20051123000611650 1/5 $23.00
Shelby Cnty Judge of Probate,AL
11/23/2005 03:18:51PM FILED/CERT

AFFIDAVIT RE:

SETBACK VARIANCE

The Setback Variance on the following described property:

Lot 15, according to the Final Plat of Nottingham Townhomes, as recorded in Map Book 33, Page 111, in the Probate Office of Shelby County, Alabama.

Has been approved by the City of Calera as shown in the letter from the City of Calera and the Developer, Nottingham, LLC, attached hereto and incorporated herein by referenced.

Authentic Building Company, LLC

Brett G. Winford, Member

Sworn to and subscribed before me
this the 22nd November, 2005.

Notary Public

COURTNEY H MASON JR.
NOTARY
PUBLIC
ALABAMA
AT LARGE

20051123000611650 2/5 $23.00
Shelby Cnty Judge of Probate,AL
11/23/2005 03:18:51PM FILED/CERT

VARIANCE OF SET-BACK LINE

I, THE UNDERSIGNED, AM DEVELOPER UNDER THE DECLARATION OF PROTECTIVE COVENANTS, & RESTRICTIONS OF NOTTINGHAM, PHASE 1, RECORDED INSTRUMENT #2004-39994 AND INSTRUMENT #2004-50560 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. UNDER SAID COVENANTS I HAVE THE POWER TO AMEND SET-BACK LINES AND RESTRICTIVE COVENANTS IN SAID SUBDIVISION.

I HAVE SEEN THE ATTACHED SURVEY DATED 11/16/05 AND PREPARED BY DANIEL ROBINSON ON LOT 15, FINAL PLAT OF NOTTINGHAM TOWNHOMES, AS RECORDED IN MAP BOOK 33 PAGE 111 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA.. UNDER THE TERMS OF THE COVENANTS, THE DEVELOPER HAS THE POWER AND DOES HEREBY GRANT A VARIANCE FROM THE SET-BACK LINE TO PERMIT THE IMPROVEMENTS ON SAID LOT TO BE LOCATED AS SHOWN IN THE ATTACHED SURVEY.

NOTTINGHAM, LLC
DEVELOPER

DELTON LANE CLAYTON, AS ITS MANAGER
Alabama # 5219465

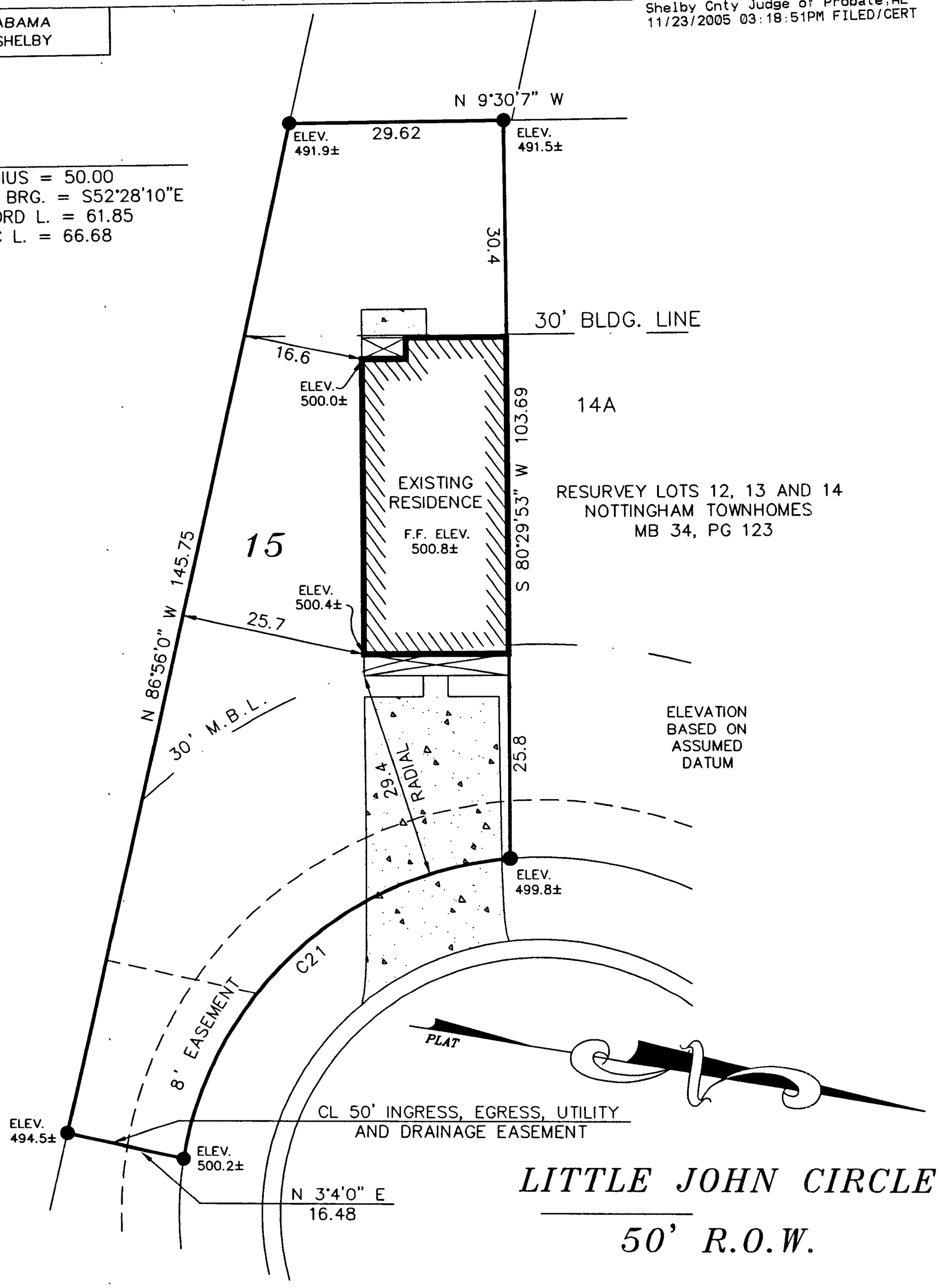
SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 21ST DAY OF NOVEMBER, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

