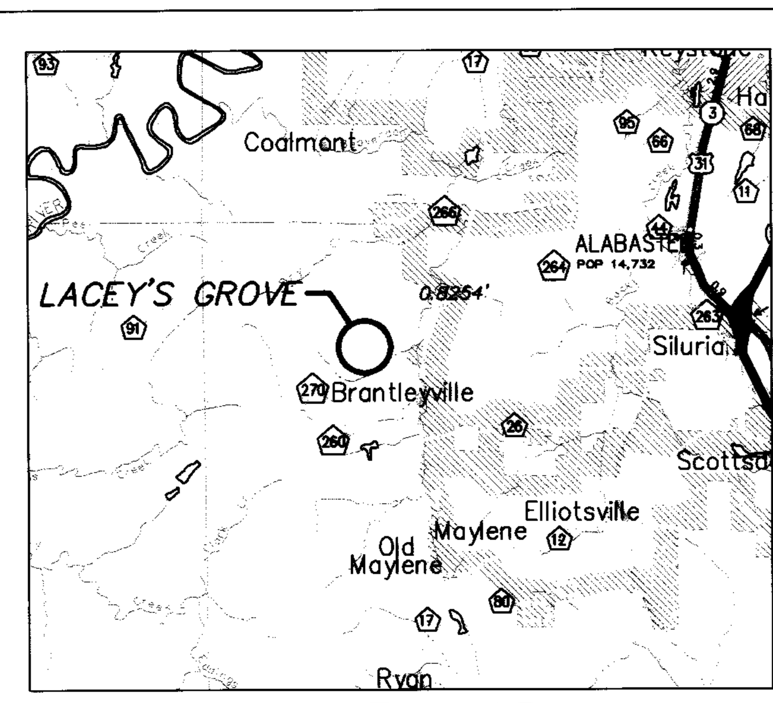
Map Book 35 Page 139

OWNER / DEVELOPER:
LACEY'S GROVE L.L.C.
3145 GREEN VALLEY ROAD
BIRMINGHAM, AL 35243

PROJECT ENGINEER:
CHRIS ECKROATE, P.E.
GOODWYN, MILLS, & CAWOOD INC.
1102 S. 20TH ST.
BIRMINGHAM, AL 35205

PROJECT SURVEYOR:
BOUNDARY SURVEY:
R&R SURVEYING & ENGINEERING COMPANY, INC.
3503 BENT RIVER ROAD
BIRMINGHAM, ALABAMA 35216
PHONE: (205) 402-2486
FAX: (205) 402-2487

RECORD PLAT:
JERRY O. PEERY P.L.S.
GOODWYN, MILLS, & CAWOOD, INC.
1102 SOUTH 20TH STREET
BIRMINGHAM, ALABAMA 35205
PHONE: (205) 879-4462
FAX: (205) 879-4493



VICINITY MAP
Not to Scale

SITE DATA TABLE		
ZONING	R-4	B-2
MIN. LOT WIDTH	60 FT.	N/A
MIN. LOT AREA	7,500 Sq. Ft.	N/A
FRONT SETBACK	20 FT.	40 FT.
SIDE SETBACK	8 FT.	20 FT.
REAR SETBACK	15 FT.	30 FT.

