Map Book 36 Page 123

CHINABERRY HIGHLANDS

SITUATED IN THE N 1/2 OF THE NE 1/4 OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 3 WEST SHELBY COUNTY, ALABAMA

LOCAL HEALTH DEPARTMENT RECOMMENDATION:

THE LOTS ON THIS PLAT HAVE BEEN APPROVED BY THE SHELBY COUNTY DEPARTMENT OF HEALTH AND ARE SUBJECT TO RESTRICTIONS AS NOTED ON THE INDIVIDUAL LOT PERMITS ON FILE AT THE SHELBY COUNTY HEALTH DEPARMENT.

MINIMUM FINISHED FLOOR ELEVATIONS:

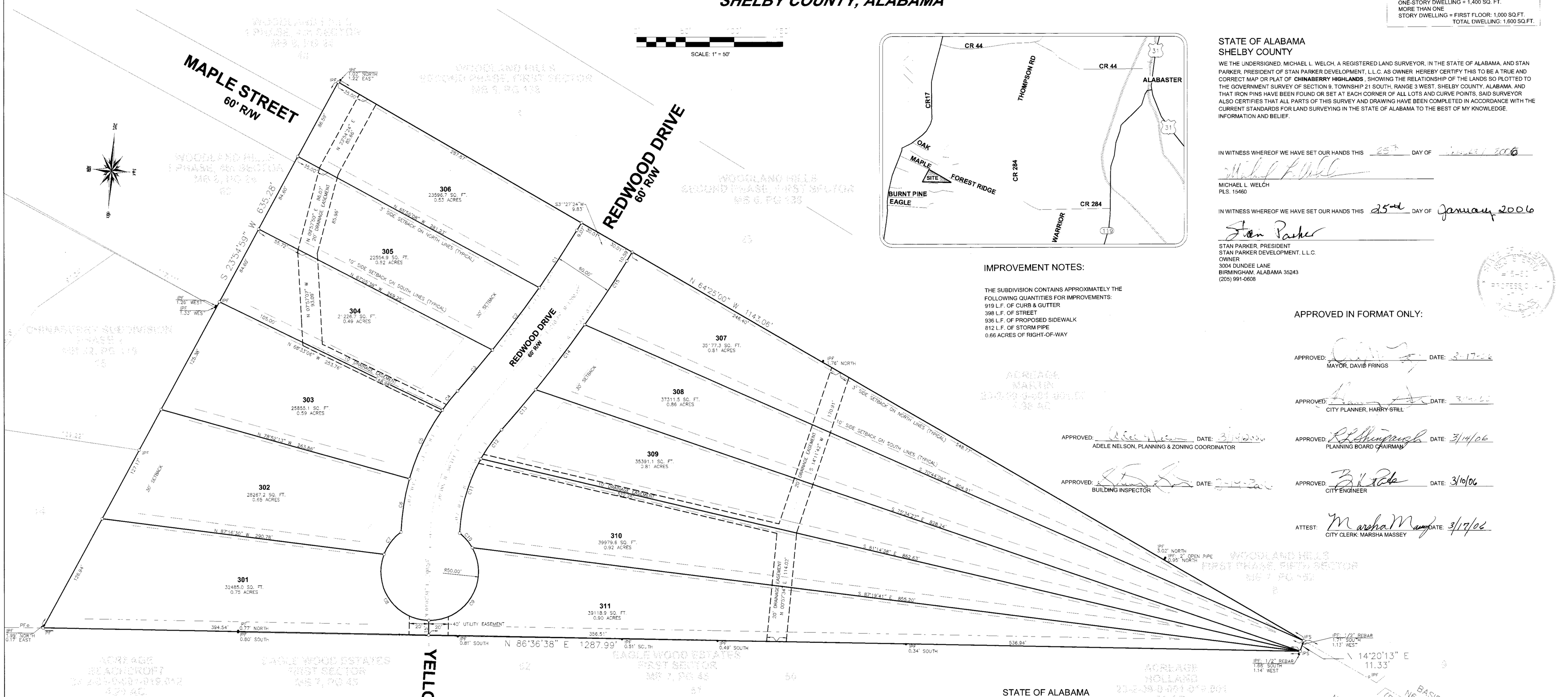
LOTS 301-302 > 473.0'
LOTS 303-304 > 472.0'
LOTS 305-306 > 473.0'

STAN PARKER DEVELOPMENT, L.L.C. IS LEGAL OWNER OF LAND WITHIN PLAT OF CHINABERRY HIGHLANDS AND FORMALLY DEDICATES ALL STREETS, RIGHTS-OF-WAY AND OTHER SITES FOR PUBLIC USE.

