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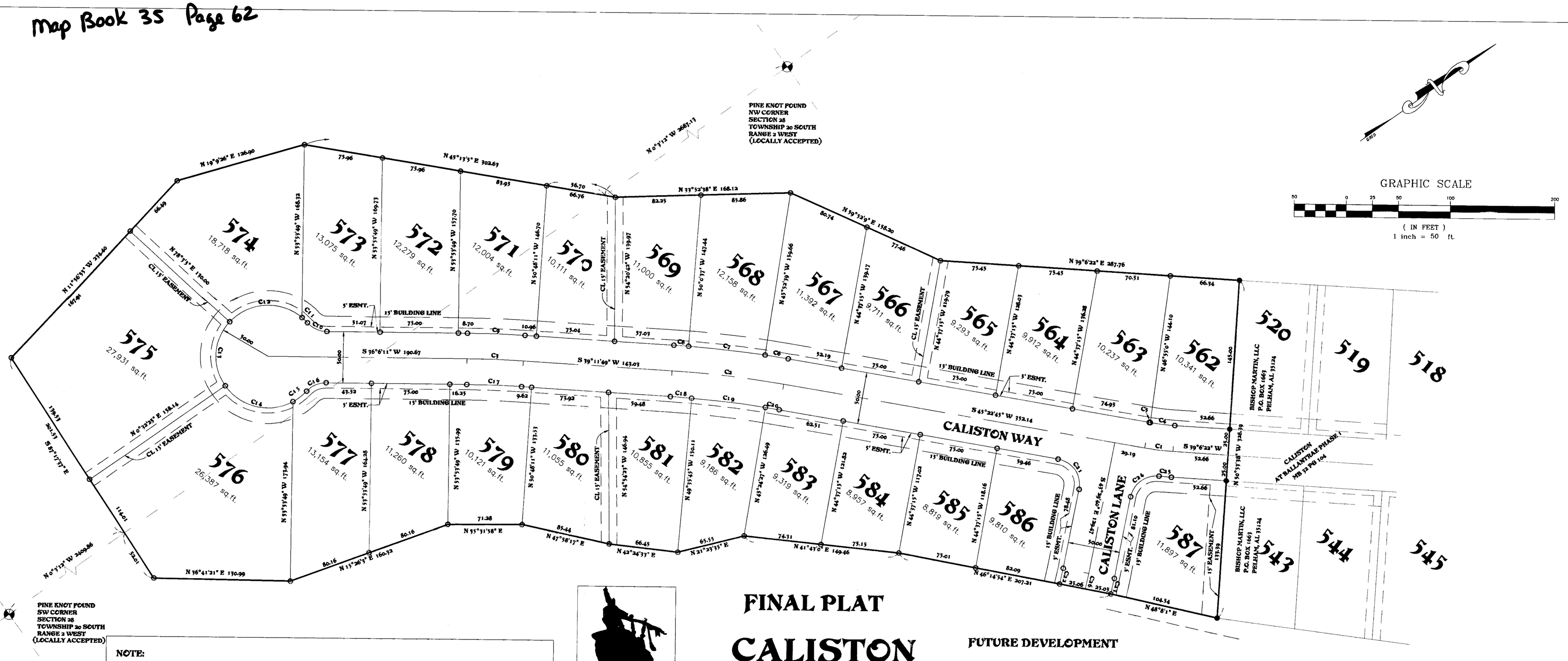

FUTURE DEVELOPMENT

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.

FINAL PLAT

CALISTON

AT BALLANTRAE PHASE 2

SETBACKS

FRONT - 15 FEET
REAR - 25 FEET
SIDE - 3 FEET FROM LINE
10 FEET BETWEEN HOUSES

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

NOTE:
All easements are for utility or drainage purposes and shall provide for needs both within and outside of 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.

R.C. Farmer and Associates is not responsible for soil compactions and did not conduct any surface or subsurface investigations.

LEGEND:
● = IRON PIN FOUND
O = IRON PIN SET
/ = P.I. CL DATA
—W— = WATER LINE
—U— = POWER SERVICE LINES
= POWER POLE

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	27.37	250.00	27.36	N42°14'33"E	06°16'24"
C2	107.90	1000.00	107.85	S42°17'17"W	06°10'56"
C3	54.00	1000.00	53.99	S37°39'00"W	03°05'38"
C4	23.72	225.00	23.71	N42°07'33"E	06°02'23"
C5	0.92	225.00	0.92	N45°15'45"E	00°14'00"
C6	22.48	1025.00	22.48	S44°45'03"W	01°15'24"
C7	73.93	1025.00	73.92	S42°03'22"W	04°07'58"
C8	14.18	1025.00	14.18	S39°35'36"W	00°47'34"
C9	55.35	1025.00	55.34	S37°39'00"W	03°05'38"
C10	21.03	25.00	20.41	N60°11'52"E	48°11'24"
C11	7.37	50.00	7.36	S80°04'11"W	08°26'46"
C12	76.62	50.00	69.34	S31°56'56"W	87°47'43"
C13	67.64	50.00	62.60	S50°42'15"E	77°30'40"
C14	73.02	50.00	66.70	N48°42'11"E	83°40'27"
C15	16.54	50.00	16.46	N02°36'37"W	18°57'09"
C16	21.03	25.00	20.41	S12°09'30"W	48°11'23"
C17	52.65	975.00	52.64	S37°39'00"W	03°05'38"
C18	20.54	975.00	20.54	S39°48'02"W	01°12'26"
C19	71.27	975.00	71.26	S42°29'54"W	04°11'18"
C20	13.39	975.00	13.39	S44°59'09"W	00°47'12"
C21	39.76	25.00	35.70	N89°03'27"W	91°07'35"
C22	15.47	225.00	15.47	N41°31'28"W	03°56'23"
C23	15.24	275.00	15.24	N41°54'24"W	03°10'32"
C24	37.12	25.00	33.80	S00°57'21"E	85°04'38"
C25	11.89	275.00	11.89	N40°20'40"E	02°28'36"
C26	15.36	250.00	15.35	N41°44'05"W	03°31'10"

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

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, Robert C. Farmer, Professional Land Surveyor, State of Alabama, and Mobley 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 in the instance of said owner; that this plat or map is a true and correct map of lands shown therein known as CALISTON AT BALLANTRAE – PHASE 2, 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.

By: _____ Date 5-26-05
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 26 day of May, 2005.

_____
Notary Public
MY COMMISSION EXPIRES My Commission Expires June 28, 2005

By: _____ DATE 6/7/05
Mobley Development, INC
J. Steven Mobley, President

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Steve Mobley, 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 7th day of June, 2005.

_____
Notary Public
MY COMMISSION EXPIRES Aug 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 CALISTON AT BALLANTRAE – PHASE 1, which said plat or map is certified to have been made by Robert C. Farmer as surveyor, at the instance of Mobley Development, Inc., 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 _____, City Clerk.

_____ Date 6-20-05
Mayor, City of Pelham

_____ Date 6-20-05
Director, Public Works

_____ Date 6-20-05
Pelham Planning Commission

_____ Date 6-20-05
City Clerk
City of Pelham

05/25/2005\\server\serverd\BUCK\Clients-bc\Mobley,Steve\BALLANTRAE\balla

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Shelby County, AL 07/05/2005
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