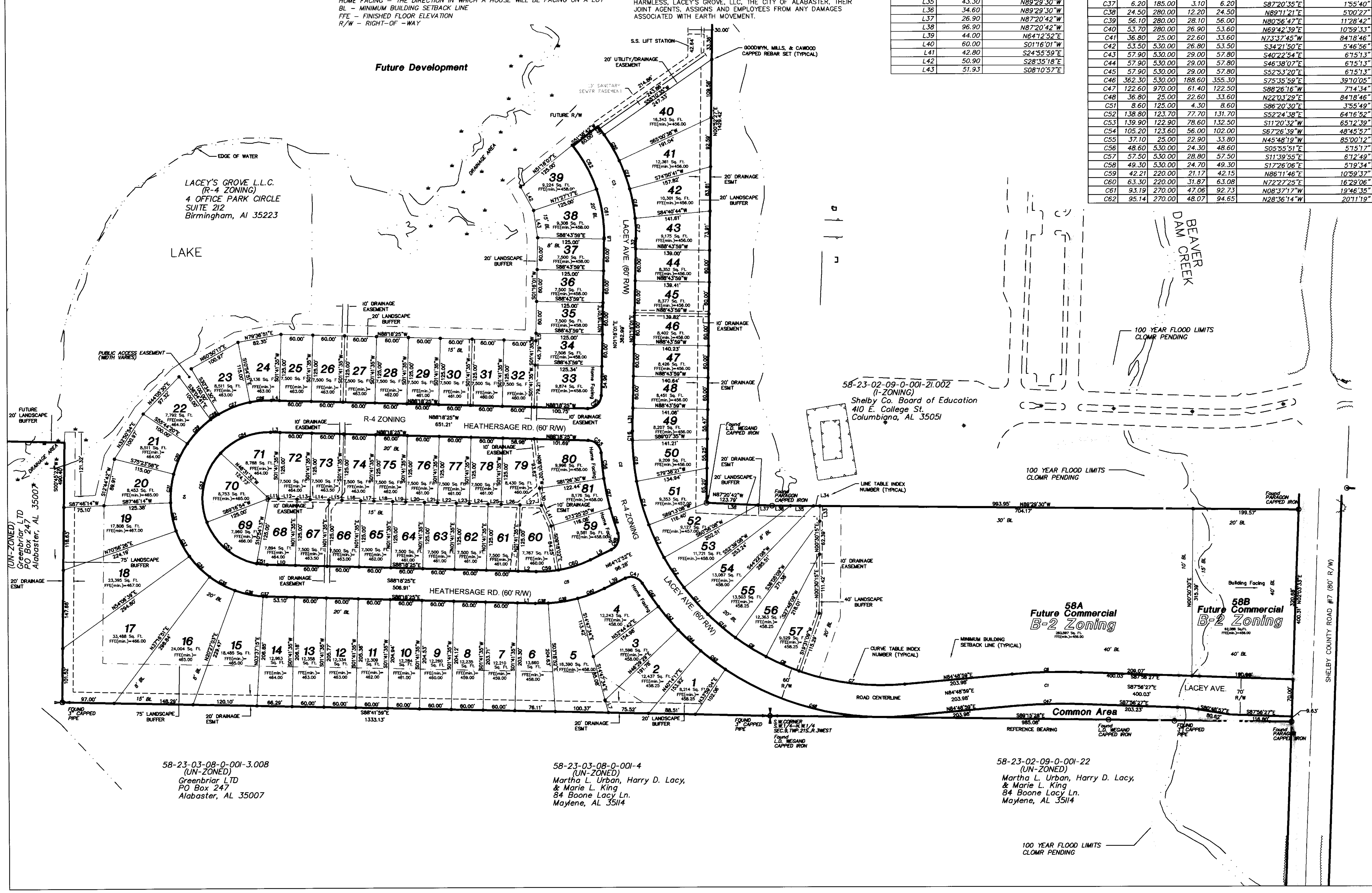
TOTAL PROPERTY ACREAGE: 169.24 ACRES
TOTAL PHASE I PROPERTY ACREAGE: 31.34 ACRES
TOTAL LINEAR FOOTAGE OF STREET: 4026.30 FT.
TOTAL LINEAR FOOTAGE OF CURB & GUTTER: 8262.70 FT.
TOTAL LINEAR FOOTAGE OF SIDEWALK: 4026.30 FT.
TOTAL LINEAR FOOTAGE OF SANITARY SEWER: 3282.10 FT.
TOTAL NUMBER OF SANITARY SEWER MANHOLES: 16

NOTES:
1. NO FENCES WILL BE ALLOWED THAT WILL OBSTRUCT THE FLOW OF STORM WATER NOR SHALL FENCES BE PERMITTED WITHIN A PERMANENT EASEMENT WITHOUT THE EXPRESS WRITTEN CONSENT/DIRECTION OF THE CITY OF ALABASTER.
2. ALL UTILITY EASEMENTS BENEFIT PROPERTY WITHIN AND ADJACENT TO THE SUBDIVISION.
3. BASIS OF BEARINGS SOUTHWESTERLY PROPERTY LINE. AS SHOWN.
4. COMMON AREAS ARE DEFINED BY COVENANTS.
5. GOODWYN, MILLS, AND CAWOOD, INC. CERTIFIES THAT WE HAVE CONSULTED THE FERDERAL INSURANCE RATE MAP, (FIRM), COMMUNITY PANEL #010191 0100B, DATED 10.16.1982, AND FOUND THAT CERTAIN PORTIONS OF THE DESCRIBED PARCEL LIE WITHIN FLOOD ZONE A, A SPECIAL FLOOD HAZARD ZONE AND THAT A CONDITIONAL LETTER OF MAP REVISION (CLOMR) APPLICATION HAS BEEN SUBMITTED TO FEMA AND THE REVISED 100 YEAR FLOOD ZONE IS AS SHOWN ON THIS PLAT.
6. THE SUBDIVISION SHOWN HERON, INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS MAY OCCUR. THE SUBDIVISION IS PARTIALLY UNDERLAIN BY LIMESTONE AND OTHER GOETECHNICAL PHENOMENA AND THUS MAY BE SUBJECT TO LIME SINK AND EARTH MOVEMENT ACTIVITY EVEN THOUGH THERE IS NO VISIBLE EVIDENCE OF SINK HOLES ON THE PROPERTY. BY ACCEPTANCE OF A DEED TO ANY PROPERTY SHOWN HEREON, ANY GRANTEE, ITS AGENTS, AND ASSIGNS DO HEREBY RELEASE AND HOLD HARMLESS, LACEY'S GROVE, LLC, THE CITY OF ALABASTER, THEIR JOINT AGENTS, ASSIGNS AND EMPLOYEES FROM ANY DAMAGES ASSOCIATED WITH EARTH MOVEMENT.

