20050407000163730 1/5 $23.00
Shelby Cnty Judge of Probate,AL
04/07/2005 02:34:01PM FILED/CERT

VARIANCE OF SET-BACK LINE

I, THE UNDERSIGNED, A BUILDER IN TIMBERLINE, PHASE 2, SUBDIVISION AS RECORDED IN MAP BOOK 29, PAGE 49, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, HEREBY ACKNOWLEDGE THE COPY OF THE VARIANCES GRANTED BY THE CITY OF CALERA AND THE DEVELOPER OF TIMBERLINE. SAID VARIANCE GRANTS A SET-BACK VARIANCE ON LOT 41 IN TIMBERLAKE, PHASE 2 SUBDIVISION.

BLAIR HOMES, INC.

J. BLAIR, VICE PRESIDENT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 5TH DAY OF APRIL, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/4/08

20050407000163730 2/5 $23.00
Shelby Cnty Judge of Probate, AL
04/07/2005 02:34:01PM FILED/CERT

TIMBERLINE PHASE 2 SUBDIVISION

RE: LOT 41 TIMBERLINE PHASE 2

THE ARCHITECTURAL CONTROL COMMITTEE HAS REVIEWED THE ATTACHED SURVEY LOCATING THE IMPROVEMENTS ON THE ABOVE REFERENCED LOT AND THE CITY OF CALERA'S APPROVAL OF THE ENCROACHMENT OF THE SET BACK LINE, COPIES OF WHICH ARE ATTACHED. THE ARC PURSUANT TO PARAGRAPH 3(g) ISSUES THIS CERTIFICATE OF COMPLIANCE ALLOWING THE IMPROVEMENTS TO BE AS SHOWN ON THE SURVEY DATED 1/22/05 AND PREPARED BY RODNEY Y. SHIFLETT. THERE ARE NO OTHER VIOLATIONS OF RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 29 PAGE 49 IN THE PROBATE OFFICE OF SHELBY COUNTY.

TIMBERLINE PHASE 2

Larry Clayton

LARRY CLAYTON, MEMBER

DATE: 4/6/05

COURTNEY MASON & ASSOCIATES, P.C.
ATTORNEY AT LAW
1904 INDIAN LAKE DRIVE
SUITE 100
BIRMINGHAM, ALABAMA 35244

20050407000163730 3/5 $23.00
Shelby Cnty Judge of Probate,AL
04/07/2005 02:34:01PM FILED/CERT

COURTNEY H. MASON, JR.

TELEPHONE
(205) 733-2600
FAX 733-2611
MAILING ADDRESS
P.O. BOX 360187
HOOVER, ALABAMA 35236-0187

February 1, 2005

Michael Wood
City of Calera

Dear Mike:

I have received the enclosed survey of Lot 41 Timberline Phase 2 recorded in Map Book 29 page 49 in Shelby County. The survey has "OK" written on it and your signature along with the attached supplemental City Zoning regulation.

Please sign below confirming your signature on the survey prepared by Rodney Shiflett is your approval on behalf of the City of Calera of the set back violation.

Sincerely,

Courtney H. Mason

Approved:

Michael L. Wood

20050407000163730 4/5 $23.00
Shelby Cnty Judge of Probate,AL
04/07/2005 02:34:01PM FILED/CERT

ARTICLE VII

SUPPLEMENTAL REGULATIONS

Section 1.00 Area Modification for Lots of Record

The Calera Zoning Board of Adjustment shall approve all proposed development involving non-conforming lots of record. [See Article V, General Regulations, Section 2.00 and subsection 2.01]

Section 2.00 General Yard Requirements

A. Every part of a required yard shall be open to the sky, unobstructed by any structure or part thereof, and, unoccupied for storage, servicing or similar uses, except as provided for herein.

B. More than one (1) multiple dewelling, office, institutional, industrial or public building may be located upon a lot or tract of land, but such dewellings shall not encroach upon the front, side or rear yards required by the district regulations.

C. In certan cases the Building Official can modify the front and the rear yard requirements to a point of no more than (5) five feet, in any district. A distance over this will have to go to the Board of Adjustments and Appeals for a variance approval, but the side yards must meet the requirements for the district in question.

2.01 Front Yard Modifications

A. Where forty percent (40%) or more of the frontage on the same side of the street between two (2) intersecting streets is presently developed or may hereafter be developed with buildings that have (with a variation of five feet (5′) or less) a front yard greater or lesser in depth than herein required, new buildings shall not be erected closer to the street than the average front yard so established by the existing dwelling.

