Map Book 40 Page 15

THE PURPOSE FOR THIS RESURVEY IS TO ADD SQUARE FOOTAGE TO THE REAR OF LOT 745 TO PROVIDE A BETTER BUILDING SITE.

AREA	
ORIGINAL	- 18,081 Sq. Ft.
ADDITION	- 1,438 Sq. Ft.
TOTAL	- 19, 519 Sq. Ft.

PREPARED BY:
SOUTH CENTRAL SURVEYING, LLC
157 DOGWOOD TRAIL
ALABASTER, AL 35007
TEL: 205-229-1993

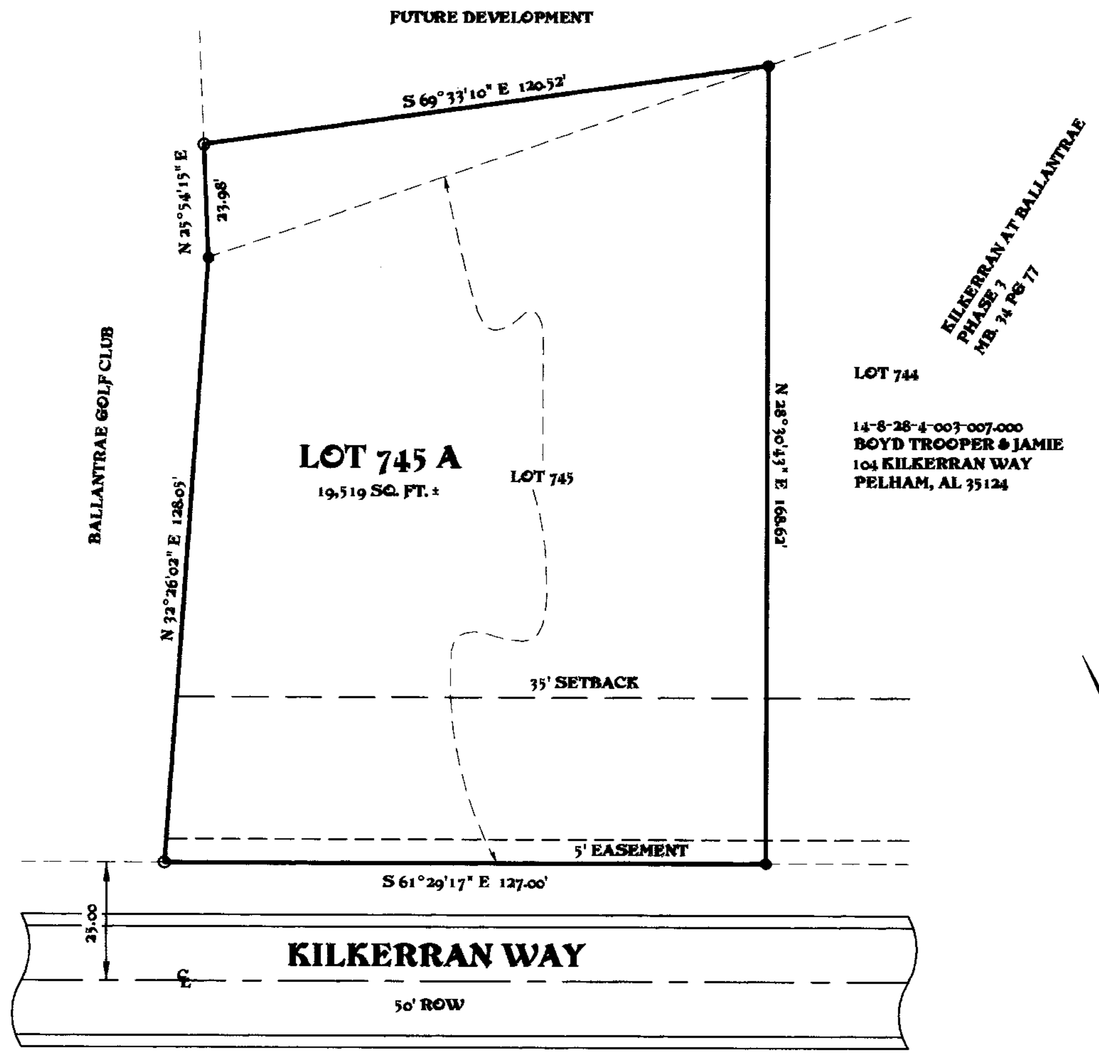
PREPARED FOR:
MOBLEY DEVELOPMENT, INC.
2101 4TH AVE S
BIRMINGHAM, AL 35233
TEL: 205-327-5700

