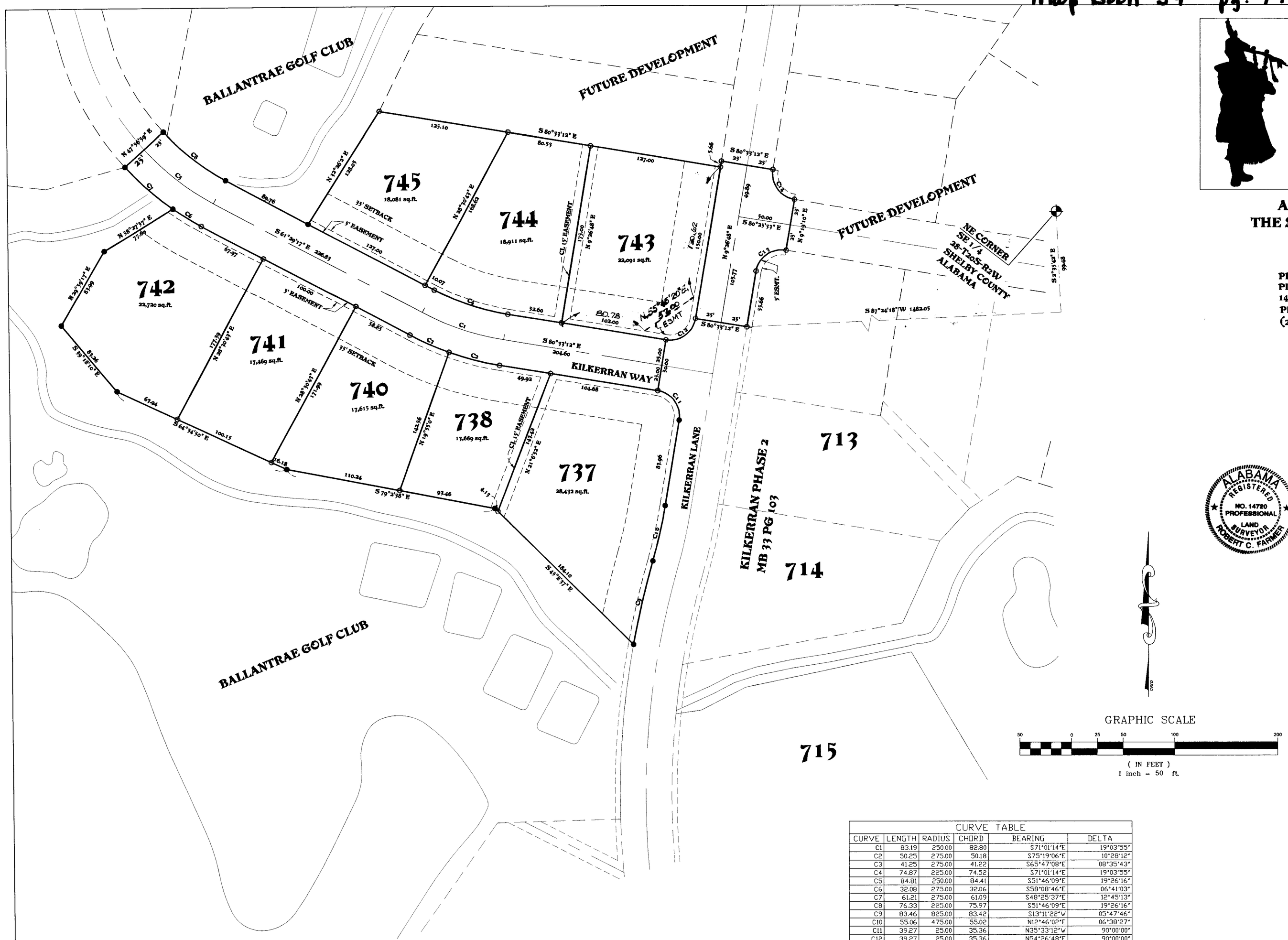
Map Book 34 pg. 77

FINAL PLAT
KILKERRAN
AT BALLANTRAE
PHASE 3
4.43 AC±

A SINGLE FAMILY RESIDENTIAL SUBDIVISION SITUATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 2 WEST CITY OF PELHAM, SHELBY COUNTY, ALABAMA.



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PREPARED FOR:
PINEHURST CONSTRUCTION AND DEVELOPMENT, INC.
140 WINDSOR LANE
PELHAM, AL 35124
(205)-664-1500

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

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, Robert C. Farmer, Professional Land Surveyor, State of Alabama, and Pinehurst Construction and Development, Inc. 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 at the instance of said owner; that this plat or map is a true and correct map of lands shown thereto known as KILKERRAN AT BALLANTRAE - PHASE 3, 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. 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.

ALABAMA REGISTERED NO. 14720 PROFESSIONAL LAND SURVEYOR ROBERT C. FARMER

In witness thereof said surveyor executed these presents this 4 day of Oct, 2004.

By: Robert C. Farmer Date 10-4-04
Robert C. Farmer, P.L.S.
Ala 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 4th day of October, 2004.

Notary Public

MY COMMISSION EXPIRES 5-7-07

By: Robert C. Sinclair DATE 10-19-04
Pinehurst Construction and Development, Inc.
Robert C. Sinclair, President

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Robert C. Sinclair, 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 19th day of Oct., 2004.

Notary Public

MY COMMISSION EXPIRES 8-28-2007

BE IT RESOLVED, by the City of Pelham that the assent of the body be, and the same hereby is, given to the dedication of the streets as shown on plat or map of KILKERRAN AT BALLANTRAE - PHASE 3, which said plat or map is certified to have been made by Robert C. Farmer as surveyor, at the instance of Pinehurst Construction and Development, Inc., as owner and be and is exhibited to this Board; said plat or map being further identified by a recital of the approval of this Board, signed by _____, City Clerk.

Mayor, City of Pelham — Date 11-8-04

Director, Public Works — Date 10-21-04

Pelham Planning Commission — Date 10/21/04

City Clerk — Date 11/8/04
City of Pelham

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	83.19	250.00	82.80	S71°01'14"E	19°03'55"
C2	50.25	275.00	50.18	S75°19'06"E	10°28'12"
C3	41.25	275.00	41.22	S65°47'08"E	08°35'43"
C4	74.87	225.00	74.52	S71°01'14"E	19°03'55"
C5	84.81	250.00	84.41	S51°46'09"E	19°26'16"
C6	32.08	275.00	32.06	S58°08'46"E	06°41'03"
C7	61.21	275.00	61.09	S48°25'37"E	12°45'13"
C8	76.33	225.00	75.97	S51°46'09"E	19°26'16"
C9	83.46	825.00	83.42	S13°11'22"W	05°47'46"
C10	55.06	475.00	55.02	N12°46'02"E	06°38'27"
C11	39.27	25.00	35.36	N35°33'12"W	90°00'00"
C12	39.27	25.00	35.36	N54°26'48"E	90°00'00"
C13	39.33	25.00	35.39	S54°30'38"W	90°07'39"
C14	39.21	25.00	35.32	S35°29'22"E	89°52'21"

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
- ℄ = CENTERLINE

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.

SETBACKS

FRONT - 35 FEET
REAR - (LOTS ADJOINING GOLF COURSE) 40 FEET
(LOTS NOT ADJOINING GOLF COURSE) 35 FEET
SIDE - 10 FEET

20051103000372930 Pg 1/1 $9.00
Shelby Cnty Judge of Probate, AL
01/18/2005 15:27:00 FILED/CERTIFIED

10/05/2004\\server\serverd\BUCK\Clients-bc\Mobley,Steve\BALLANTRAE\balla