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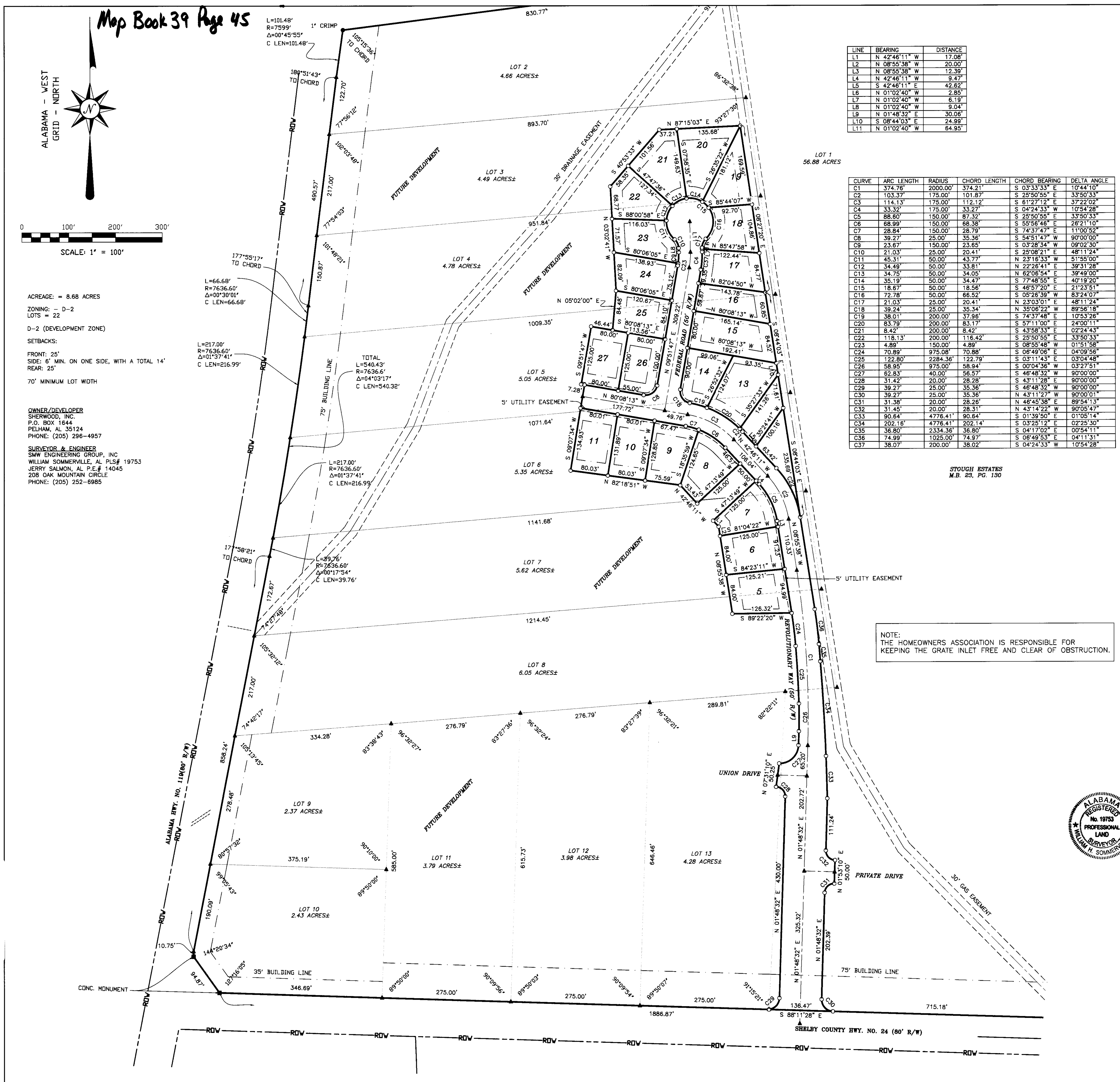


ACREAGE: = 8.68 ACRES
ZONING: – D–2
LOTS = 22

D–2 (DEVELOPMENT ZONE)

SETBACKS:

FRONT: 25'
SIDE: 6' MIN. ON ONE SIDE, WITH A TOTAL 14'
REAR: 25'

70' MINIMUM LOT WIDTH

OWNER/DEVELOPER
SHERWOOD, INC.
P.O. BOX 1644
PELHAM, AL 35124
PHONE: (205) 296–4957

SURVEYOR & ENGINEER
SMW ENGINEERING GROUP, INC
WILLIAM SOMMERVILLE, AL PLS# 19753
JERRY SALMON, AL P.E.# 14045
208 OAK MOUNTAIN CIRCLE
PHONE: (205) 252–6985

LINE	BEARING	DISTANCE
L1	N 42°46'11" W	17.08'
L2	N 08°55'38" W	20.00'
L3	N 08°55'38" W	12.39'
L4	N 42°46'11" W	9.47'
L5	S 42°46'11" E	42.62'
L6	N 01°02'40" W	2.85'
L7	N 01°02'40" W	6.19'
L8	N 01°02'40" W	9.04'
L9	N 01°48'32" E	30.06'
L10	S 08°44'03" E	24.99'
L11	N 01°02'40" W	64.95'

