 5-25-04
SHELBY COUNTY HEALTH DEPARTMENT DATE

VICINITY MAP
(N.T.S.)

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

Earl Niven DATE: 6-7-04
MAYOR, CITY OF CHELSEA

Robert A. Winnington Jr. DATE 6-7-04
CHELSEA CITY CLERK

Walter W. Wickstrom DATE: 6-7-04
CHELSEA CITY ENGINEER

B. Andrew Wallace DATE: 6-7-04
CHELSEA PLANNING COMMISSION

Mark D. [illegible] DATE: 5-25-04
CHELSEA FIRE CHIEF

NOTE: ALL EASEMENTS ARE FOR UTILITY AND DRAINAGE PURPOSES AND SHALL PROVIDE FOR NEEDS BOTH WITHIN AND WITHOUT THIS SUBDIVISION.

A SINGLE FAMILY SUBDIVISION

SYDNEY'S PLACE

SITUATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA

PREPARED FOR:
MR. GARY THOMPSON JR
414 BUSNESS CENTER DRIVE
BIRMINGHAM, AL 35244

STATE OF ALABAMA
CITY OF CHELSEA

WE, THE UNDERSIGNED, M. D. ARRINGTON, A REGISTERED ENGINEER AND LAND SURVEYOR, IN THE STATE OF ALABAMA, AND CHANCELLORS CROSSING LLC., OWNER, HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THAT THIS MAP OR PLAT 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 **SYDNEY'S PLACE,** AND SHOWING THE SUBDIVISIONS INTO WHICH IT DIVIDES SAID LAND, GIVING LENGTHS AND ANGLES OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER, SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS, GIVING THE LENGTH, WIDTH, AND NAME OF EACH STREET AS WELL AS THE NUMBER OF EACH LOT AND BLOCK, AND SHOWING THE RELATIONSHIP OF THE LANDS SO PLOTTED 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 CERTIFIES THAT IT IS THE OWNER OF SAID LANDS AND THAT THE SAME ARE NOT SUBJECT TO ANY MORTGAGE, EXCEPT A MORTGAGE OR MORTGAGES HELD BY THE FOLLOWING MORTGAGEE(S): FRONTIER BANK

THIS SURVEY HAS BEEN MADE 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.

SURVEYOR:
BY: M. D. Arrington DATE: 5-21-04
M.D. ARRINGTON
Al. Reg. No. 10686

OWNER:
BY: [signature] DATE: 5-25-04
MEMBER- CHANCELLORS CROSSING L.L.C.

MORTGAGEE:
BY: Russell Scruggs DATE: 5/24/04
OFFICER - Vice President

STATE OF ALABAMA
CITY OF CHELSEA

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT M. D. ARRINGTON, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS SURVEYOR, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS 21ST DAY OF MAY, 2004

Gina P. Chivers
NOTARY PUBLIC

10-06-07
MY COMMISSION EXPIRES

GINA P. CHIVERS NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF ALABAMA
CITY OF CHELSEA

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT Gary L. Thompson Jr., WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS MEMBER OF CHANCELLORS CROSSING LLC, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS 25 DAY OF May, 2004

Meredith Lowe
NOTARY PUBLIC

September 27, 2007
MY COMMISSION EXPIRES

STATE OF ALABAMA
TOWN OF CHELSEA

I, the undersigned, a notary public in and for said county, in said state, hereby certify that Russell Scruggs, whose name is signed to the foregoing certificate as Designated Officer for Frontier Bank, MORTGAGEE, and who is known to me, acknowledge before me on this date that being duly informed of the contents of said certificate, he executed the same voluntarily, for and as the act of said corporation.

Given under my hand and seal this 24th day of May, 2004

Amanda L. Coleman
NOTARY PUBLIC

My Commission Expires
June 19, 2007
MY COMMISSION EXPIRES

ARRINGTON ENGINEERING & LAND SURVEYING, INC.
137 BUSINESS CENTER DRIVE
BIRMINGHAM, ALABAMA 35244
PHONE: (205) 985-9315
FAX: (205) 985-9385

G:\AESUBDIVISIONS\27643 - Chelsea's Place - Gary Thompson Jr\dwg\27643RM.dwg

DRAWING TITLE: SYDNEA'S PLACE	DRAWN BY: KSV
	CHECKED BY: JDA
LOCATION & DESCRIPTION: SITUATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA	DATE: MAY 20, 2004
	SCALE: 1" = 50'
STATE OF ALABAMA PROFESSIONAL ENGINEER AND LAND SURVEYOR REGISTERED #10686 M.D. ARRINGTON	DRAWING NAME: 27643RM.dwg
	PROJECT NO.: 27643
	SHEET 1 OF 1

20040530000239010 1/1 $0.00
Shelby Cty Judge of Probate, AL
06/08/2004 12:58:00 FILED/CERTIFIED