



20040920000516710 Pg 1/3 17.00
Shelby Cnty Judge of Probate, AL
09/20/2004 13:38:00 FILED/CERTIFIED

VARIANCE OF SET-BACK LINE

I, THE UNDERSIGNED, DEVELOPER, UNDER THE DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS, EASEMENTS, RIGHTS AND LIENS OF SUNSET LAKE, PHASE THREE, RECORDED IN INSTRUMENT #20040420000203900. UNDER SAID COVENANTS THE DEVELOPER HAS THE POWER TO AMEND SET-BACK LINES IN SAID SUBDIVISION.

I HAVE SEEN THE ATTACHED SURVEY DATED SEPTEMBER 9, 2004, AND PREPARED BY R.C. FARMER ON LOT 14 FINAL PLAT SUNSET LAKE PHASE 3 AS RECORDED IN MAP BOOK 33 PAGE 22 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. UNDER THE TERMS OF THE COVENANTS THE DEVELOPER HAS THE POWER AND DOES HEREBY GRANT A VARIANCE FROM THE SET-BACK LINE TO PERMIT THE IMPROVEMENTS ON SAID LOT TO BE LOCATED AS SHOWN IN THE ATTACHED SURVEY.

DEVELOPER

SHADY HOLLOW DEVELOPMENT, INC.

BY: 

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 15TH DAY OF SEPTEMBER, 2004


NOTARY PUBLIC

COURTNEY H. MASON, JR.
COMMISSION EXPIRES MARCH 5, 2007

MY COMMISSION EXPIRES: 

FROM : CITYOFCHelsea

PHONE NO. : 6788455

Sep. 13 2004 09:14AM P2

City of Chelsea
P.O. Box 111
Chelsea, Alabama

Certification Of A Variance Approval

The Planning Commission approved a variance of 2'-0" over the front setback line the front porch of the house on Lot 14, 197 Sunset Lake Drive, Chelsea, Al., on September 9, 2004.

The members of the Planning Commission were polled by phone and the request was granted without a negative vote. The votes were as follows:

Andy Wallace, yes
Col. Ritchie, yes
Jackie Boulware, yes
Neal Shirley, yes
Mark Lindsay, yes
Bob Wanninger, yes
Mayor Niven, yes

Rusty Efferson and Keith Roberts were out of town and could not be reached by phone.

I, Robert Wanninger, City Clerk of the City of Chelsea, Alabama, hereby certify the votes listed above to be a true and correct tally of the votes that approved the variance request on this date. A copy of the property is attached. This variance will be presented at the next Planning Commission Meeting to be read into the minutes.