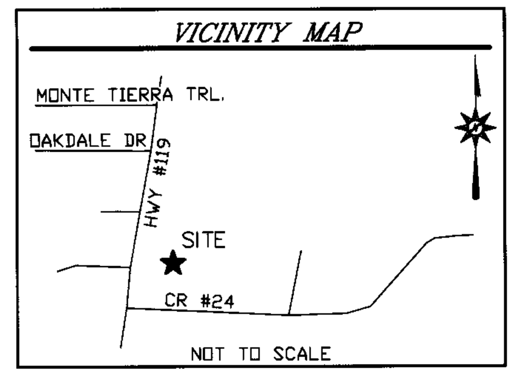
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	374.76'	2000.00'	374.21'	S 03°33'33" E	10°44'10"
C2	103.37'	175.00'	101.87'	S 25°50'55" E	33°50'33"
C3	114.13'	175.00'	112.12'	S 61°27'12" E	37°22'02"
C4	33.32'	175.00'	33.27'	S 04°24'33" W	10°54'28"
C5	88.60'	150.00'	87.32'	S 25°50'55" E	33°50'33"
C6	68.99'	150.00'	68.38'	S 55°56'46" E	26°21'10"
C7	28.84'	150.00'	28.79'	S 74°37'47" E	11°00'52"
C8	39.27'	25.00'	35.36'	S 54°51'47" W	90°00'00"
C9	23.67'	150.00'	23.65'	S 03°28'34" W	09°02'30"
C10	21.03'	25.00'	20.41'	S 25°08'21" E	48°11'24"
C11	45.31'	50.00'	43.77'	N 23°16'33" W	51°55'00"
C12	34.49'	50.00'	33.81'	N 22°26'41" E	39°31'28"
C13	34.75'	50.00'	34.05'	N 62°06'54" E	39°49'00"
C14	35.19'	50.00'	34.47'	S 77°48'55" E	40°19'20"
C15	18.67'	50.00'	18.56'	S 46°57'20" E	21°23'51"
C16	72.78'	50.00'	66.52'	S 05°26'39" W	83°24'07"
C17	21.03'	25.00'	20.41'	N 23°03'01" E	48°11'24"
C18	39.24'	25.00'	35.34'	N 35°06'22" W	89°56'18"
C19	38.01'	200.00'	37.96'	S 74°37'48" E	10°53'26"
C20	83.79'	200.00'	83.17'	S 57°11'00" E	24°00'11"
C21	8.42'	200.00'	8.42'	S 43°58'33" E	02°24'43"
C22	118.13'	200.00'	116.42'	S 25°50'55" E	33°50'33"
C23	4.89'	150.00'	4.89'	S 08°55'48" W	01°51'58"
C24	70.89'	975.08'	70.88'	S 06°49'06" E	04°09'56"
C25	122.80'	2284.36'	122.79'	S 03°11'43" E	03°04'48"
C26	58.95'	975.00'	58.94'	S 00°04'36" W	03°27'51"
C27	62.83'	40.00'	56.57'	S 46°48'32" W	90°00'00"
C28	31.42'	20.00'	28.28'	S 43°11'28" E	90°00'00"
C29	39.27'	25.00'	35.36'	S 46°48'32" W	90°00'00"
C30	39.27'	25.00'	35.36'	N 43°11'27" W	90°00'01"
C31	31.38'	20.00'	28.26'	N 46°45'38" E	89°54'13"
C32	31.45'	20.00'	28.31'	N 43°14'22" W	90°05'47"
C33	90.64'	4776.41'	90.64'	S 01°39'50" E	01°05'14"
C34	202.16'	4776.41'	202.14'	S 03°25'12" E	02°25'30"
C35	36.80'	2334.36'	36.80'	S 04°17'02" E	00°54'11"
C36	74.99'	1025.00'	74.97'	S 06°49'53" E	04°11'31"
C37	38.07'	200.00'	38.02'	S 04°24'33" W	10°54'28"

NOTE:
THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR KEEPING THE GRATE INLET FREE AND CLEAR OF OBSTRUCTION.

LEGEND

- = POWER BOX
- = WATER METER
- = TELEPHONE PEDESTAL
- = GAS VALVE
- = WATER VALVE
- = GAS METER
- = FIRE HYDRANT
- = LIGHT POLE
- = POWER POLE
- = GUY ANCHOR
- = 5/8" CAPPED REBAR SET (SMW LS 19753)
- = FOUND PROPERTY MARKER
- = SET PK NAIL
- = TEMPORARY BENCH MARK
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POE = POINT OF ENDING
- = CALCULATED POINT
- (R) = RECORDED INFORMATION
- = RIGHT–OF–WAY
- = SETBACK
- = UNDERGROUND WATER
- = SANITARY SEWER
- = STORM SEWER
- = OVERHEAD POWER

VICINITY MAP



COLONIAL OAKS
PHASE 1

A residential subdivision lying in Section 35, Township 21 South, Range 3 West, City of Montevallo, Shelby County, Alabama

