

VARIANCE OF SET-BACK LINE

I, THE UNDERSIGNED BUILDER, IN ROSSBURG TOWNHOMES AS RECORDED IN MAP BOOK 36 PAGE 18, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, HEREBY ACKNOWLEDGE THE COPY OF THE VARIANCES GRANTED BY THE CITY OF CALERA AND THE DEVELOPER OF ROSSBURG TOWNHOMES. SAID VARIANCE GRANTS A SET-BACK VARIANCE ON THE FRONT LINE OF LOT 129 ROSSBURG TOWNHOMES.

AUTHENTIC BUILDING COMPANY, LLC.


BRETT G. WINFORD, MEMBER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 28TH DAY OF JULY, 2006.


NOTARY PUBLIC
MY COMMISSION EXPIRES:

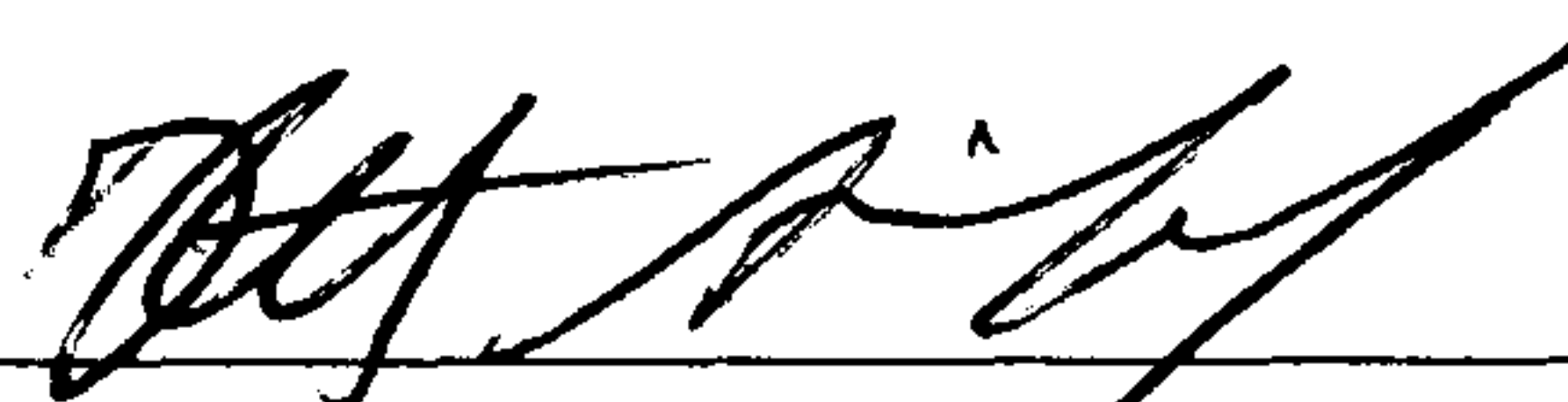
COURTNEY H. MASON, JR.
COMMISSION EXPIRES MARCH 5, 2007

VARIANCE OF SET-BACK LINE

I, THE UNDERSIGNED, AM THE DEVELOPER UNDER THE DECLARATION OF PROTECTIVE COVENANTS, & RESTRICTIONS OF ROSSBURG TOWNHOMES, RECORDED INSTRUMENT # 20050-29000508800 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 7/27/06 AND PREPARED BY JAMES M. RAY, ON LOT 129, ROSSBURG TOWNHOMES AS RECORDED IN MAP BOOK 36 PAGE 18 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 FRONT SET BACK LINE TO PERMIT THE IMPROVEMENTS ON SAID LOT TO BE LOCATED AS SHOWN IN THE ATTACHED SURVEY.

