Map Book 38 page 39

RESURVEY OF LOT 481
STONEYKIRK AT BALLANTRAE, PHASE 4

AS RECORDED IN MAP BOOK 37, PAGE 16
IN THE OFFICE OF THE JUDGE OF PROBATE FOR SHELBY COUNTY, ALABAMA

A RESIDENTIAL RESURVEY LYING IN THE SOUTH HALF
OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 2 WEST
SHELBY COUNTY, ALABAMA

0 20' 40' 60'
SCALE: 1" = 20'

RECORD PLAT NORTH

SUBDIVISION NOTES:

1. The City of Pelham does not maintain any improvements including, but not limited to drainage structures and ditches, that lie outside of the street right-of-way. This responsibility belongs to the lot owner and/or the Ballantrae Residential Association.

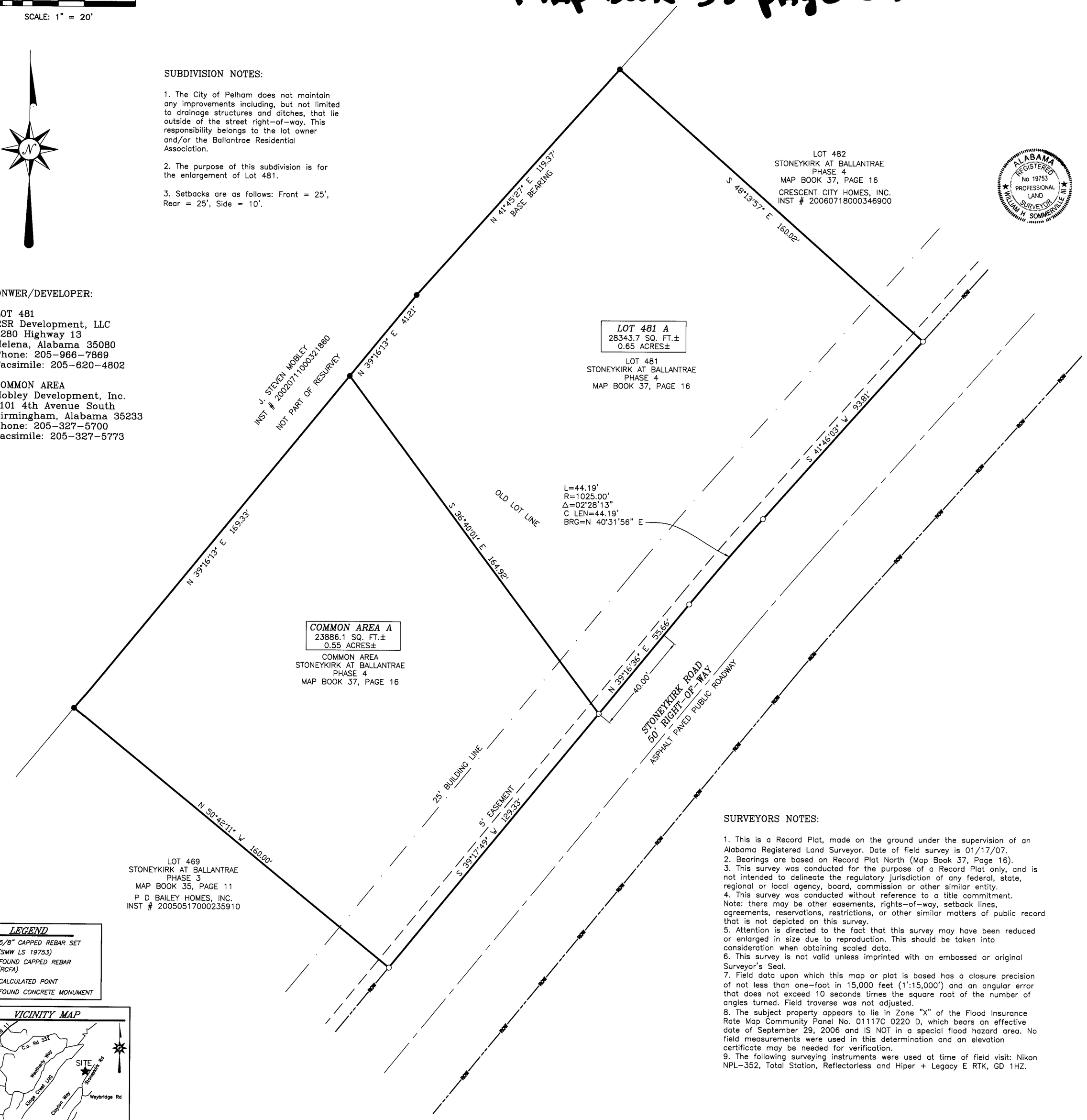
2. The purpose of this subdivision is for the enlargement of Lot 481.

