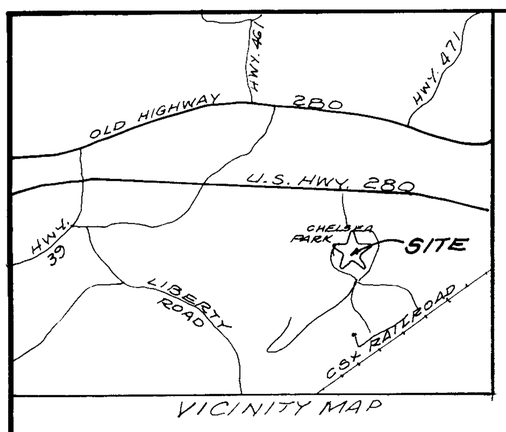
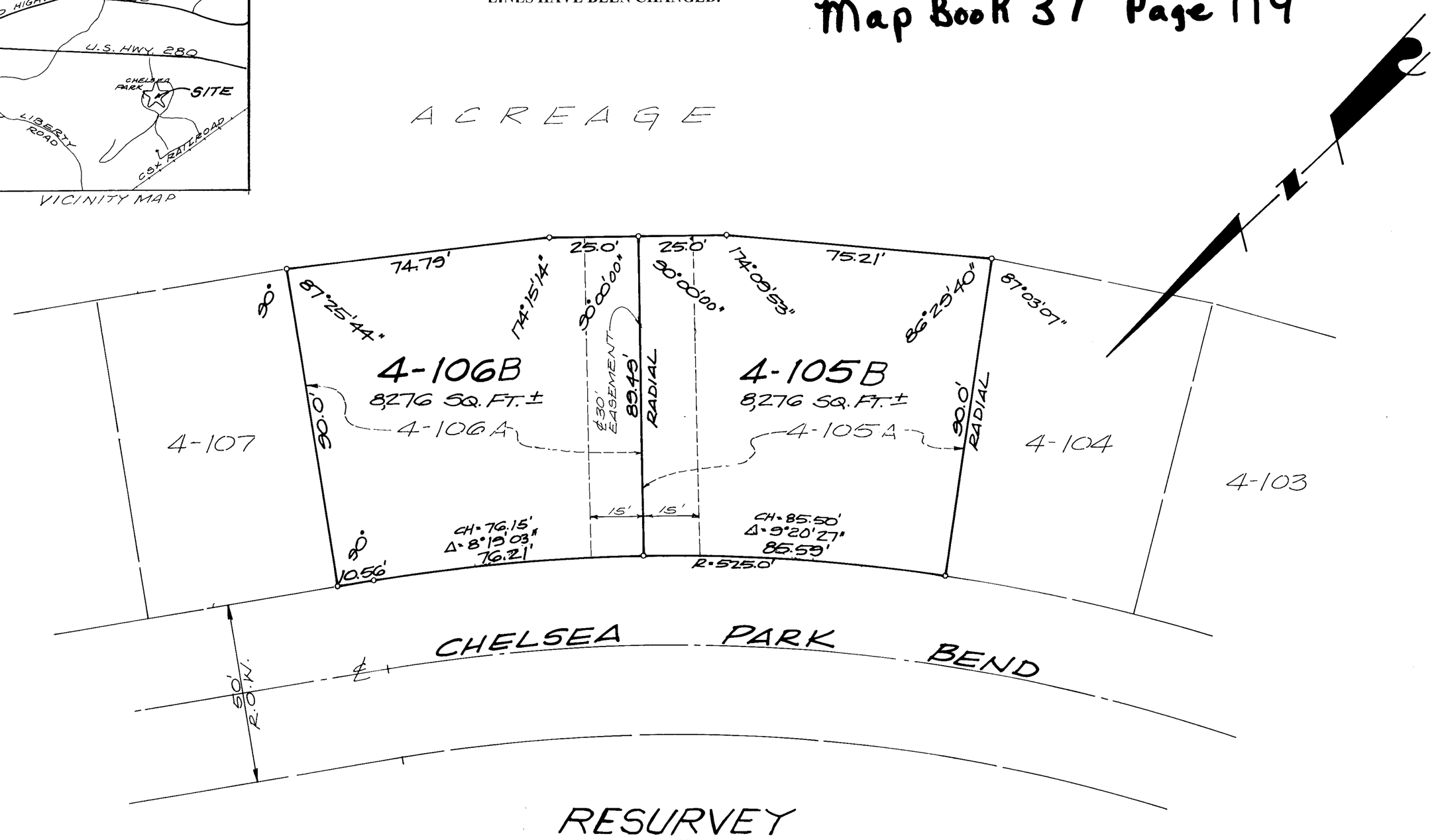
THE PURPOSE OF THIS RESURVEY IS TO PROVIDE AN EASEMENT BETWEEN LOTS 4-105B & 4-106B. NO LOT LINES HAVE BEEN CHANGED.