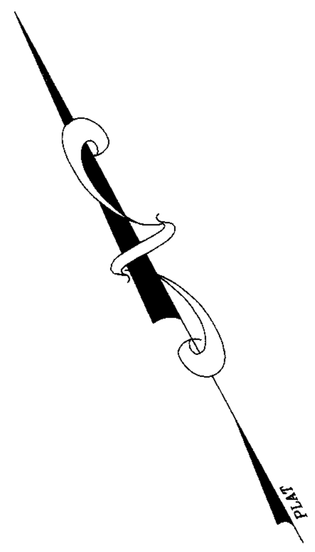
PREPARED FOR:
JEBCO, INC.
321 APPLEGATE PKWY
SUITE E
PELHAM, AL 35124
TEL: 205-621-0306

A RESURVEY OF LOT 745
KILKERRAN AT BALLANTRAE, PHASE 3

AS RECORDED IN MAPBOOK 34 PAGE 77

A SINGLE FAMILY RESIDENTIAL SUBDIVISION SITUATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 2 WEST CITY OF PELHAM, SHELBY COUNTY, ALABAMA.





GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SETBACKS

FRONT - 35 FEET
REAR - (LOTS ADJOING GOLF COURSE) 40 FEET
(LOTS NOT ADJOING GOLF COURSE) 35 FEET
SIDES - 10 FEET

LEGEND:

● = CAPPED REBAR FOUND
O = IRON PIN SET
/ = P.I. CL DATA

NOTE:
All easements are for utility or drainage purposes and shall provide for needs both within and without this subdivision.

Basis of bearing is Record Plat.

Surveyor, Engineer and City of Pelham are not responsible for providing building sites free of drainage problems.

The City of Pelham, Alabama is not now nor in the future responsible for any maintenance outside the public Right-Of-Way.

NOTE:

THE CITY OF PELHAM DOES NOT MAINTAIN ANY IMPROVEMENTS THAT LIE OUTSIDE OF THE STREET RIGHT OF WAY. THIS RESPONSIBILITYBELONGS TO THE LOT OWNER OR THE HOMEOWNERS ASSOCIATION.

THIS SUBDIVISION IS SERVED BY A PRIVATE SANITARY SEWER. NO SANITARY SEWER WORK WAS PERFORMED BY SOUTH CENTRAL SURVEYING, LLC, THE CITY OF PELHAM IS NOT NOW NOR AT ANY TIME IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OR UPKEEP OF THE SANITARY SEWER.

ALABAMA LICENSED NO. 28251 PROFESSIONAL LAND SURVEYOR WILLIAM D. CALLAHAN, JR.

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, William D. Callahan, Jr., Professional Land Surveyor, State of Alabama, Mobley Development, Inc. and JEBCO, INC. as owners, 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 was made in the instance of said owner; that this plat or map is a true and correct map of lands shown therein known as A RESURVEY OF LOT 745, KILKERRAN AT BALLANTRAE - PHASE 3, showing the sub-divisions 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 grounds, giving the length and width and name of each street as well as the number of each lot and showing the relation of the lands to the survey of Kilkerran at Ballantrae, Phase 3, as recorded in the office of the Judge of Probate, Shelby County, Alabama in mapbook 34, page 77, 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. 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 Regions Bank. I further certify 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.

By: William D. Callahan, Jr. Date 4-14-08
William D. Callahan, Jr., P.L.S.
Al Reg No 28251

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that William D. Callahan, Jr., whose name is signed to the foregoing 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 individual with full authority thereof.

Given under my hand and seal this the 14th day of April, 2008.

Stephanie N Callahan
Notary Public

MY COMMISSION EXPIRES 7-31-11

By: J S Mobley DATE 4/15/08
Mobley Development, INC.
J. Steven Mobley, President

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 foregoing certificate as President 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 individual with full authority thereof.

Given under my hand and seal this the 15TH day of April, 2008.

Michael C. Musso
Notary Public

MY COMMISSION EXPIRES June 8, 2008

By: James Bishop DATE 4/14/08
JEBCO, INC. Owner Lot 745
James Bishop, President

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that James Bishop, whose name is signed to the foregoing certificate as President 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 individual with full authority thereof.

Given under my hand and seal this the 14th day of April, 2008.

Carl Vines
Notary Public

CARL VINES
Notary Public - Alabama, State at Large
My Commission Expires 5-9-2009

MY COMMISSION EXPIRES

By: Susanne Warren DATE 4/14/08
Susanne Warren, Assistant Vice President
Regions Bank,
Mortgagee

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Susanne Warren, whose name is signed to the foregoing 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 individual with full authority thereof.

Given under my hand and seal this the 14th day of April, 2008.

Jamie L. Bruner
Notary Public

JAMIE L. BRUNER
NOTARY PUBLIC
STATE AT LARGE - ALABAMA
Commission Expires 4-1-2009

MY COMMISSION EXPIRES

Bobby Hayes Date 6-3-08
Mayor, City of Pelham

Date 6-3-08
Director, Public Works

Donna Seelan Date 6-3-08
City Clerk
City of Pelham

Pelham Planning Commission Date 6-3-08

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Shelby County, AL 06/04/2008 02:15:03PM FILED/CERT