SURVEYOR'S NOTES

1. This is a Record Plat, the boundary survey of which was made on the ground under the supervision of an Alabama Registered Land Surveyor. Date of field survey is 06/28/07.
2. The following surveying instruments were used at time of field visit: Nikon NPL–352, Total Station, Reflectorless and Hiper + Legacy E RTK, GD 1HZ.
3. Bearings are based on Alabama West State Plane Coordinates NAD 83.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. 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.
6. 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.
7. This Survey was conducted without the benefit of an abtract title search.
8. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
9. 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.
10. Builder to verify setbacks before construction.
11. The purpose of this subdivision is for Single Family Residence.
12. All easements on this map are for public utilities, sanitary sewers, storm ditches and/structures, and may be used for such purposes to serve the property both within and without the subdivision.
13. By graphic plotting only, this property is in Zone "X & A" of the Flood Insurance Rate Map, Community Panel No. 01117C0390D, which bears an effective date of September 29, 2006 and is not in a Special Flood Hazard Area.

STATE OF ALABAMA
SHELBY COUNTY

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 foregoing certificate as surveyor and who is known to me, acknowledged before me on this date, that after having been dully informed of the contents of said certificate, he/she executed same voluntarily as such individual with full authority thereof.

GIVEN UNDER MY HAND AND SEAL, this the 13TH day of SEPTEMBER 2007

NOTARY PUBLIC: Frances F. Hester MY COMMISSION EXPIRES: 6-14-11

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that William L. Robinson, whose name is signed to the foregoing certificate as owner and who is known to me, acknowledged before me on this date, that after having been dully informed of the contents of said certificate, he/she executed same voluntarily as such individual with full authority thereof.

GIVEN UNDER MY HAND AND SEAL, this the 13TH day of September, 2007.

NOTARY PUBLIC: [signature] MY COMMISSION EXPIRES: 08/03/2011

STATE OF ALABAMA
Jeffer COUNTY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that John C. Platt whose name is signed to the foregoing certificate as mortgagee and who is known to me, acknowledged before me on this date, that after having been dully informed of the contents of said certificate, he/she executed same voluntarily as such individual with full authority thereof.

GIVEN UNDER MY HAND AND SEAL, this the 14th day of Septemb, 2007.

NOTARY PUBLIC: [signature] MY COMMISSION EXPIRES: 2-10-2011

THE STATE OF ALABAMA
THE CITY OF MONTEVALLO

The undersigned, William H. Sommerville, III Alabama Registered Land Surveyor, and William L. Robinson, Sherwood, Inc., Owner, hereby certify that the map or plat 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 owner; that this plat or map is a true and correct map of lands shown therein and known as "Colonial Oaks, Phase 1" showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and its number showing the streets, alleys, public grounds; giving the bearings, length, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands to the government survey or, if the plat is a resurvey of an existing subdivision, showing the relation of the lands to the survey of as recorded in the Office of the Probate Judge of Shelby County and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. Said owner also certifies that it is the owner of said lands and that the same are subject to a mortgage or mortgages held by the following mortgagee: Union State Bank.

I hereby 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.

William H. Sommerville, III
Alabama Reg. No. 19753

William L. Robinson, Member
Sherwood, Inc.
Owner

Union State Bank
Mortgagee

ALABAMA REGISTERED No. 19753 PROFESSIONAL LAND SURVEYOR WILLIAM H. SOMMERVILLE, III

BE IT RESOLVED BY THE MONTEVALLO CITY COUNCIL, that the assent of the body be, and the same hereby is, given to the dedication of streets, alleys, and public grounds as shown on plat or map of "Colonial Oaks, Phase 1" which said plat or map is certified to have been made by William H. Sommerville, III a registered land surveyor, at the instance of Sherwood, Inc., as owner and has been exhibited to a approved by the Montevallo Planning Commission, provided that owner remains responsible for applying and finishing a final seal coat of pavement on all streets dedicated herewith to insure proper disharge of this responsibility; and provided further that the lot owners and/or the homeowners association shall have to duty to maintain, and the City of Montevallo has no duty to maintain, street lights, open spaces, detention ponds, sidewalks and any and all common areas and common improvements within the subdivision. Owner has posted and the City of Montevallo accepted a security bond in the amount of $15,200.00.

I certify that the above Resolution was enacted by the Montevallo City Council at its regular meeting on 10/8/2007

City Clerk

APPROVED: [signature] DATE: 10-8-07
Montevallo Planning Commission

APPROVED: [signature] DATE: 9/12/07
Montevallo City Engineer

TYPE OF SURVEY	FINAL PLAT
CLIENT	LARRY ROBINSON, P.O. BOX 1644, PELHAM, AL 35124
APPROVED	WHS
DESIGNED	N/A
DRAWN	KEL
CHECKED	AAK
PROJECT NO.	06-632
DATE	02/13/07
SCALE	1" = 100'
SHEET	1 OF 1

REVISIONS

NO.	DESCRIPTION	DATE	REV. BY

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

sommerville muggeo webb engineering group, inc.