3. Setbacks are as follows: Front = 25', Rear = 25', Side = 10'.

ONWER/DEVELOPER:

LOT 481
RSR Development, LLC
6280 Highway 13
Helena, Alabama 35080
Phone: 205-966-7869
Facsimile: 205-620-4802

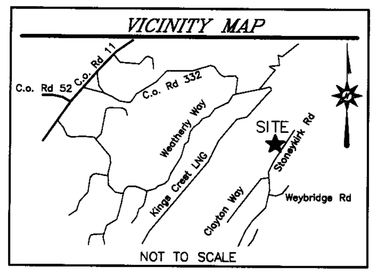
COMMON AREA
Mobley Development, Inc.
2101 4th Avenue South
Birmingham, Alabama 35233
Phone: 205-327-5700
Facsimile: 205-327-5773



LEGEND

- ○ = 5/8" CAPPED REBAR SET (SMW LS 19753)
- ● = FOUND CAPPED REBAR (RCFA)
- ▲ = CALCULATED POINT
- ■ = FOUND CONCRETE MONUMENT

VICINITY MAP



NOT TO SCALE

SURVEYORS NOTES:

1. This is a Record Plat, made on the ground under the supervision of an Alabama Registered Land Surveyor. Date of field survey is 01/17/07.
2. Bearings are based on Record Plat North (Map Book 37, Page 16).
3. This survey was conducted for the purpose of a Record Plat only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
4. This survey was conducted without reference to a title commitment. Note: there may be other easements, rights-of-way, setback lines, agreements, reservations, restrictions, or other similar matters of public record that is not depicted on this survey.
5. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
6. This survey is not valid unless imprinted with an embossed or original Surveyor's Seal.
7. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
8. The subject property appears to lie in Zone "X" of the Flood Insurance Rate Map Community Panel No. 01117C 0220 D, which bears an effective date of September 29, 2006 and IS NOT in a special flood hazard area. No field measurements were used in this determination and an elevation certificate may be needed for verification.
9. The following surveying instruments were used at time of field visit: Nikon NPL-352, Total Station, Reflectorless and Hiper + Legacy E RTK, GD 1HZ.

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, William H. Sommerville, III, Licensed Professional Land Surveyor, licensed in the State of Alabama, RSR Development, LLC, as owner of Lot 481, and Mobley Development, Inc., as owner of the Common Area 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 Resurvey of Lot 481 and the subdivisions 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 lands, giving the length and width and name of each street as well as the number of each lot and showing the relations 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 Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief. Said owners also certify that they are the owners of said lands and that the same are not subject to any mortgage, except a mortgage held by M and F Bank (Lot 481).

In witness thereof, said surveyor executed these presents this 19th day of January ~~2005~~ 2007.

BY: William H. Sommerville, III Date 01-19-07
William H. Sommerville, III., Surveyor
AL Reg No 19753

STATE OF ALABAMA
COUNTY OF SHELBY
I, the undersigned, a Notary Public in and for said county and state, do hereby certify that William H. Sommerville, III, whose name is signed to the forgoing 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 19th day of January 2007.

MaryAnne Lechuende My Commission Expires 08/05/10
Notary Public

BY: _____ Date _____
Sean Dassau, RSR Development, LLC, as owner of Lot 481

STATE OF ALABAMA
COUNTY OF Shelby
I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Sean Dassau, whose name is signed to the forgoing 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 individuals with full authority thereof.

Given under my hand and seal this the 23rd day of January 2007.

Helen M. Gay My Commission Expires 4-27-10
Notary Public

BY: _____, vice president Date 1/23/2007
Officer,
M and F Bank, Mortgagee

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that _____, whose name is signed to the forgoing 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 individuals with full authority thereof.

Given under my hand and seal this the 23rd day of January 2007.

Helen M. Gay My Commission Expires 4-27-10
Notary Public

BY: J. Steven Mobley Date 1/30/07
J. Steven Mobley, Mobley Development Inc., as owner of the Common Area

STATE OF ALABAMA
COUNTY OF Shelby
I, the undersigned, a Notary Public in and for said county and state, do hereby certify that J. Steven Mobley, whose name is signed to the forgoing 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 individuals with full authority thereof.

Given under my hand and seal this the 30TH day of January 2007.

Michael C Mosko My Commission Expires June 8, 2008
Notary Public

BE IT RESOLVED, by the Pelham 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 Resurvey of Lot 481, which said plat or map is certified to have been made by William H. Sommerville, III as surveyor, at the instance of Sean Dassau, as owner 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 the City Clerk, of even date herewith.

Bobby Hayes Date 2-9-07
Mayor, City of Pelham

_____ Date 2-9-07
Pelham Planning Commission

_____ Date 2-9-07
Director, Public Works

Jesse E Jowers, Jr. Date 2/9/07
Pelham Engineer

Donna Seesler Date 2/9/07
Pelham City Clerk

NO.	DESCRIPTION	DATE	REV. BY

REVISIONS

TYPE OF SURVEY: RECORD PLAT

CLIENT: CRESCENT CITY HOMES
6280 HIGHWAY 13
HELENA, ALABAMA 35080

DESIGNED	DRAWN	CHECKED	PROJECT NO.
N/A	AAK	PWK	07-0025
APPROVED	DATE	SCALE	SHEET
WHS	01/18/07	1" = 20'	1 OF 1

SMW Engineering Group, Inc.
208 Oak Mountain Circle
Pelham, Alabama 35124
(205) 252-6985
Fax: (205) 320-1504
engineering group, inc.