BRAVEHART BUILDING, LLC.
DEVELOPER


BRETT G. WINFORD, MEMBER

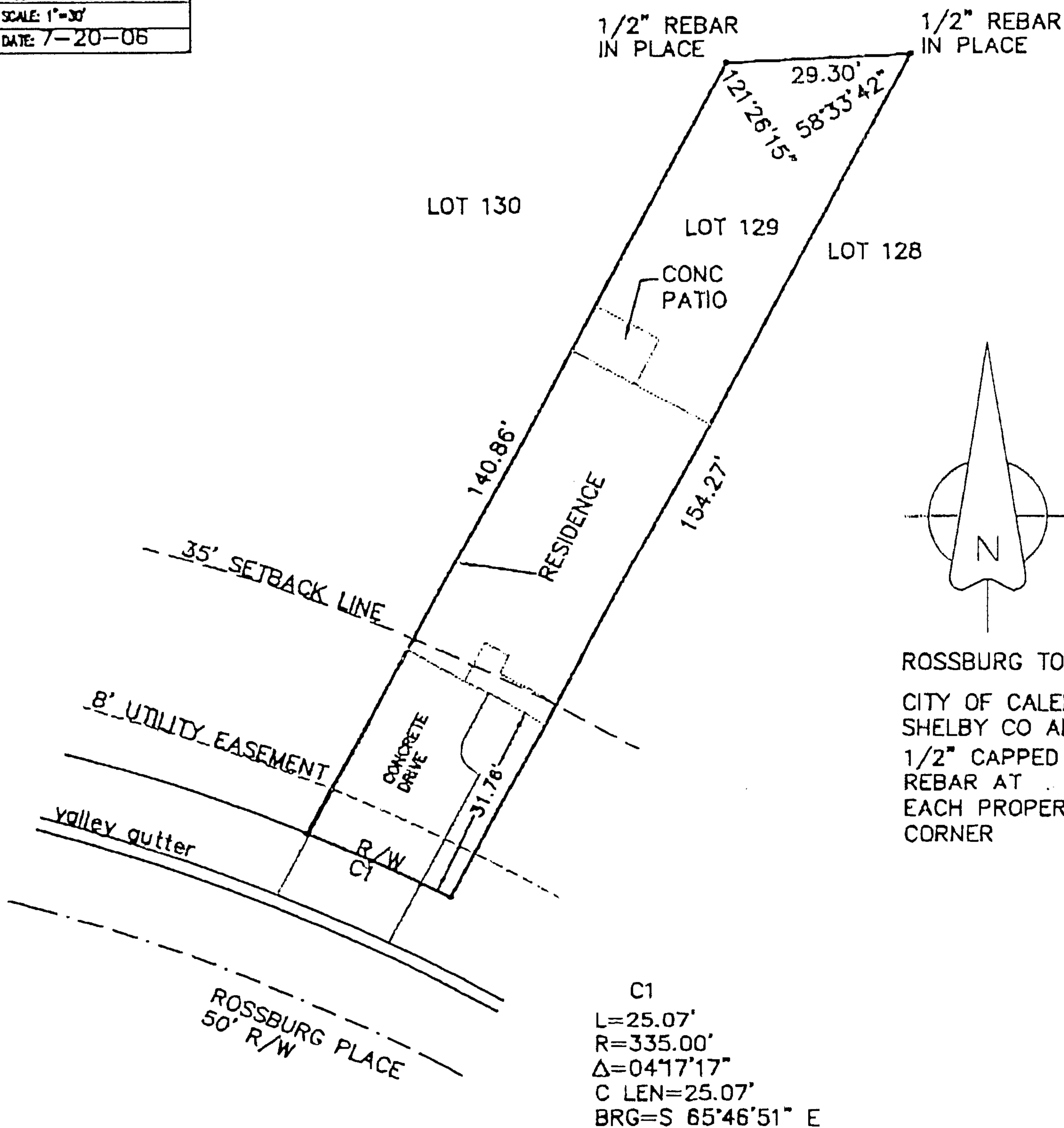
SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 28th DAY OF JULY, 2006


NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/27

COURTNEY H. MASON, JR.
COMMISSION EXPIRES MARCH 5, 2007

RAY & GILLILAND, P.C.	
103 E FORT WILLIAMS ST. P.O. BOX 1183 SYLACAUGA, ALABAMA 35150	TEL NO. (258) 245-3243 FAX NO. (258) 245-3202
DRAWN BY: J-mj	FILE: ROSSBURGTOWNHOMES
closing survey	SCALE: 1"=30' DATE: 7-20-06