Stan Parker
STAN PARKER, PRESIDENT

SINGLE FAMILY DISTRICT (R-3)
AREA AND DIMENSIONAL REGULATIONS

MINIMUM LOT AREA = 10,000 SQ.FT.
MINIMUM LOT WIDTH = 80 FEET
MAXIMUM BUILDING HEIGHT = 35 FEET
MINIMUM BUILDING SETBACKS:
FRONT = 30 FEET
REAR = 20 FEET
SIDE = 13 FEET BETWEEN DWELLING, WITH AT LEAST ONE SIDE SETBACK OF 10 OR MORE FEET.
MINIMUM LIVABLE FLOOR AREA:
ONE-STORY DWELLING = 1,400 SQ. FT.
MORE THAN ONE STORY DWELLING = FIRST FLOOR: 1,000 SQ.FT.
TOTAL DWELLING: 1,600 SQ.FT.



IMPROVEMENT NOTES:

THE SUBDIVISION CONTAINS APPROXIMATELY THE FOLLOWING QUANTITIES FOR IMPROVEMENTS:
919 L.F. OF CURB & GUTTER
398 L.F. OF STREET
936 L.F. OF PROPOSED SIDEWALK
812 L.F. OF STORM PIPE
0.66 ACRES OF RIGHT-OF-WAY

STATE OF ALABAMA
SHELBY COUNTY

WE THE UNDERSIGNED, MICHAEL L. WELCH, A REGISTERED LAND SURVEYOR, IN THE STATE OF ALABAMA, AND STAN PARKER, PRESIDENT OF STAN PARKER DEVELOPMENT, L.L.C. AS OWNER HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT MAP OR PLAT OF **CHINABERRY HIGHLANDS**, SHOWING THE RELATIONSHIP OF THE LANDS SO PLOTTED TO THE GOVERNMENT SURVEY OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AND THAT IRON PINS HAVE BEEN FOUND OR SET AT EACH CORNER OF **ALL** LOTS AND CURVE POINTS, SAID SURVEYOR ALSO CERTIFIES THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS 25th DAY OF January 2006

Michael L. Welch
MICHAEL L. WELCH
PLS. 15460

IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS 25th DAY OF January 2006

Stan Parker
STAN PARKER, PRESIDENT
STAN PARKER DEVELOPMENT, L.L.C.
OWNER
3004 DUNDEE LANE
BIRMINGHAM, ALABAMA 35243
(205) 991-0608

APPROVED IN FORMAT ONLY:

APPROVED: _____ DATE: 3-17-06
MAYOR, DAVID FRINGS

APPROVED: _____ DATE: 3-17-06
CITY PLANNER, HARRY STILL

APPROVED: _____ DATE: 3/14/06
ADELE NELSON, PLANNING & ZONING COORDINATOR

APPROVED: R.L. Shipman DATE: 3/14/06
PLANNING BOARD CHAIRMAN

APPROVED: _____ DATE: 3-17-06
BUILDING INSPECTOR

APPROVED: _____ DATE: 3/10/06
CITY ENGINEER

ATTEST: Marsha Massey DATE: 3/17/06
CITY CLERK: MARSHA MASSEY

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 THE SAID HEALTH DEPARTMENT, AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HEREON.