DEANNA D. HART
Notary Public, State of Florida
My comm. exp. Mar. 29, 2009
Comm. No. DD 391961

20051123000611650 3/5 $23.00
Shelby Cnty Judge of Probate,AL
11/23/2005 03:18:51PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY



Survey of Lot 15, Block _____ according to FINAL PLAT OF NOTTINGHAM TOWNHOMES, as recorded in the Office of the Judge of Probate of afore-said County in Plat Book 33, Page 111: The address based on reliable information and sources of said Lot is 182 LITTLE JOHN CIRCLE, Alabama and is INSIDE the corporate limits of the CITY OF CALERA: That said lot lies in Zone 'C', according to F.I.R.M. Community-Panel Number 010191 0135 B * Dated SEPT. 16, 1982

SURVEY FOR: JONES

REQUESTED BY: COURTNEY @ REALTY SOUTH

TYPE OF SURVEY: MORTGAGE SURVEY

DATE OF FIELD SURVEY: 11/16/05

* SHELBY COUNTY FLOOD INFO USED; THIS AREA OF CALERA WAS NOT INCORPORATED AT THE TIME OF F.I.R.M. FLOOD STUDY.

LEGEND

- STAKE SET
- CONCRETE MONUMENT FOUND.
- PK NAIL FOUND
- # 5 REBAR SET WITH CAP STAMPED.
- PK NAIL SET
- UTILITY POLE.
- BRICK WALL
- WOOD DECK
- COVERED WOOD DECK
- SCREENED IN DECK
- IRON PIN FOUND 1/2" OUTSIDE DIAMETER
- OVERHEAD UTILITY LINE(S).
- FENCE.
- CONCRETE.
- NOT TO SCALE.
- AC - ACRES.
- ℄ - CENTERLINE
- ESM'T - EASEMENT.
- M B L - MINIMUM BUILDING LINE
- ROW - RIGHT OF WAY.
- CONCRETE BLOCK WALL
- BRICK WALL

SCALE: 1" = 20'

BASIS OF BEARING USED: PLAT

SOURCE OF INFORMATION USED IN MAKING THIS SURVEY IS: RECORD MAP

JOB # 9582

DATE: 11/17/05

DRAWN: CB

CHECKED: DR

SHEET NO 1 of 1

PREPARED BY:
R. C. FARMER and ASSOCIATES, INC.
246 YEAGER PARKWAY
PELHAM, ALABAMA
35124
TEL-205-664-2566
FAX-205-664-2616

I HEREBY STATE 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.

Daniel Robinson

ALABAMA REGISTERED LAND SURVEYOR No. 14079 DANIEL ROBINSON
NOT VALID UNLESS SEALED WITH EMBOSSED SEAL OR STAMPED WITH RED INK SEAL

REVISED

City of Calera

GEORGE W ROY
Mayor
LINDA STEELE
City Clerk
JIM FINN
Police Chief
DAVID L. JONES
Public Works Director
MICHAEL WOOD
Building Official
MIKE KENT
Zoning Official
TOMMY MOON
Fire Chief

Inspection Services
Planning and Zoning

COUNCIL MEMBERS:
DAVID BRADSHAW
JERRY DAVIS
BOBBY PHILLIPS
ERNEST MONTGOMERY
MIKE ROBERSON

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Shelby Cnty Judge of Probate,AL
11/23/2005 03:18:51PM FILED/CERT

April 6, 2005

To Whom It May Concern:

In accordance with Article VII Section 1.00 of the City of Calera Zoning Ordinance (attached) the setbacks have been modified for all the lots on the attached final plat in the Nottingham Townhomes Subdivision. If you need further assistance please feel free to contact me at the number provided.

