map bk 33 Page 132

A RESURVEY OF LOTS 501-520, 543-553 & 557-561

CALISTON AT BALLANTRAE PHASE 1

AS RECORDED IN MAPBOOK 32 PAGE 104

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

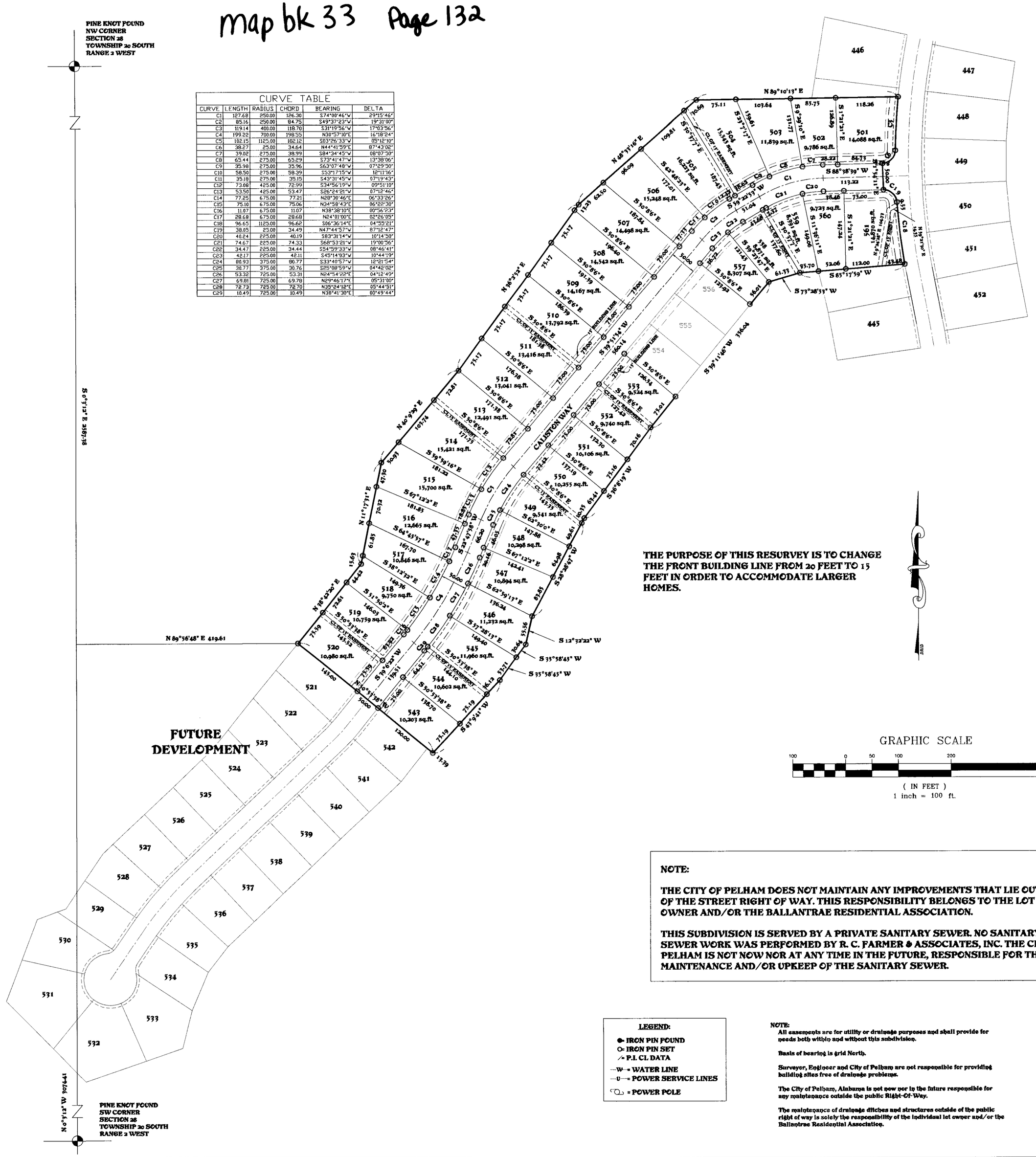
PREPARED FOR:
MOBLEY DEVELOPMENT, INC
2101 4TH AVE SOUTH
SUITE 200
BIRMINGHAM, AL 35233
(205)-327-5700

