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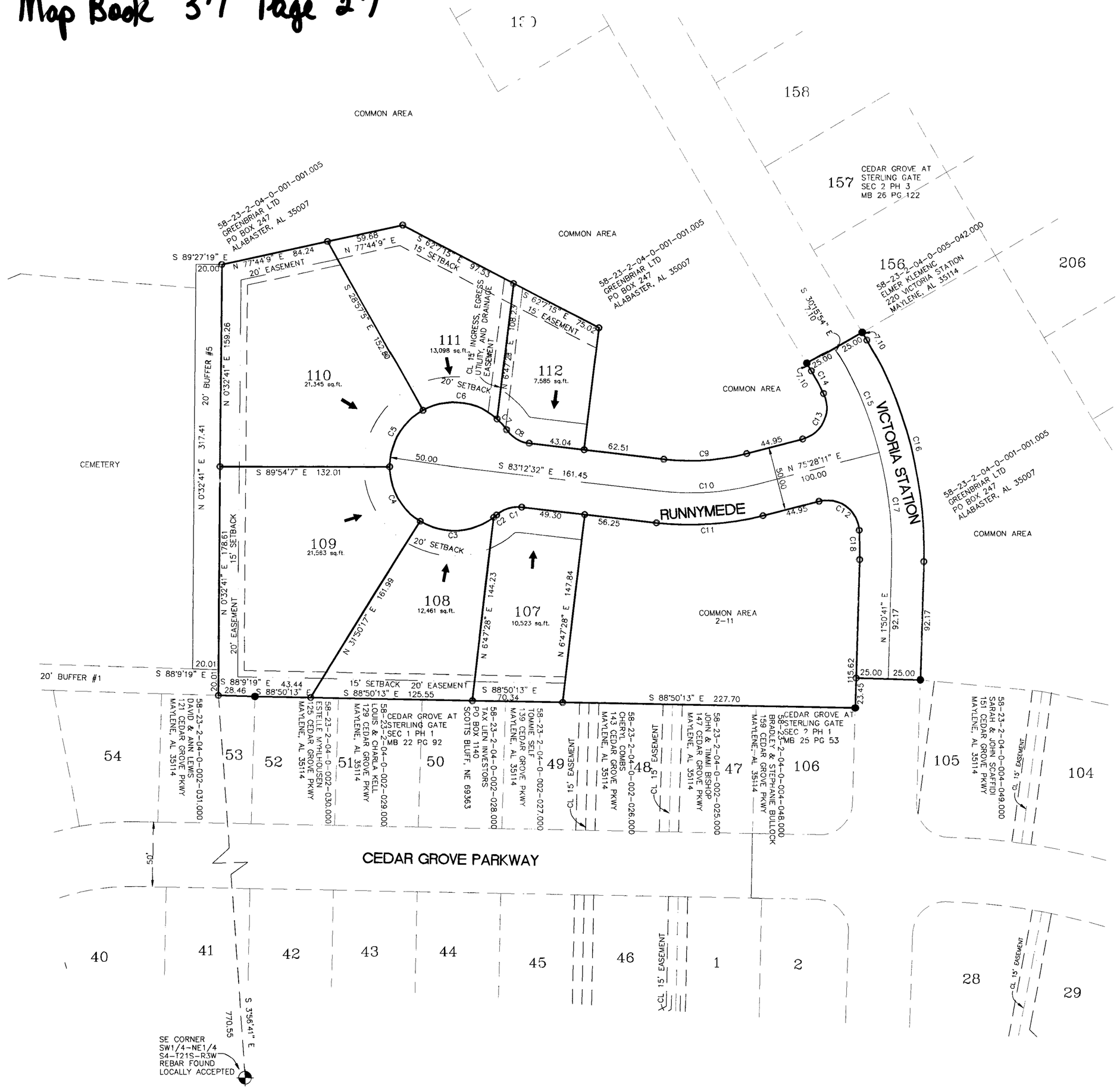
CEDAR GROVE AT STERLING GATE
SECTOR 2, PHASE 11

A SINGLE FAMILY RESIDENTIAL SUBDIVISION SITUATED IN THE E 1/2 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 3 WEST CITY OF ALABASTER, SHELBY COUNTY, ALABAMA

DEVELOPER: FARRIS MANAGEMENT COMPANY, INC.
P.O. BOX 247
ALABASTER, ALABAMA 35007
(205) 663-0572

3.53 AC±

PREPARED BY: R.C. FARMER AND ASSOCIATES, INC.
246 YEAGER PARKWAY
PELHAM, ALABAMA 34124
(205) 664-2566



STATE OF ALABAMA

SHELBY COUNTY

The undersigned, Robert C. Farmer, Registered Land Surveyor, State of Alabama, and Greenbriar, Ltd, by Farris Management Company, Inc., as owners 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 were made in the instance of said owners; that this plat or map is a true and correct map of lands shown therein known as CEDAR GROVE AT STERLING GATE – Sector 2 Phase 11 and the sub-divisions into which it is proposed to divide said lands, giving the lengths and angles of each lot 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 and that all parts of this survey and drawing have been completed in accordance with the requirements of the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama to the best of my knowledge and belief. Said owners also certify that they are the owners of said lands and that the same are not subject to any mortgage.

