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STATE OF ALABAMA)
COUNTY OF SHELBY)

The undersigned, Carl Daniel Moore, a registered Land Surveyor, in the State of Alabama, and Chelsea Park, Inc., 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 the lands shown therein and known or to be known as CHELSEA RIDGE FIRST SECTOR, showing the 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 angles, 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 Section 19, Township 20 South, Range 1 East, and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. Said signee also certifies that it is the owner of said lands and that the same are not subject to any mortgage, except with Aliant Bank.

I hereby certify that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

DATE: 10-05-05

BY: Carl Daniel Moore
Carl Daniel Moore, Reg. L.S. #12159

ALABAMA REGISTERED No. 12159 PROFESSIONAL LAND SURVEYOR CARL DANIEL MOORE

A SUBDIVISION FOR SINGLE FAMILY RESIDENCES

CHELSEA RIDGE ESTATES 1ST SECTOR

SITUATED IN SECTION 19, TOWNSHIP 20 SOUTH,
RANGE 1 EAST, SHELBY COUNTY, ALABAMA

PREPARED BY:
SURVEYING SOLUTIONS, INC.
CARL DANIEL MOORE
REG. L.S. NO: 12159
2233 CAHABA VALLEY DRIVE
BIRMINGHAM, AL 35242
(205) 991-8965

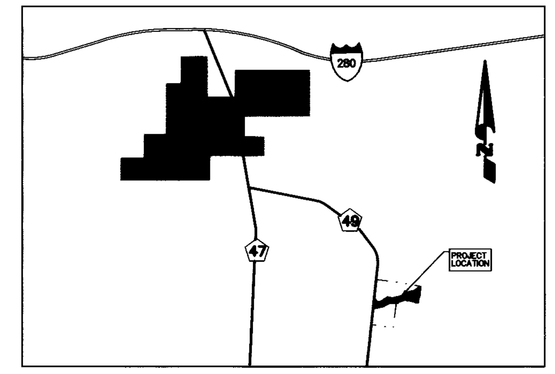
OWNER
CHELSEA RIDGE ESTATES, LLC
2232 CAHABA VALLEY DRIVE
BIRMINGHAM, AL 35242
(205) 991-9559

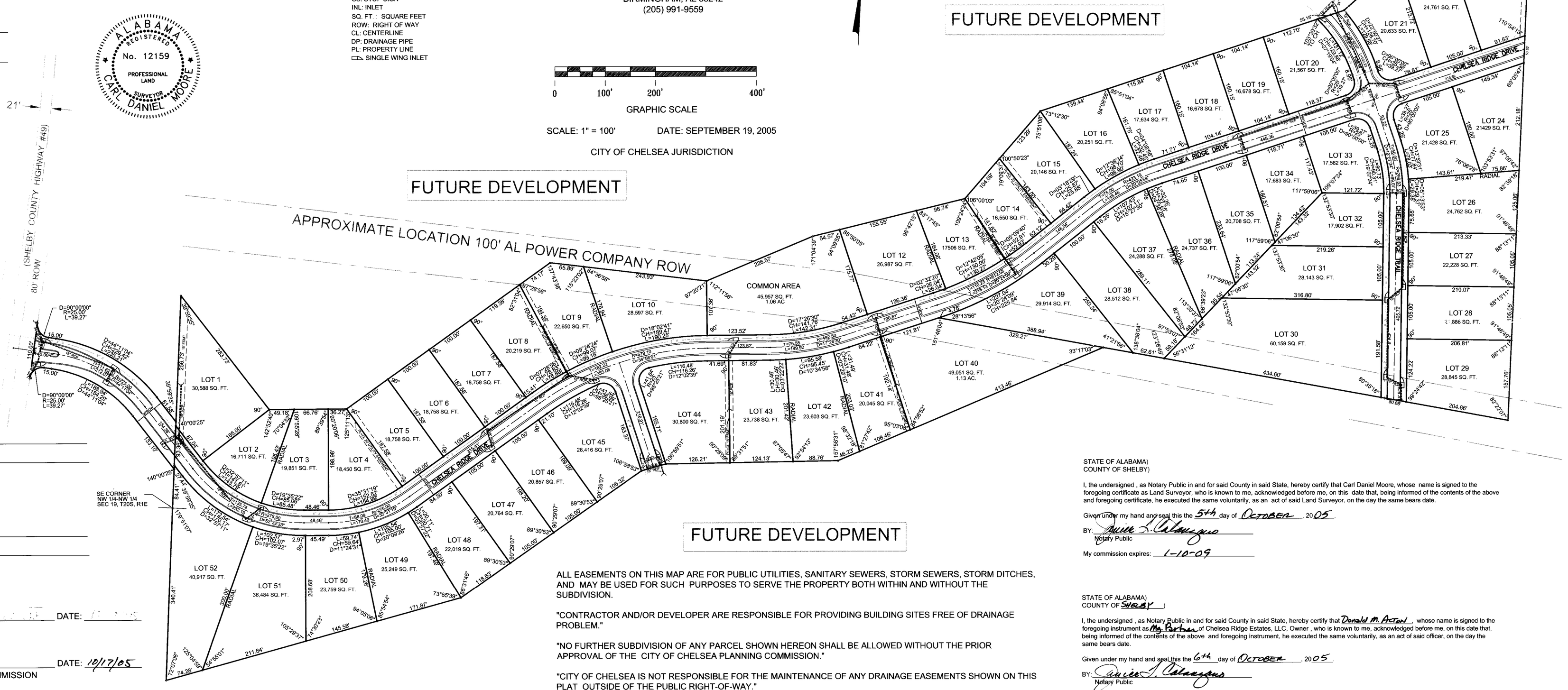
LEGEND
SANITARY SEWER
SANITARY SEWER MANHOLE
STORM SEWER
STORM SEWER MANHOLE
WATERLINE
SQ FT: SQUARE FEET
± : MORE OR LESS
D : DELTA ANGLE
d : DEFLECTION ANGLE
T : TANGENT
R : RADIUS
L : LENGTH
CH: CHORD
ESMT: EASEMENT
RCP: REINFORCED CONCRETE PIPE
FH: FIRE HYDRANT
HW: HEADWALL
EX: EXISTING
YI: YARD INLET
SS: STOP SIGN
INL: INLET
SQ. FT. : SQUARE FEET
ROW: RIGHT OF WAY
CL: CENTERLINE
DP: DRAINAGE PIPE
PL: PROPERTY LINE
SINGLE WING INLET