HOME FACING – THE DIRECTION IN WHICH A HOUSE WILL BE FACING ON A LOT
BL – MINIMUM BUILDING SETBACK LINE
FFE – FINISHED FLOOR ELEVATION
R/W – RIGHT-OF-WAY

LINE TABLE		
LINE	LENGTH	BEARING
L1	33.80	S88°18'25"E
L2	33.80	S88°18'25"E
L3	17.70	S88°18'25"E
L4	15.10	S88°18'25"E
L5	14.20	S01°16'01"W
L6	43.00	N06°23'39"W
L7	24.26	S14°47'34"E
L8	2.24	N01°16'01"E
L9	44.00	N64°12'52"E
L10	53.10	S88°18'25"E
L11	17.70	S88°18'25"E
L12	35.40	S88°18'25"E
L13	24.60	S88°18'25"E
L14	35.40	S88°18'25"E
L15	24.60	S88°18'25"E
L16	35.40	S88°18'25"E
L17	24.60	S88°18'25"E
L18	35.40	S88°18'25"E
L19	24.60	S88°18'25"E
L20	35.40	S88°18'25"E
L21	24.60	S88°18'25"E
L22	35.40	S88°18'25"E
L23	24.60	S88°18'25"E
L24	35.40	S88°18'25"E
L25	24.60	S88°18'25"E
L26	35.40	S88°18'25"E
L27	40.50	S88°18'25"E
L30	32.50	N06°01'02"W
L31	43.20	N01°16'01"E
L32	19.80	N01°16'01"E
L33	28.50	N00°30'15"E
L34	12.30	N89°29'30"W
L35	43.30	N89°29'30"W
L36	34.60	N89°29'30"W
L37	26.90	N87°20'42"W
L38	96.90	N87°20'42"W
L39	44.00	N64°12'52"E
L40	60.00	S01°16'01"W
L41	42.80	S24°55'59"E
L42	50.90	S28°35'18"E
L43	51.93	S08°10'57"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD DIRECTION	DELTA
C1	126.40	1000.00	63.30	126.30	S88°26'16"W	7°14'34"
C2	841.70	500.00	559.70	745.80	S46°57'30"E	96°27'02"
C3	207.10	300.00	107.90	203.00	N18°30'34"W	39°33'09"
C4	487.00	155.00	INFINITE	310.00	S01°41'35"W	180°00'00"
C5	119.90	250.00	61.10	118.80	N77°57'14"E	27°28'43"
C6	130.20	1030.00	65.20	130.10	S88°26'16"W	7°14'34"
C7	202.60	470.00	102.90	201.10	S82°49'56"E	24°42'10"
C8	68.00	470.00	34.00	67.90	S66°20'21"E	8°17'00"
C9	68.00	470.00	34.00	67.90	S58°03'21"E	8°17'00"
C10	68.00	470.00	34.00	67.90	S49°46'21"E	8°17'00"
C11	68.00	470.00	34.00	67.90	S41°29'22"E	8°17'00"
C12	68.00	470.00	34.00	67.90	S33°12'22"E	8°17'00"
C13	68.00	470.00	34.00	67.90	S24°55'22"E	8°17'00"
C14	85.50	470.00	42.90	85.40	S15°34'16"E	10°25'13"
C15	77.80	470.00	39.00	77.70	S05°37'02"E	9°29'14"
C16	17.60	470.00	8.80	17.60	S00°11'48"W	2°08'25"
C17	37.90	330.00	19.00	37.90	N02°01'38"W	6°35'16"
C18	56.60	330.00	28.40	56.60	N10°14'18"W	9°50'03"
C19	56.60	330.00	28.40	56.60	N20°04'21"W	9°50'03"
C20	56.60	330.00	28.40	56.60	N29°54'24"W	9°50'03"
C21	20.00	330.00	10.00	20.00	N36°33'40"W	3°28'29"
C25	39.50	25.00	25.20	35.50	N46°28'48"E	90°25'34"
C26	40.70	185.00	20.40	40.60	S85°23'22"W	12°36'26"
C27	63.50	185.00	32.10	63.20	S69°15'20"W	19°39'39"
C28	17.80	185.00	8.90	17.80	S56°40'25"W	5°30'11"
C29	63.50	185.00	32.10	63.20	S44°05'30"W	19°39'39"
C30	63.50	185.00	32.10	63.20	S24°25'51"W	19°39'39"
C31	54.30	185.00	27.40	54.20	S06°11'08"W	16°49'48"
C32	54.30	185.00	27.40	54.20	S10°38'40"E	16°49'48"
C33	54.30	185.00	27.40	54.20	S27°28'28"E	16°49'48"
C34	54.30	185.00	27.40	54.20	S44°18'15"E	16°49'48"
C35	54.30	185.00	27.40	54.20	S61°08'03"E	16°49'48"
