20060310000114720 1/7 $29.00
Shelby Cnty Judge of Probate,AL
03/10/2006 03:43:12PM FILED/CERT

AFFIDAVIT AT TO MODIFIED FRONT SET BACK LINE

I, the undersigned builder, acknowledge that the house constructed on Lot13-A Resurvey of Lots 12, 13, & 14 Nottingham Townhomes, Map Book 34 Page 124 in the Probate Office of Shelby County, Alabama, and also known as 170 Little John Circle, complies with the City of Calera Article VII Supplemental Regulations Section 1.00 zoning regulations attached and confirmed with Mr. Mike Wood with the City of Calera.

The Architectural Review Committee has also granted a variance for the set back line to allow the house located on Lot 13-A Resurvey of Lots 12, 13 & 13 of Nottingham Townhomes to be located on the site as shown in the survey prepared by R.C. Farmer dated 3/03/06.

Authentic Building Company, LLC

Brett G. Winford, Member

Sworn to and subscribed before me this 8th day of March, 2006.

Notary Public
My Commission expires: 3/5/07

COURTNEY H MASON JR.
NOTARY
PUBLIC
ALABAMA STATE AT LARGE

C. Mason

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Shelby Cnty Judge of Probate,AL
03/10/2006 03:43:12PM FILED/CERT

VARIANCE OF SET-BACK LINE

I, THE UNDERSIGNED, AM DEVELOPER UNDER THE DECLARATION OF PROTECTIVE COVENANTS, & RESTRICTIONS OF FINAL PLAT OF NOTTINGHAM TOWNHOMES, RECORDED IN INSTRUMENT #2002-11100 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 3/3/06 AND PREPARED BY DANIEL ROBINSON ON LOT 13 A, A RESURVEY OF LOTS 12,13 & 14 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

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 7th DAY OF MARCH, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
11-3-2008

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
ALABAMA
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
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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"

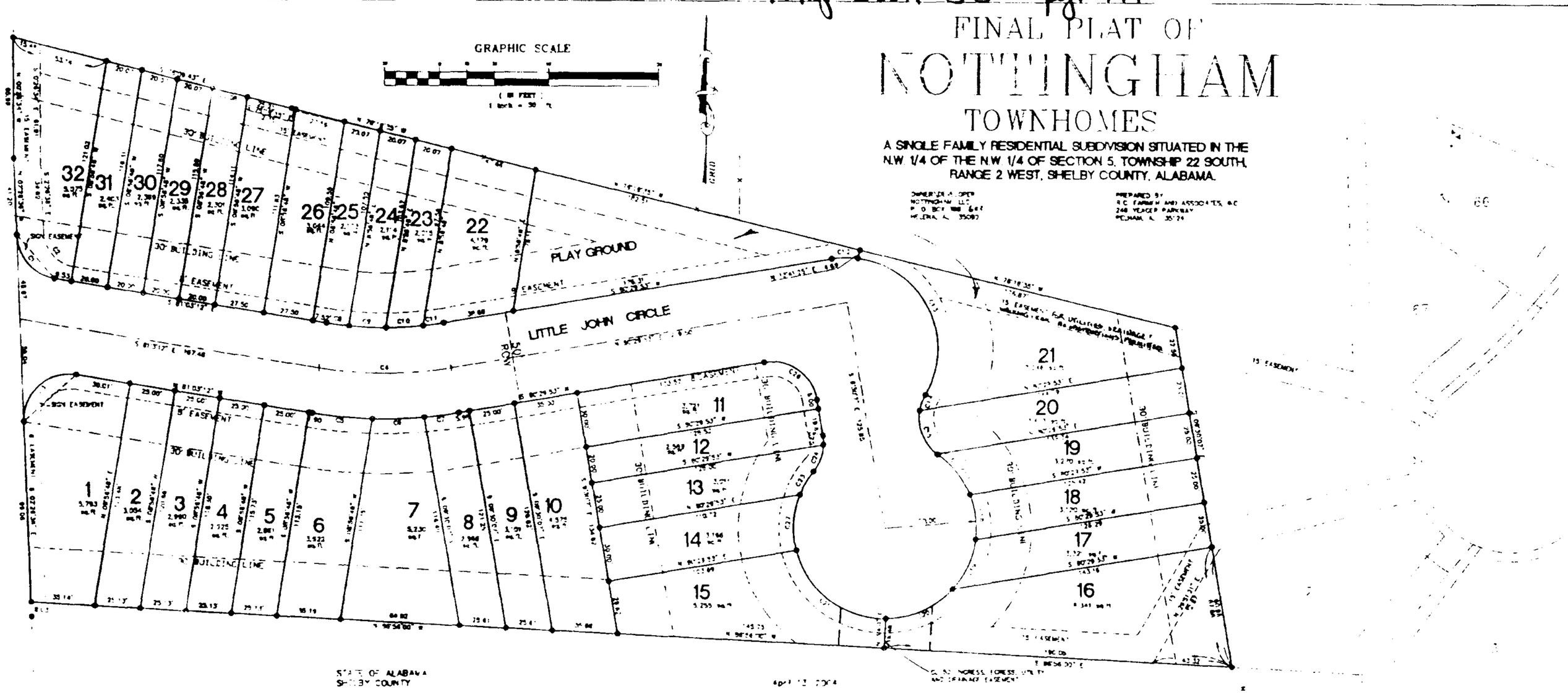
Map Book 33 pg 111

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 [illegible]
HELENA, AL 35080