APPROVED: Larry W Rush DATE: 1-27-06
SHELBY COUNTY HEALTH DEPARTMENT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1170.02'	70.16'	70.15'	S 33°22'03" W	03°26'09"
C2	1170.02'	80.04'	80.03'	S 37°02'43" W	03°55'11"
C3	1170.02'	54.96'	54.96'	S 40°21'03" W	02°41'29"
C4	230.70'	25.05'	25.04'	N 38°29'14" E	06°13'14"
C5	230.70'	78.38'	78.00'	N 25°38'39" E	19°27'55"
C6	230.70'	55.33'	55.20'	N 09°09'38" E	13°44'27"
C7	50.00'	29.15'	28.74'	N 37°29'35" E	33°24'22"
C8	50.00'	95.77'	81.79'	N 34°04'56" W	109°44'41"
C9	50.00'	105.00'	86.74'	S 30°53'01" W	120°19'24"
C10	50.00'	19.87'	19.74'	S 40°39'37" E	22°45'53"
C11	170.70'	79.83'	79.11'	N 15°57'12" E	26°47'46"
C12	170.70'	38.44'	36.37'	N 35°27'59" E	12°13'46"
C13	1230.02'	54.13'	54.12'	S 40°26'00" W	02°31'16"
C14	1230.02'	83.45'	83.44'	S 37°13'45" W	03°53'14"
C15	1230.02'	78.16'	78.14'	S 33°27'55" W	03°38'26"

THIS SUBDIVISION HAS COMPLED WITH ONE OF THE FOLLOWING TWO ALTERNATIVES OR COMBINATION OF BOTH:
(A) INSTALLED ALL IMPROVEMENTS ACCORDING TO THE REQUIREMENTS OF THE REGULATIONS.
(B) POSTED A SURETY BOND IN AN AMOUNT SUFFICIENT TO ASSURE THE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

APPROVED: _____ DATE: 3-17-2006
ALABASTER CITY CLERK

APPROVED: Marsha Massey per _____ DATE: 4/5/06
ALABASTER BUILDING INSPECTOR

STATE OF ALABAMA
SHELBY COUNTY

I, Lucretia R. Welch, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT **STAN PARKER** AS OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE, THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HAS EXECUTED THE SAME VOLUNTARILY WITH FULL AUTHORITY FOR AND AS THE ACT OF SAME. GIVEN UNDER MY HAND AND SEAL THIS

THE 25th DAY OF January, 2006

Lucretia R. Welch
NOTARY PUBLIC

3-04-09
MY COMMISSION EXPIRES

STATE OF ALABAMA
SHELBY COUNTY

I, Lucretia R. Welch, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT **MICHAEL L. WELCH** AS SURVEYOR, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE, THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HAS EXECUTED THE SAME VOLUNTARILY WITH FULL AUTHORITY FOR AND AS THE ACT OF SAME. GIVEN UNDER MY HAND AND SEAL THIS

THE 25th DAY OF January 2006

Lucretia R. Welch
NOTARY PUBLIC

3-04-09
MY COMMISSION EXPIRES

JOB NO. 25067

NOTES:

ALL EASEMENTS SHOWN ON THIS PLAT ARE FOR PUBLIC UTILITIES, PRIVATE TELEVISION CABLE SYSTEMS, SANITARY SEWERS AND STORM SEWERS AND/OR OPEN STORM DRAINS, UNLESS OTHERWISE NOTED FOR USE FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION.

PROPERTY IS ZONED R-3.

REV 1) REVISED LOTS / PREP FOR SUBMITTAL 01/12/06 ARH

FLOOD INFORMATION

COMM-PANEL:	010191 0100B
EFF. DATE:	SEPT. 16, 1982
ZONE:	"C"
BFE:	N/A

RECORD MAP
CHINABERRY HIGHLANDS
SITUATED IN THE N 1/2 OF THE NE 1/4 OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 3 WEST SHELBY COUNTY, ALABAMA

LANDMARK SURVEYING, INC.
4212 COVE BOULEVARD, SUITE 110
P. O. BOX 3613
HOOVER, ALABAMA 35023
PHONE: 205-491-6768
FAX: 205-491-6710
EMAIL: landmarksurvey@bellsouth.net

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Shelby County, Judge of Probate, AL
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