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

PINE KNOT FOUND
NW CORNER
SECTION 28
TOWNSHIP 20 SOUTH
RANGE 2 WEST

S 0°17'2" E 2615.18

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	127.68	258.00	126.36	S74°09'46"W	29°15'46"
C2	85.16	258.00	84.75	S49°37'23"W	19°31'08"
C3	119.14	400.00	118.76	S31°19'56"W	17°03'56"
C4	199.22	700.00	198.55	N38°57'16"E	16°18'24"
C5	182.15	1125.00	182.12	S03°26'33"W	05°12'18"
C6	38.27	25.00	34.64	N44°41'59"E	87°43'08"
C7	39.82	275.00	38.99	S84°34'45"W	08°07'39"
C8	65.44	275.00	65.29	S73°41'47"W	13°38'06"
C9	35.98	275.00	35.96	S62°07'48"W	07°29'39"
C10	58.50	275.00	58.39	S53°17'15"W	12°11'16"
C11	35.18	275.00	35.15	S43°31'45"W	07°19'43"
C12	73.68	425.00	73.59	S34°56'19"W	09°51'10"
C13	53.50	425.00	53.47	S26°24'21"W	07°12'46"
C14	77.25	675.00	77.21	N28°39'46"E	06°33'26"
C15	75.10	675.00	75.06	N24°58'43"E	06°22'38"
C16	11.07	675.00	11.07	N38°38'10"E	00°56'23"
C17	28.68	675.00	28.68	N24°18'50"E	02°26'05"
C18	96.65	1125.00	96.62	S06°36'14"E	04°55'21"
C19	38.85	25.00	34.49	N47°44'57"W	87°12'47"
C20	40.24	225.00	40.19	S83°31'14"W	10°14'30"
C21	74.67	225.00	74.33	S68°53'21"W	19°00'56"
C22	34.47	225.00	34.44	S54°59'33"W	08°46'41"
C23	42.17	225.00	42.11	S45°14'03"W	10°44'19"
C24	89.93	375.00	89.77	S33°40'57"W	12°21'54"
C25	38.77	375.00	38.76	S25°08'59"W	04°42'02"
C26	53.32	725.00	53.31	N24°54'22"E	04°12'49"
C27	69.81	725.00	69.78	N29°46'17"E	05°31'00"
C28	72.73	725.00	72.70	N33°24'12"E	05°44'51"
C29	10.49	725.00	10.49	N38°41'30"E	00°49'44"



THE PURPOSE OF THIS RESURVEY IS TO CHANGE THE FRONT BUILDING LINE FROM 20 FEET TO 15 FEET IN ORDER TO ACCOMMODATE LARGER HOMES.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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
- —U— = 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 Bishop Martin, LLC 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 thereto known as A RESURVEY OF LOTS 501-520, 543-553 & 557-561 CALISTON AT BALLANTRAE - PHASE 1, 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, except a mortgage held by Regions Bank. 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 27 day of July, 2004.

By: Robert C. Farmer Date 7-27-04
Robert C. Farmer, P.L.S.
Ala Reg No 16720

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 27 day of July, 2004.

Notary Public
MY COMMISSION EXPIRES [illegible]

By: James E. Bishop DATE 7-28-04
Bishop Martin, LLC
James Bishop, Member

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that James Bishop, 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 27 day of July, 2004.

Notary Public
MY COMMISSION EXPIRES [illegible]

By: Ronald B. Robinson DATE 1/29/04
Regions Bank, Officer

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Ronald B. Robinson whose name is signed to the foregoing certificate [redacted] 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 27 day of July, 2004.

Dorothy Price
Notary Public
MY COMMISSION EXPIRES 11-21-2006

Bobby Hayes Date 8-16-04
Mayor, City of Pelham

[illegible] Date 8-16-04
Director, Public Works

[illegible] Date 8/13/04
Pelham Planning Commission

[illegible] Date 8/16/04
City Clerk
City of Pelham

20040816-0003-50550 Pg 1/1 30.00
SHELBY COUNTY, ALABAMA
08/16/2004 16:04:30 FILED/CERTIFIED

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