PREPARED BY:
R.C. FARMER AND ASSOCIATES, INC.
246 VEAGEY PARKWAY
PELHAM, AL 35124



STATE OF ALABAMA
SHELBY COUNTY

April 13, 2004

The undersigned, Robert C. Farmer, Licensed Professional Land Surveyor, State of Alabama, and Nottingham, LLC, 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 subdivisions into which it is proposed to divide said lands, giving the angles 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 shown. 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 Robert C. Farmer Date 4-13-04
Robert C. Farmer, PLS
Al 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 13th day of April, 2004

Notary Public

By Larry Clayton 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 mortgagee, 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, does 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 Larry Clayton 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 voluntarily as such individual with full authority thereof.

Notary Public Date 4-13-04

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

BE IT RESOLVED by the City of Calera Planning Commission 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 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 submitted 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

Mayor, City of Calera — Date 7/12/04

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

Planning Commission, City of Calera — Date [illegible]

City Clerk, City of Calera — Date _____

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	34.30	25.00	31.67	S41°44'54"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°43'2[illegible]"E	18°26'56"
C5	33.20	250.00	33.17	S84°51'22"E	07°36'17"
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	9.28	25.00	9.22	S19°36'10"W	21°15'40"
C15	26.86	25.00	25.59	S21°48'[illegible]"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'[illegible]"W	32°21'21"
C18	25.28	50.00	25.01	N07°31'2[illegible]"W	29°58'22"
C19	30.64	50.00	30.16	N24°31'0[illegible]"E	35°06'37"
C20	41.23	50.00	40.08	N65°41'54"E	47°15'03"
C21	66.68	50.00	61.85	S52°28'[illegible]"E	76°24'49"
C22	31.32	50.00	30.81	S33°41'00"W	35°53'32"
C23	14.99	50.00	14.83	S30°09'3[illegible]"W	17°03'39"
C24	15.94	25.00	15.67	N29°25'18"E	36°31'[illegible]
C25	5.09	25.00	5.08	N03°40'[illegible]"W	11°39'[illegible]
C26	39.27	25.00	35.36	N54°30'[illegible]"W	90°00'[illegible]

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5535TOWNHOMES RM.DWG

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Shelby Cnty Judge of Probate,AL
03/10/2006 03:43:12PM 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.

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Shelby Cnty Judge of Probate,AL
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2.02 Rear Yard Modifications

Where a lot abuts an alley, one half (½) of the alley width may be considered as part of the required rear yard.

Section 3.00 Height Modifications

A. Any limitation on the number of stories shall not apply to buildings used exclusively for storage purposes, with the exception of Mini-warehouses provided such buildings do not exceed the height in feet permitted in the district in which located.

B. Chimneys, cooling towers, elevators, bulkheads, fire towers, gas tanks, steeples, penthouses, stacks, stage towers or scenery lofts, tanks, water towers, ornamental towers or necessary appurtenances, where permitted, may be erected to any height not in conflict with existing of hereafter adopted ordinances of the City of Calera, except that where permitted in connection with residential uses, such structures shall be limited to a height of twenty-five feet (25´) above the average height of structures permitted in that district. **[See Article VIII, Section 13.00 for regulations pertaining to commercial transmission towers]**

Section 4.00 Fences and Walls

A. No fence shall be allowed beyond the front yard set-back line in any single family residential district.

B. The height requirements in any single family residential zone shall be as follows: fences constructed on a side or rear lot line or behind the required front yard as set forth elsewhere in these regulations shall not exceed a height of six and one half feet (6´- 6˝) as measured from the topmost point of the fence to the ground or surface along the center line of the fence.

C. The following types of fences are permitted in Residential Zone Districts: masonry walls, ornamental (iron) woven wire (chain link), wood or other man made materials and hedges. The following type of fences are Prohibited: any fence carrying electric current, any fence that utilizes spikes, nails, barb wire or other pointed materials in its construction. However, when warranted, those fence types listed as prohibited above may be permitted in the A-1 Agricultural, M-1 Light Industrial and M-2 Heavy Industrial Districts.

D. On any corner lots, no fence of any material shall be permitted to encroach a required thirty-five foot (35´) building line setback that would hinder site distances for motorists or pedestrians. No fence, hedge or any type of planting shall be placed or constructed in any location that would hinder access to fire hydrants, including ornamental or split-rail fences.

