Map Book 39 Page 47

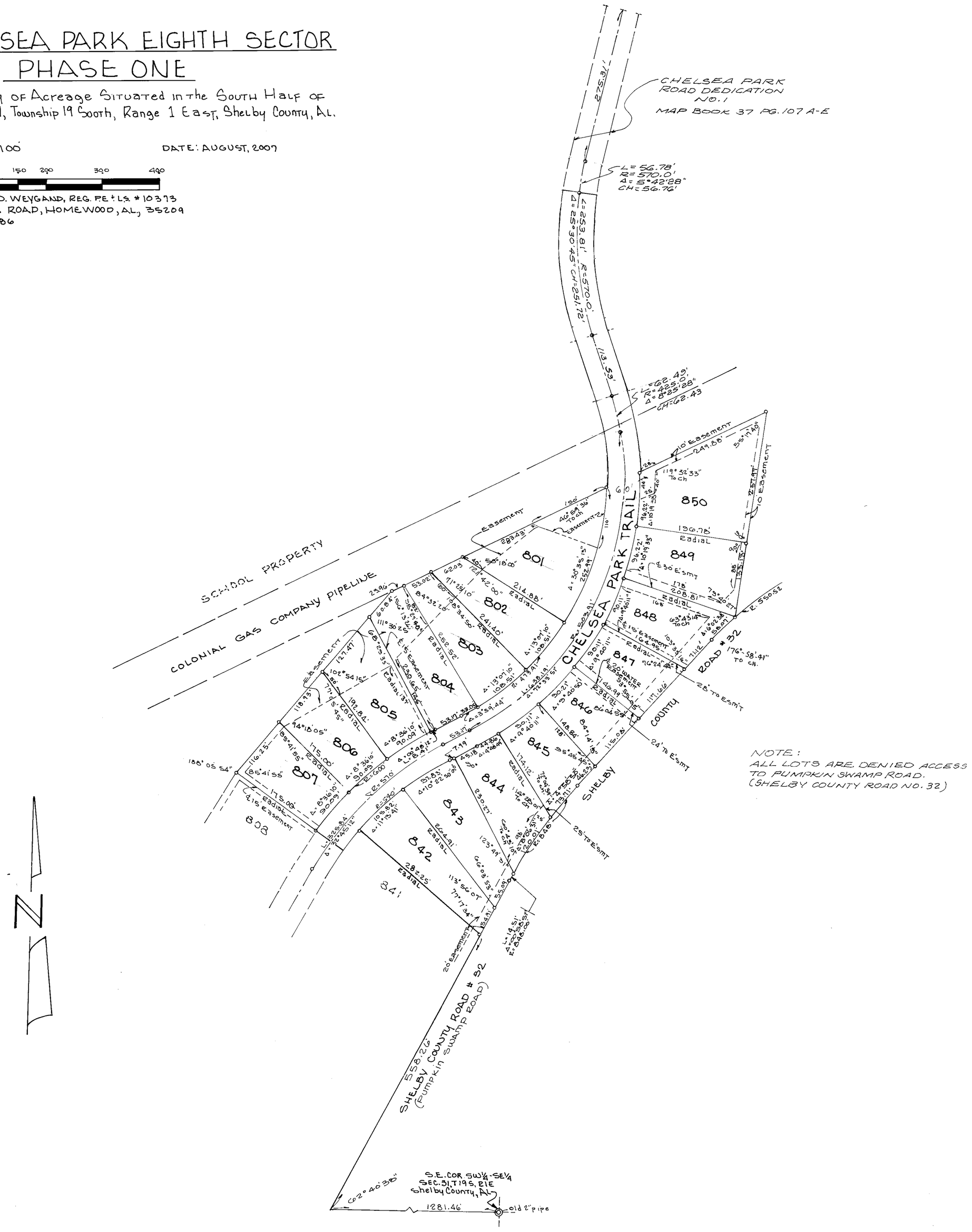
CHELSEA PARK EIGHTH SECTOR PHASE ONE

A Survey of Acreage Situated in the South Half of Section 31, Township 19 South, Range 1 East, Shelby County, AL.

SCALE: 1" = 100' DATE: AUGUST, 2007

0 25 50 100 150 200 300 400

LAURENCE D. WEYGAND, REG. PE + LS # 10373
169 OXMOOR ROAD, HOMEWOOD, AL, 35209
(205) 942-0086



NOTE:
ALL LOTS ARE DENIED ACCESS TO PUMPKIN SWAMP ROAD. (SHELBY COUNTY ROAD NO. 32)

STATE OF ALABAMA)
COUNTY OF SHELBY)

The undersigned, Laurence D. Weygand, Registered Engineer-Land Surveyor, State of Alabama, and Chelsea Park Development 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 owner; that this plat or map is a true and correct map of the lands shown therein and known or to be known as **CHELSEA PARK EIGHTH SECTOR PHASE ONE**, 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 31, Township 19 South, Range 1 East, 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: August 28, 2007

CHELSEA PARK, DEVELOPMENT, INC. - OWNER

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

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

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Pamela H. Mapp, 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 28th day of August, 2007.

My Commission Expires: 5-11-09

By: Pamela H. Mapp
Notary Public

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Donna A. Scelzi, 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 Development 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, 2007.

My Commission Expires: 2/2/2011

By: Donna A. Scelzi
Notary Public

RESOLUTION:

BE IT RESOLVED, by the City of Chelsea 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 **CHELSEA PARK EIGHTH SECTOR PHASE ONE**, which said plat or map is certified to have been made by Laurence D. Weygand as surveyor, at the instance of Chelsea Park Development Inc. as owner and has been exhibited to the Board; said plat or map being further identified by a recital of the approval of this Board, signed by Becky Landers, Chelsea City Clerk, or even date herewith.

Becky Landers
CITY CLERK DATE: 10-10-07

APPROVED: B. Andrew Wallace
CITY OF CHELSEA, PLANNING COMMISSION DATE: 9/13/07

APPROVED: W. F. Spencer III
CITY OF CHELSEA, CITY ENGINEER DATE: 9/12/07

APPROVED: Becky Landers
CITY OF CHELSEA, CITY CLERK DATE: 10-10-07

APPROVED: Earl Dixon
CITY OF CHELSEA, MAYOR DATE: 9/14/07

APPROVED: Warren Lee
CITY OF CHELSEA, FIRE CHIEF DATE: 9/13/07

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.

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 "X" AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAP PANEL NUMBER 01117C 0255D, SHELBY COUNTY, ALABAMA.
DATED: SEPTEMBER 29, 2006

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

WEYGAND SURVEYORS, INC. IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE AND SUBSURFACE INVESTIGATIONS.

20071011000473720 1/1 $30.00
Shelby County, AL 10/11/2007
09:19:07 AM FILED/CERT