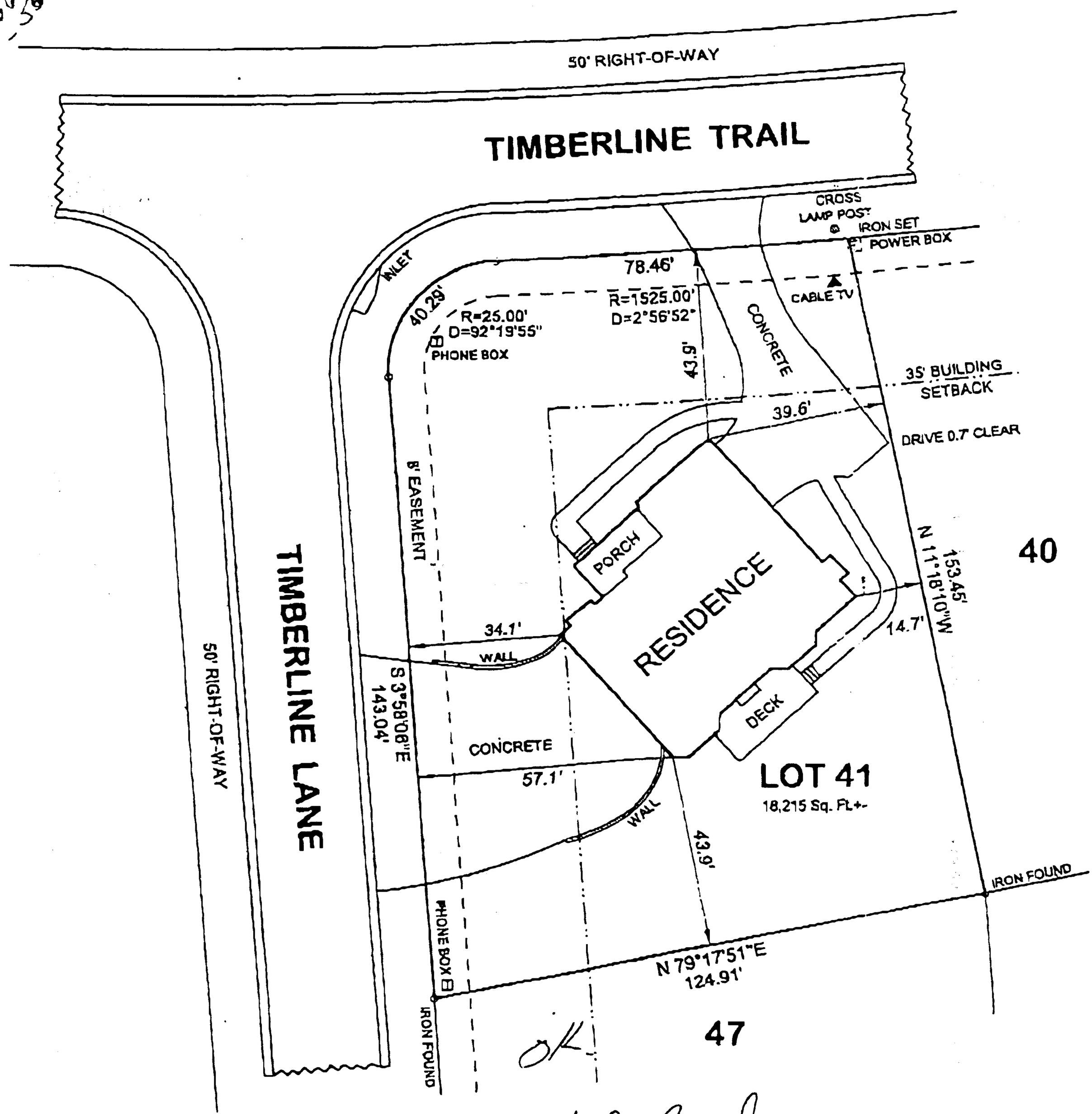
B. Where forty percent (40%) or more of the frontage on one (1) side of a street between two (2) intersecting streets is presently developed or may hereafter be developed with buildings that do not have a front yard as described below. The following shall apply:

1. Where a building is to be erected on a parcel of land that is within one hundred feet (100′) of existing buildings on both sides, the minimum front yard shall be a line drawn between the closest front corners of the adjacent buildings

2. Where a building is to be erected on a parcel of land that is within one hundred feet (100′) of an existing building on one (1) side only, such building may be erected as close to the street as the existing building

C. Through lots shall provide the required front yard on both sides.

D. Corner lots shall provide a front yard on each street.



SCALE 1" = 30'

0 30' 60'

ALABAMA REGISTERED No. 21784 PROFESSIONAL LAND SURVEYOR RODNEY Y. SHIFLETT

Michael L. Wood
City of Calera
Bld. Off. 2-1-05.

CLOSING SURVEY

20050407000163730 5/5 $23.00
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ASSUMED NORTH BASED ON SUBDIVISION PLAT BEARINGS

LEGEND	
E	POWER BOX
T	PHONE BOX
▲	CABLE TV
—x—x—	FENCE LINE
—o—	OVERHEAD UTILITY LINES

{ State of Alabama }
{ Shelby County }

Re: BLAIR HOMES to

I, Rodney Y. Shiflett, a Registered Professional Land Surveyor in the State of Alabama do hereby 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. That there are no visible encroachments upon the subject lot except as shown hereon excluding utility service lines, wires or pipes that serve the subject lot within dedicated easements or rights of way; I further certify that I have consulted the Federal Insurance Administration's Flood Hazard Map (Panel or Map) for the area and have determined that the subject Lot is not in a special flood prone area.

Lot 41 of TIMBERLINE PHASE 2 as recorded in Map Book 29, Page 49 in the office of the Judge of Probate of Shelby County, Alabama.

According to my survey this January 22, 2005.

Rodney Y. Shiflett Al. Reg. No. 21784

P.O. Box 204 Columbiana, Al. 35051
Phone (205) 669-1205

Job #:
Dwg#: TL2L41.zak