STATE OF ALABAMA
COUNTY OF SHELBY

10 NOTTINGHAM TOWNHOMES MB 33, PG 111

PLAT

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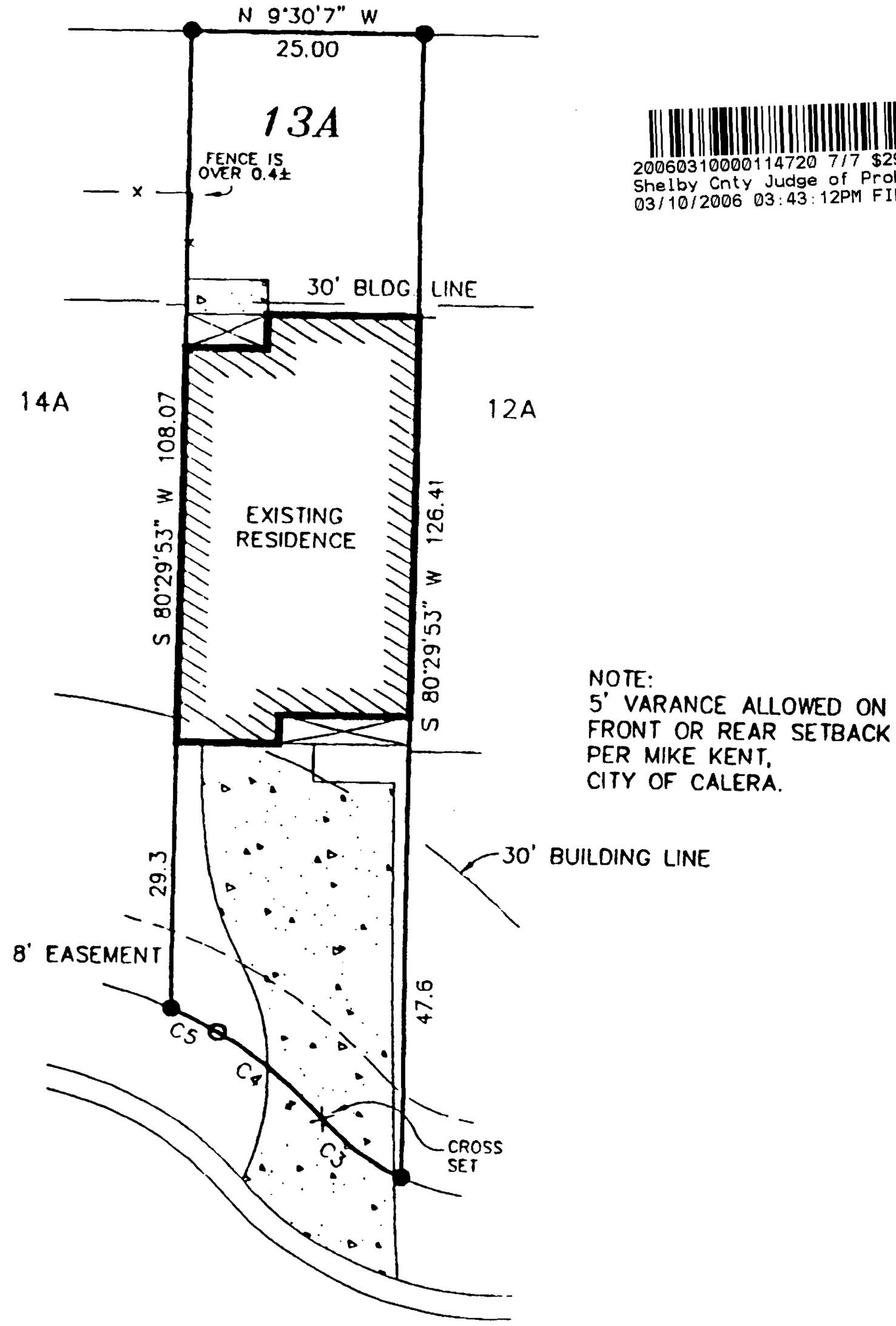
Shelby Cnty Judge of Probate, AL
03/10/2006 03:43:12PM FILED/CERT



C5
RADIUS = 50.00
CH. BRG. = S18°23'12"W
CHORD L. = 5.66
ARC L. = 5.66

C4
RADIUS = 50.00
CH. BRG. = S30°09'31"W
CHORD L. = 14.83
ARC L. = 14.89

C3
RADIUS = 25.00
CH. BRG. = S26°26'47"W
CHORD L. = 10.60
ARC L. = 10.68

NOTE:
5' VARANCE ALLOWED ON FRONT OR REAR SETBACK PER MIKE KENT, CITY OF CALERA.

℄ LITTLE JOHN CIRCLE 50' R.O.W.

Survey of Lots 13 A, Block _____ according to A RESURVEY OF LOTS 12,13 & 14 NOTTINGHAM TOWNHOMES AS RECORDED IN MB 33, PG 111 as recorded in the Office of the Judge of Probate of afore-said County in Plat Book 34, Page 123: The address based on reliable information and sources of said Lot is 170 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: SHEEHAN

REQUESTED BY: COURTNEY

TYPE OF SURVEY: MORTGAGE SURVEY — DATE OF FIELD SURVEY: 3/03/06

* 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 # 9581
DATE: 3/03/06
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 DANIEL ROBINSON
NOT VALID UNLESS SEALED WITH AN EMBOSSED SEAL OR STAMPED WITH RED INK SEAL.

REVISED: 3/08/06