MWood

Mike Wood
Building Official
City of Calera

MW/ts

POST OFFICE BOX 187 • CALERA, ALABAMA 35040
OFFICE (205) 668-3638 • MAYOR (205) 668-3500 • FAX (205) 668-3821 • Email: www.cityofcalera.org

"Large enough to be progressively aware, yet small enough to still care"

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Shelby Cnty Judge of Probate,AL
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Map Book 33 pg 111

FINAL PLAT OF NOTTINGHAM TOWNHOMES

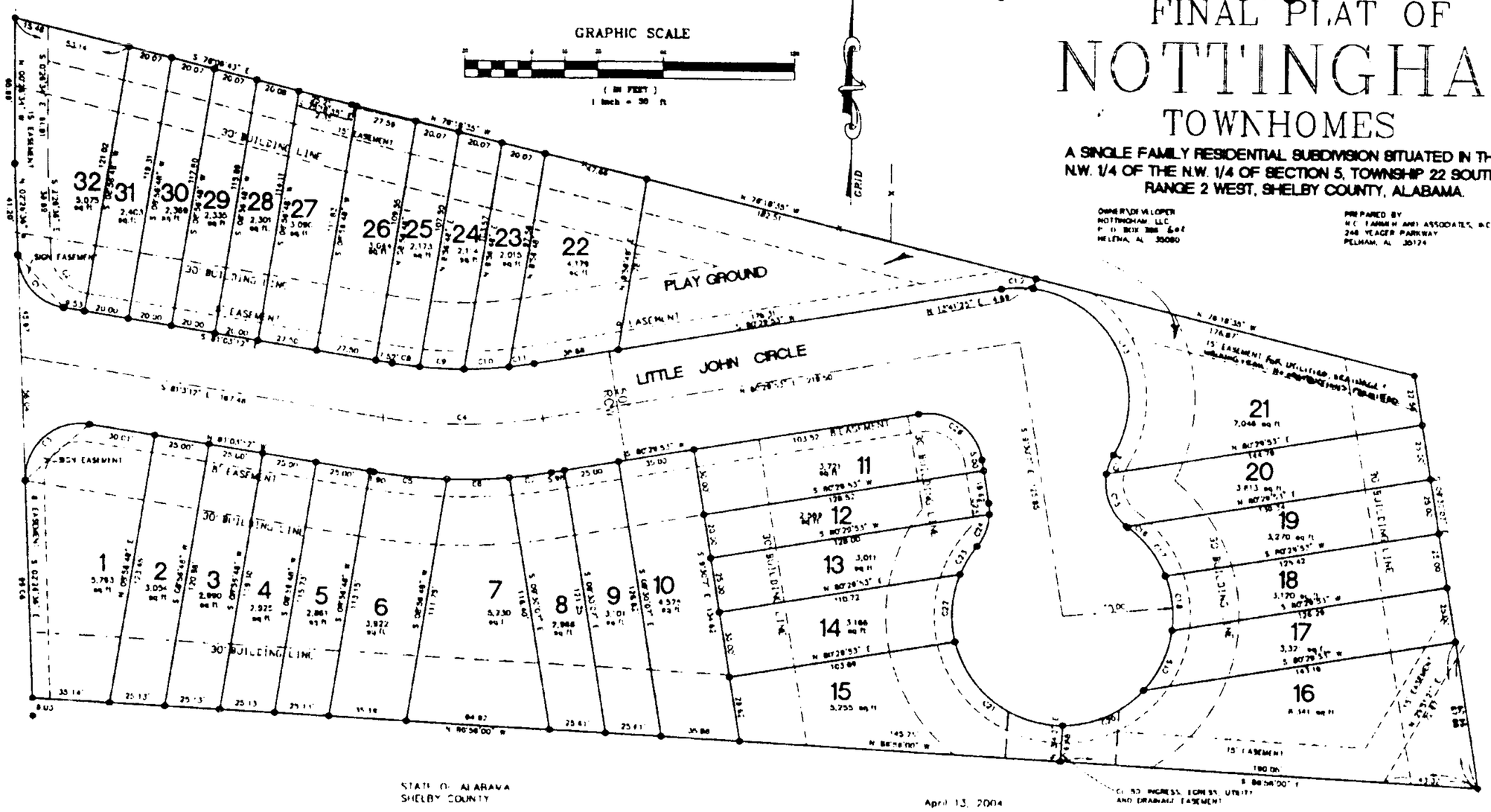
A SINGLE FAMILY RESIDENTIAL SUBDIVISION SITUATED IN THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA.