ROSSBURG TOWNHOMES
CITY OF CALERA
SHELBY CO AL
1/2" CAPPED
REBAR AT
EACH PROPERTY
CORNER

STATE OF ALABAMA
SHELBY COUNTY

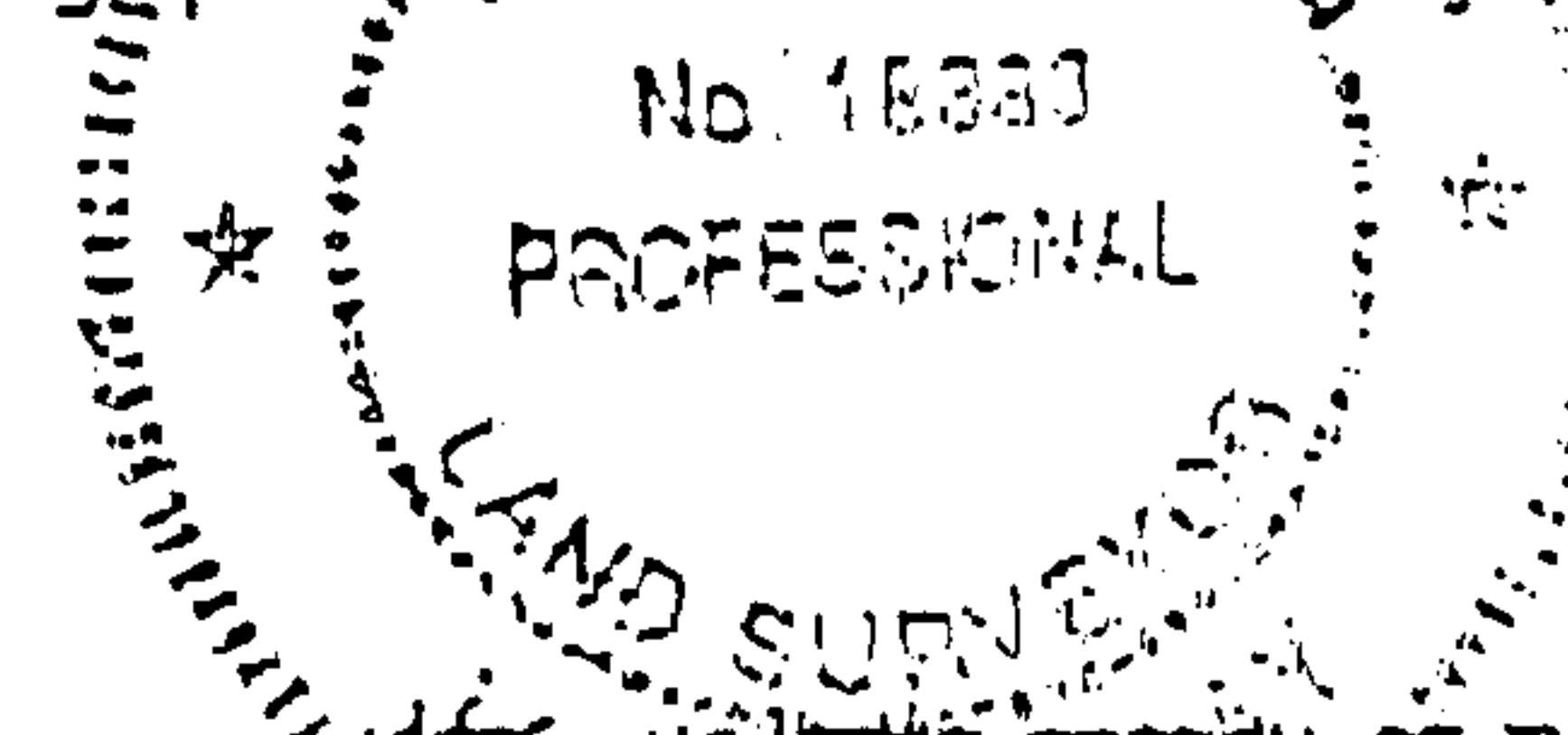
20060801000368800 3/5 \$23.00
Shelby Cnty Judge of Probate, AL
08/01/2006 10:32:07AM FILED/CERT

I, James M. Ray, a Registered Land Surveyor in the State of Alabama, hereby certify that all parts of this survey and plat (or 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, being more particularly described as follows, to-wit: LOT 129 ROSSBURG TOWNHOMES as shown by map of said subdivision on record in the office of the Judge of Probate of Shelby County, Alabama, in Plat book 36 Page 18.

I further certify that the building now erected on said lot is within the boundaries of same, except as shown above, that there are no encroachments by buildings on adjoining property, except as shown above, that there are no right-of-ways, easements or joint driveways over or across said lot, visible on the surface, except as shown above, that there are no electric or telephone wires (excluding wires which serve the premises only) or structures or supports, therefor, including poles, anchors or guy wires over or across said premises, except as shown above.

According to my survey this the 27th day of July 2006.