Map Book 37 Page 119



VICINITY MAP



RESURVEY
OF
A RESURVEY OF LOTS 4-105A & 4-106A CHELSEA PARK 4TH SECTOR

AS RECORDED IN MAP BOOK 36, PG 128, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY CO., AL & SITUATED IN THE N.E. 1/4 OF SEC. 36, TWP. 19 SO., RNG. 1 W., SHELBY CO., AL.

SCALE: 1" = 20' APRIL, 2006

0 20' 40' 60' 80' 100'
GRAPHIC SCALE

LAURENCE D. WEYGAND, REG. P.E. & L.S. No. 10373
169 OXMOOR ROAD HOMEWOOD, AL 35209
(205) 942-0086

STATE OF ALABAMA)
COUNTY OF SHELBY)

The undersigned, Laurence D. Weygand, Registered Engineer-Land Surveyor, State of Alabama, and Chelsea Park, Inc., Owner, hereby certify that this plat of map was made pursuant to a survey made by said Surveyor, and that said survey and this plat or map were made at the instance of said owners; that this plat or map is a true and correct map of the lands shown therein and known or to be known as RESURVEY OF A RESURVEY OF LOTS 4-105A & 4-106A CHELSEA PARK * 4TH SECTOR *, showing the subdivisions into which it is proposed to divide said lands, giving the length and angles of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the angles, width, length and name of each street, as well as the number of each lot and block, and showing the relation of the land to the government survey of Section 25, Township 19 South, Range 1 West, Shelby County, Alabama, that iron pins have been installed at all lot corners and curve points, as shown and designated by small open circles on said map or plat. I, Laurence D. Weygand, 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. Said owner also certifies that it is the owner of said lands and that the same is not subject to any mortgage.

DATE: April 27, 2006

By: Laurence D. Weygand
Laurence D. Weygand
Reg. P.E. – L.S. #10373

CHELSEA PARK, INC. - OWNER

By: Douglas D. Eddleman
Douglas D. Eddleman - President

By: William L. Thornton, III
William L. Thornton, III – Vice President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Pamela G. Glass, a Notary Public in and for said County and State, hereby certify that Laurence D. Weygand, whose name is signed to the foregoing certificate as Engineer-Land Surveyor and who is known to me, acknowledged before me, on this date, that being duly informed of the contents of said certificate, he executed same voluntarily and with full authority therefore.

Given under my hand and seal this 27th day of April, 2006.

My Commission Expires: 5-17-09

By: Pamela G. Glass
Notary Public

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Donna O. Rainey, a Notary Public in and for said County and State, hereby certify that Douglas D. Eddleman, whose name is signed to the foregoing certificate as President of Chelsea Park, Inc., Owner, and who is known to me, acknowledged before me, on this date, that being duly informed of the contents of said certificate, he executed same voluntarily and with full authority therefore.

Given under my hand and seal this 29th day of August, 2006.

My Commission Expires: 12-1-06

By: Donna O. Rainey
Notary Public

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Donna O. Rainey, a Notary Public in and for said County and State, hereby certify that William L. Thornton, III, whose name is signed to the foregoing certificate as Vice President of Chelsea Park, Inc., Owner, and who is known to me, acknowledged before me, on this date, that being duly informed of the contents of said certificate, he executed same voluntarily and with full authority therefore.

Given under my hand and seal this 31st day of August, 2006.

My Commission Expires: 12-1-06

By: _____
Notary Public

APPROVED: B. Andrew Wallace DATE: 10/11/06
CITY OF CHELSEA, PLANNING COMMISSION

APPROVED: W. Frank Barnes IV DATE: 9/25/06
CITY OF CHELSEA, CITY ENGINEER

APPROVED: Robert A. Warninghe DATE: 9/25/06
CITY OF CHELSEA, CITY CLERK

APPROVED: Earl Wren DATE: 9/25/06
CITY OF CHELSEA, MAYOR

APPROVED: Wayne Ashby DATE: 9/27/06
CITY OF CHELSEA, FIRE CHIEF

NOTES:

COVENANTS AND RESTRICTIONS FOR THE SUBDIVISION TO DESIGNATE MINIMUM SETBACK REQUIREMENTS.

ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION (UNLESS OTHERWISE NOTED). NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT.

ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF BUILDING TO BE SERVICED.

CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.

BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING.

BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LIDS OR TOP ELEVATION FOR ALL MANHOLES AND YARD INLETS ON EACH LOT.

THE OWNER/BUILDER SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAIN, DITCHES, GRADING OR OTHER MEANS, TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.

THE LOT OWNER/BUILDER SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE LINE OR SEPTIC TANK LOCATION PRIOR TO CONSTRUCTION OF BUILDING FOUNDATION.

ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF RESIDENCE TO BE SERVICED.

NO FENCE SHALL IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY.

NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE CITY OF CHELSEA PLANNING COMMISSION.

CITY OF CHELSEA IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.

NO BUILDING SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL.

THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE "C" AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAP PANEL NUMBER 010191 00508 SHELBY COUNTY, ALABAMA.
DATED: SEPTEMBER 16, 1982

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF CHELSEA SUBDIVISION REGULATIONS.

20061027000532320 1/1 $38.00
Shelby Cnty Judge of Probate, AL
10/27/2006 03:14:37PM FILED/CERT