In witness thereof, said surveyor executed these presents this 21 day of Nov. 2005

By: Robert C. Farmer Date 11-21-05
Robert C. Farmer, P.L.S.
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 individuals with full authority thereof.

Given under my hand and seal this the 21 day of November, 2005

Notary Public My Commission Expires 5-7-07

By: Mary F. Roensch Date 6-14-06
Mary F. Roensch, President
Farris Management Company, Inc.
Managing General Partner of Greenbriar, LTD.

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Mary F. Roensch, whose name is signed to the foregoing certificate as 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 14 day of June 2006

Notary Public My Commission Expires 5-07-07

6/5/06
Mayor, City of Alabaster Date

Alabaster Planning Commission Date 5/23/06

Alabaster City Engineer Date

Alabaster Building Inspector Date 6/2/2006

Alabaster Planning and Zoning Coordinator Date 5/24/06

BE IT RESOLVED, by the City of Alabaster, 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 CEDAR GROVE AT STERLING GATE Sector 2 Phase 11 which said plat or map is certified to have been made by Robert C. Farmer, as surveyor, at the instance of Greenbriar LTD., 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 Date 6/12/06
Alabaster City Clerk

CITY PLANNER Date 6/12/2006

○ #5 REBAR SET WITH RC FARMER CAP
● #5 REBAR FOUND
→ DIRECTION HOUSE IS TO FACE
1300± LF VALLEY GUTTER
311± LF STORM SEWER
113± LF SANITARY SEWER
604± LF STREETS
1300± LF SIDEWALKS

SINGLE-FAMILY DISTRICT (R-4)	
AREA AND DIMENSIONAL REGULATIONS	
MINIMUM REQUIRED ACREAGE	6 ACRES
MINIMUM LOT AREA	7,500 SQUARE FEET
MINIMUM LOT WIDTH	60 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM BUILDING SETBACKS	
FRONT	20 FEET
REAR	15 FEET
SIDE	16 FEET BETWEEN DWELLINGS
MINIMUM LIVABLE FLOOR AREA	
ONE STORY DWELLING	1,400 SQUARE FEET
MORE THAN ONE STORY DWELLING	FIRST FLOOR: 1,000 SQUARE FEET
	TOTAL DWELLING: 1,800 SQUARE FEET

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CH BEARING	DELTA
C1	21.03	25.00	20.41	S72°41'47"W	48°11'23"
C2	3.00	50.00	3.00	N50°19'17"E	03°26'24"
C3	60.91	50.00	57.21	N86°56'23"E	69°47'48"
C4	50.84	50.00	48.68	S29°01'55"E	58°15'36"
C5	53.19	50.00	50.72	S30°34'24"W	60°57'02"
C6	62.06	50.00	58.15	N83°23'42"W	71°06'46"
C7	11.19	50.00	11.16	N41°25'44"W	12°49'10"
C8	21.03	25.00	20.41	S59°06'50"E	48°11'23"
C9	65.12	175.00	64.75	N86°07'50"E	21°19'17"
C10	74.43	200.00	74.00	N86°07'50"E	21°19'17"
C11	83.73	225.00	83.25	N86°07'50"E	21°19'17"
C12	44.30	25.00	38.73	N53°45'42"W	101°32'13"
C13	44.30	25.00	38.73	N24°42'05"E	101°32'13"
C14	20.15	275.00	20.14	N28°09'58"W	04°11'52"
C15	82.39	300.00	82.13	N22°23'51"W	15°44'05"
C16	182.14	325.00	179.76	N14°12'36"W	32°06'35"
C17	85.74	300.00	85.45	N06°20'34"W	16°22'29"
C18	23.22	275.00	23.21	N00°34'27"W	04°50'16"

THERE SHALL EXIST A 5' (FIVE FOOT) DRAINAGE EASEMENT LYING EACH SIDE OF ALL SIDE LINES EXCEPT AS SHOWN.

NOTES:
1. No fences will be allowed that will obstruct the flow of storm water.
2. All easements are for utility and drainage purposes and shall provide for needs both within and without this subdivision.
3. Basis of bearings is magnetic North.
4. Contractor and/or developer are responsible for providing building sites free of drainage problems.
5. No sub-surface investigation of geological conditions was performed by R. C. Farmer and Associates, Inc.; therefore no reference what-so-ever is made as to the suitability for residential construction.
6. Common areas defined by covenants.
7. O - Denotes iron pin set.
8. I further certify that I have consulted the Federal Insurance Rate Map, (FIRM), Community Panel # 010191 0100 B, dated September 16, 1982, Zone C, and found that the above described parcel does not lie in a special flood hazard zone.
9. The right-of-way contains 0.80 ac more or less.
10. The common areas are to be maintained by the Homeowners Association.

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Shelby County, AL 06/15/2006
09:51:00 AM FILED/CERT