James M. Ray, Ala. Reg. No. 18383
Ray and Gilliland, P. C. Ala. Board Cert. No. CA-0114-LS



NOTE: NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM. THE PARCEL SHOWN IS SUBJECT TO SETBACKS, EASEMENTS, ZONING AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS. UNDERGROUND PORTIONS OF FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES



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

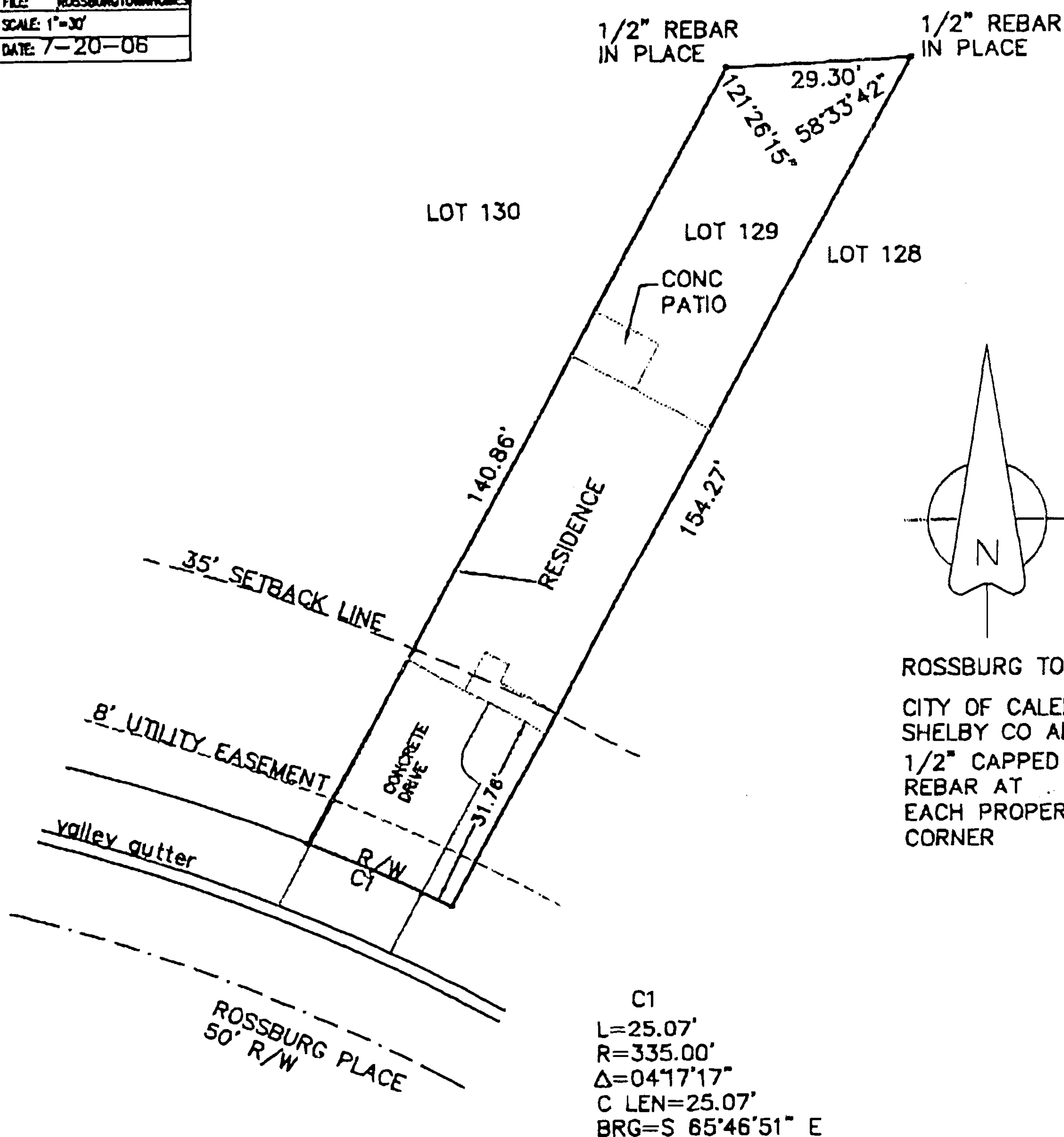
General Yard Requirements

- 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 dwelling, office, institutional, industrial or public building may be located upon a lot or tract of land, but such dwellings shall not encroach upon the front, side or rear yards required by the district regulations.
- C. In certain 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.

RAY, & GILLILAND, P.C.	
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DRAWN BY: j-ray	SCALE: 1"=30'
closing survey	DATE: 7-20-06



C1
 L=25.07'
 R=335.00'
 $\Delta=0417'17''$
 C LEN=25.07'
 BRG=S 65°46'51" E

20060801000368800 5/5 \$23.00
 Shelby Cnty Judge of Probate, AL
 08/01/2006 10:32:07AM FILED/CERT

STATE OF ALABAMA
 SHELBY COUNTY

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