OWNER/DEVELOPER
NOTTINGHAM, LLC
P. O. BOX 386
HELENA, AL 35080

PREPARED BY
R.C. FARMER AND ASSOCIATES, INC
244 YEAGER PARKWAY
PELHAM, AL 35124

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft

GRID



STATE OF ALABAMA
SHELBY COUNTY

April 13, 2004

The undersigned, Robert C. Farmer, Licensed Professional Land Surveyor, State of Alabama, and Nottingham, LLC, 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 thereon known as, NOTTINGHAM TOWNHOMES, showing the sub-divisions into which it is proposed to divide said lands, giving the lengths and bearings of each lot line 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 owner also certifies that he is the owner of said lands and that the same is not subject to any mortgage, except a mortgage held by Larry Clayton. I further state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for the Practice of Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

By _____ Date 4-13-04
Robert C. Farmer, P.L.S.
Al Reg No 14720

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

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 13th day of April 2004

_____
Notary Public

By _____ Date 04-13-04
Nottingham, LLC, Owner
Larry Clayton, Manager

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Larry Clayton, whose name is signed to the foregoing certificate as manager, Nottingham, LLC, owner, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate do execute same voluntarily as such individual with full authority thereof.
Given under my hand and seal this the 13 day of April 2004.

_____
Notary Public

By _____ Date 04-13-04
Larry Clayton, Mortgagee

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Larry Clayton, whose name is signed to the foregoing certificate as mortgagee, 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 voluluntary as such individual with full authority thereof.

_____ Date 4-13-04
Notary Public

SOUTHEAST CORNER
NW 1/4 NW 1/4 SEC 5
TSP 22 SOUTH, RNG 2 WEST
1/2" REBAR FOUND
(LOCALLY ACCEPTED)
S 87°50'50" E 68.48'
N 87°50'50" W

BE IT RESOLVED, by the City of Calera Planning Commission that, the absent 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 Nottingham townhomes, which said plat or map is certified to have been made by Robert C. Farmer as surveyor, at the instance of Nottingham, LLC, 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 _____ Calera City Clerk, of even date herewith.

Given under my hand and seal this the _____ day of _____ 2004

_____ Date 7-13-04
Mayor, City of Calera

_____ Date 7/13/04
Engineer, City of Calera

_____ Date 7-13-04
Planning Commission, City of Calera

_____ Date _____
City Clerk, City of Calera

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	34.30	25.00	31.67	S41°24'54"E	78°36'36"
C2	27.44	20.00	25.34	S41°44'54"E	78°36'36"
C3	44.24	25.00	38.69	S48°15'06"W	101°23'24"
C4	72.45	225.00	72.14	N89°43'27"W	18°26'56"
C5	33.20	250.00	33.17	S84°51'27"E	07°36'31"
C6	28.26	250.00	28.25	N88°05'58"E	06°28'39"
C7	19.04	250.00	19.03	N82°40'46"E	04°21'46"
C8	12.49	200.00	12.49	S82°50'31"E	03°34'40"
C9	20.14	200.00	20.13	S87°30'55"E	05°46'02"
C10	20.48	200.00	20.47	N86°40'02"E	05°51'59"
C11	11.30	200.00	11.29	N82°06'58"E	03°14'10"
C12	14.53	50.00	14.48	S88°49'29"W	16°39'13"
C13	98.68	50.00	83.43	N26°18'27"W	113°04'54"
C14	9.78	25.00	9.72	S19°36'10"W	21°15'40"
C15	26.86	25.00	25.59	S21°48'32"E	61°33'44"
C16	0.77	25.00	0.77	S53°28'41"E	01°46'33"
C17	28.24	50.00	27.86	N38°11'17"W	32°21'21"
C18	25.28	50.00	25.01	N07°31'26"W	25°58'22"
C19	30.64	50.00	30.16	N24°31'04"E	35°06'37"
C20	41.23	50.00	40.08	N65°41'54"E	47°15'03"
C21	66.88	50.00	61.85	S52°28'10"E	76°24'49"
C22	31.32	50.00	30.81	S03°41'00"W	35°53'32"
C23	14.89	50.00	14.83	S30°09'31"W	17°03'29"
C24	15.94	25.00	15.67	N20°25'18"E	36°31'56"
C25	5.09	25.00	5.08	N03°40'24"W	11°39'26"
C26	39.27	25.00	35.36	N54°30'07"W	90°00'00"

6836TOWNHOMEZRM.DWG