0 100' 200' 400'
GRAPHIC SCALE

SCALE: 1" = 100' DATE: SEPTEMBER 19, 2005

CITY OF CHELSEA JURISDICTION





CHELSEA RIDGE ESTATES, LLC, Owner:

BY: Donald M. Acton

ITS: Managing Member

ALIANT BANK, Mortgagee

BY: Jim Sanders

ITS: Vice President

APPROVED: _____ DATE: _____
CITY OF CHELSEA, CITY ENGINEER

APPROVED: B. Andrew Wallace DATE: 10/17/05
CITY OF CHELSEA, PLANNING COMMISSION

APPROVED: Robert A. Wonninger DATE: 10/21/05
CITY OF CHELSEA, CITY CLERK

APPROVED: Earl Given DATE: 10/19/05
CITY OF CHELSEA, MAYOR

APPROVED: _____ DATE: 10 5 05
CITY OF CHELSEA, FIRE CHIEF

APPROVED: Larry W Rush DATE: 10-6-05
SHELBY COUNTY HEALTH DEPARTMENT

BE IT RESOLVED, by the City of Chelsea that the assent of the 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 CHELSEA RIDGE FIRST SECTOR, which said plat or map is certified to have been made by Carl Daniel Moore as surveyor, at the instance of Chelsea Park, 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 ROBERT A. WONNINGER, Chelsea City Clerk, of even date herewith.

Robert A. Wonninger DATE: 10/21/05
CITY CLERK

ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, AND MAY BE USED FOR SUCH PURPOSES TO SERVE THE PROPERTY BOTH WITHIN AND WITHOUT THE SUBDIVISION.

"CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEM."

"NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE CITY OF CHELSEA PLANNING COMMISSION."

"CITY OF CHELSEA IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT-OF-WAY."

NO BUILDING SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL.

THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE "C" AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAP PANEL NUMBER 010191 0050 & 010191 0080, SHELBY COUNTY, ALABAMA, DATED: SEPTEMBER 16, 1982.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH SHELBY COUNTY & CITY OF CHELSEA SUBDIVISION REGULATIONS.

ALL COMMON AREAS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

The lots on this plat are subject to approval or deletion by the Shelby County Health Department. The approvals may contain conditions pertaining to the onsite sewage treatment system that restrict the use of the lots or obligate owners to special maintenance and reporting requirements. These conditions are on file with said health department, and are made part of if set out hereon.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned , as Notary Public in and for said County in said State, hereby certify that Carl Daniel Moore, whose name is signed to the foregoing certificate as Land Surveyor, who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing certificate, he executed the same voluntarily, as an act of said Land Surveyor, on the day the same bears date.

Given under my hand and seal this the 5th day of OCTOBER, 2005.

BY: Janice S. Calasanzio
Notary Public

My commission expires: 1-10-09

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned , as Notary Public in and for said County in said State, hereby certify that Donald M. Acton , whose name is signed to the foregoing instrument as Mg. Partner of Chelsea Ridge Estates, LLC, Owner , who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing instrument, he executed the same voluntarily, as an act of said officer, on the day the same bears date.

Given under my hand and seal this the 6th day of OCTOBER, 2005.

BY: Janice S. Calasanzio
Notary Public

My commission expires: 1-18-09

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned , as Notary Public in and for said County in said State, hereby certify that JIM SANDERS, whose name is signed to the foregoing instrument as Vice President of Aliant Bank, Mortgagee , who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing instrument, he executed the same voluntarily, as an act of said officer, on the day the same bears date.

Given under my hand and seal this the 7 day of October, 2005.

BY: Patricia K. Kennedy
Notary Public

My commission expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: July 23, 2007 BONDED THRU NOTARY PUBLIC UNDERWRITERS

MAP CHECK: CAH
\acad\projects\chelsea ridge estates\chelsea ridge 1st sec record map