C36	54.30	185.00	27.40	54.20	S77°57'51"E	16°49'48"
C37	6.20	185.00	3.10	6.20	S87°20'35"E	1°55'40"
C38	24.50	280.00	12.20	24.50	N89°11'21"E	5°00'27"
C39	56.10	280.00	28.10	56.00	N80°56'47"E	11°28'42"
C40	53.70	280.00	26.90	53.60	N69°42'39"E	10°59'33"
C41	36.80	25.00	22.60	33.60	N73°37'45"W	84°18'46"
C42	53.50	530.00	26.80	53.50	S34°21'50"E	5°46'56"
C43	57.90	530.00	29.00	57.80	S40°22'54"E	6°15'13"
C44	57.90	530.00	29.00	57.80	S46°38'07"E	6°15'13"
C45	57.90	530.00	29.00	57.80	S52°53'20"E	6°15'13"
C46	362.30	530.00	188.60	355.30	S75°35'59"E	39°10'05"
C47	122.60	970.00	61.40	122.50	S88°26'16"W	7°14'34"
C48	36.80	25.00	22.60	33.60	N22°03'29"E	84°18'46"
C51	8.60	125.00	4.30	8.60	S86°20'30"E	3°55'49"
C52	138.80	123.70	77.70	131.70	S52°24'38"E	64°16'52"
C53	139.90	122.90	78.60	132.50	S11°20'32"W	65°12'39"
C54	105.20	123.60	56.00	102.00	S67°26'39"W	48°45'57"
C55	37.10	25.00	22.90	33.80	N45°48'19"W	85°00'12"
C56	48.60	530.00	24.30	48.60	S05°55'51"E	5°15'17"
C57	57.50	530.00	28.80	57.50	S11°39'55"E	6°12'49"
C58	49.30	530.00	24.70	49.30	S17°26'06"E	5°19'34"
C59	42.21	220.00	21.17	42.15	N86°11'46"E	10°59'37"
C60	63.30	220.00	31.87	63.08	N72°27'25"E	16°29'06"
C61	93.19	270.00	47.06	92.73	N08°37'17"W	19°46'35"
C62	95.14	270.00	48.07	94.65	N28°36'14"W	20°11'19"



CERTIFICATION

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, Jerry O. Peery, a Professional Land Surveyor, in the State of Alabama, and LACEY'S GROVE, L.L.C. by P.K. SMARTT, MEMBER, Owner, hereby certify that this plat or map was made pursuant to a survey made by said Surveyor and said survey and this plat or map were made at the instance of said Owner; that this map or plat is a true and correct plat or map of the lands shown therein and known or to be known as LACEY'S GROVE, PHASE I, showing subdivisions into which it is proposed to divide said lands, giving the length and angles of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the bearing, width, length, and name of each street, as well as the number of each lot and block and showing the relation of the lands to the government survey of Sections 8 and 9 Township 21 South, Range 3 West, Shelby County, Alabama; and that iron pins or other appropriate monumentation have been installed at all lot corners (or reference points to lot corners) and curve points installed as shown and designated by small closed circles on said plat or map. This survey and drawing of the parcel described hereon, were made by individuals under my supervision, based on knowledge and information in accordance with commonly accepted procedures consistent with applicable standards of practice and 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. Said Owner also certifies that they are the owner of said lands and that the same are not subject to any mortgage.