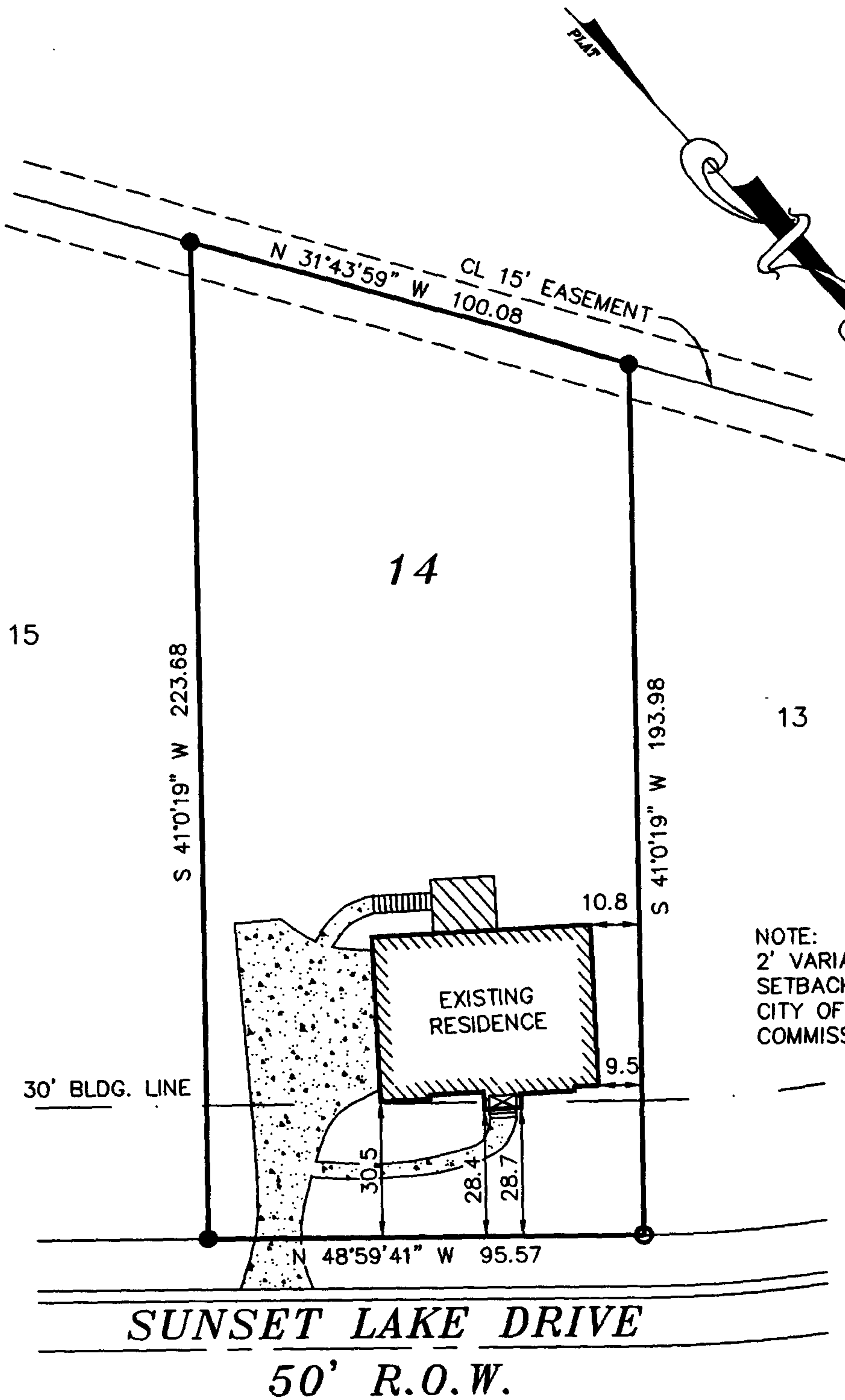

Robert A. Wanninger, City Clerk

SEP-13-2004 MON 10:01 TEL:

NAME:

P. 2

STATE OF ALABAMA
COUNTY OF SHELBY



Survey of Lot 14, Block _____ according to FINAL PLAT SUNSET LAKE
PHASE 3, as recorded in the Office of the Judge of
Probate of afore-said County in Plat Book 33, Page 22: The address based on
reliable information and sources of said Lot is 197 SUNSET LAKE DRIVE
_____, Alabama and is INSIDE the corporate limits of
the CITY OF CHELSEA: That said lot lies in Zone 'C', according to
F.I.R.M. Community-Panel Number 010191 0075 B * Dated SEPT. 16, 1982

SURVEY FOR: DAVIS

REQUESTED BY: JO FISH

TYPE OF SURVEY: MORTGAGE SURVEY

DATE OF FIELD SURVEY: 9/2/04

* SHELBY COUNTY FLOOD INFO USED; THIS AREA OF CHELSEA WAS NOT INCORPORATED AT THE TIME OF F.I.R.M. FLOOD STUDY.

LEGEND

- 1 - CONCRETE MONUMENT FOUND.
- - PK NAIL FOUND
- - # 5 REBAR SET WITH CAP STAMPED.
- - PK NAIL SET
- - UTILITY POLE.
- BRICK WALL
- WOOD DECK
- COVERED WOOD DECK
- SCREENED IN DECK
- IRON PIN FOUND 1/2" OUTSIDE DIAMETER
- U— OVERHEAD UTILITY LINE(S).
- X— FENCE.
- CONCRETE.
- NOT TO SCALE.
- AC - ACRES.
- CL - CENTERLINE
- ESM'T - EASEMENT.
- M B L - MINIMUM BUILDING LINE
- ROW - RIGHT OF WAY.
- CONCRETE BLOCK WALL
- BRICK WALL

SCALE: 1" = 40'

BASIS OF BEARING USED: PLAT

SOURCE OF INFORMATION USED IN MAKING THIS SURVEY IS:
RECORD MAP

JOB # 8706

DATE: 9/3/04

DRAWN: SDM

CHECKED: WWW

SHEET NO 1 of 1

PREPARED BY:

R. C. FARMER
and
ASSOCIATES, INC.
246 YEAGER PARKWAY
PELHAM, ALABAMA
35124

TEL-205-664-2566
FAX-205-664-2616

I HEREBY STATE 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.

Walter H. Wickstrom, Jr.