GOODWYN MILLS & CAWOOD, INC.

Surveyor: Jerry O. Peery 9/28/05

Owner: LACEY'S GROVE, L.L.C.
By: P.K. SMARTT, MEMBER

STATE OF ALABAMA
SHELBY COUNTY

I, Luann F. Bowser, as Notary Public in and for said County and State, do hereby certify that Jerry O. Peery, whose name is signed to the foregoing certificate as Surveyor, who is known to me, acknowledged before me, on this date that after having been duly informed of the contents of said certificate, he executed the same voluntarily as such Surveyor with full authority therefore.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 28 day of September, 2005.

Notary Public
My Commission Expires: 08-04-08

STATE OF ALABAMA
SHELBY COUNTY

I, Nancy Burns, As Notary Republic in and for said County and State, do hereby certify that LACEY'S GROVE,L.L.C. by P.K. SMARTT, MEMBER is signed to the foregoing certificate as Owner, who is known to me, acknowledged before me, on this date that after having been duly informed of the contents of said certificate, he/she executed the same voluntarily as such officer with full authority therefore.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the ____ day of ________

Nancy Burns
Notary public
My Commission Expires: 10/12/2006

APPROVED: ________ Mayor, City of Alabaster — DATE: 10/12/05

APPROVED: ________ Alabaster Planning and Zoning Coordinator — DATE: 10/07/05

APPROVED: Robert L. Shinpaugh, Alabaster Planning Commission — DATE: 10/10/05

APPROVED: ________ Alabaster City Engineer — DATE: 7 Oct. 2005

APPROVED: ________ Alabaster Building Official — DATE: 10-7-2005

ATTEST: Marsha Massey — DATE: 10/12/05

BE IT RESOLVED, by the City of Alabaster, that the assent of this body be, and the same hereby is, given to the dedication of the streets, alleys, and public grounds as shown on plat or map of LACEY'S GROVE PHASE I, which said plat or map is certified to have been made by Jerry O. Peery as Surveyor, at the instance of Lacey's Grove L.L.C. 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 Marsha Massey, City Clerk, of even date herewith.

Marsha Massey
Alabaster City Clerk

Description
Lacey's Grove Residential Subdivision – Lot 58B

State of Alabama
Shelby County

A Parcel of land situated in Section 9, Township 21 South, Range 3 West, Huntsville Principle Meridian, Shelby County, Alabama, and being more particularly described as follows; Begin at the Southwest corner of the Southwest quarter of the Northwest quarter of said section; Thence S89°15'28"E along and with the South line of said quarter quarter section 985.08' to a capped rebar set by Paragon Engineering on the Right of Way of Shelby County Road number 63; thence N02°03'33"E 79.63' along and with said Right of Way to a point, said point being the Point of Beginning; thence continue along and with said course 320.68' to a capped rebar set by Paragon Engineering; thence N89°29'30"W 199.57' to a point; thence S00°30'30"W 315.39' to a point; thence S87°56'27" 190.96' back to the Point of beginning, containing 1.43 Acres more or less.

GOODWYN, MILLS & CAWOOD, INC.
ENGINEERING
ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING

125 Interstate Park Drive, P O Box 3605
Montgomery Alabama 36109
Phone: (334) 271.3200
Fax (334) 272.1566

1102 South 20th Street
Birmingham Alabama 35205
Phone: (205) 879.4462
Fax (205) 879.4493

716-C Lakeside Drive, West
Mobile Alabama 36693
Phone: (251) 662.1947
Fax: (251) 662.1948

Lacey's Grove
Phase I
A Planned Community Developement

FOR
LACEY'S GROVE L.L.C.

ALABASTER, AL

GMC# J3032

STATE OF ALABAMA — REGISTERED — 12697 — PROFESSIONAL LAND SURVEYOR — JERRY OAKLEY PEERY

Issue	Date
FINAL PLAT	9-28-05

Drawn By: KJ
FINAL RECORD PLAT
Sheet 1 of 1

20051013000532890 1/1 $104.00
Shelby Cnty Judge of Probate,AL
10/13/2005 09:20:33AM FILED/CERT