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SILVER CREEK
SECTOR III, PHASE III

A RESIDENTIAL SUBDIVISION SITUATED IN THE NORTH HALF OF SECTIONS 25 AND 26 TOWNSHIP 21 SOUTH, RANGE 3 WEST SHELBY COUNTY, ALABAMA

Prepared by:

Carr & Associates Engineers, Inc.
153 Cahaba Valley Parkway
Pelham, Alabama 35124
(205) 664-8498 Fax – (205) 664-9685

FILE: 76-48 SILVER CREEK
CADD OPERATOR: BBY
DATE: AUGUST, 2007
REVISED: 02/26/08

LOT SIZES

NAME	SQ. FT.
509	56328.46
508	74390.62
507	60662.59
506	75556.53
505	79718.36
510	26063.87
383	13626.46
382	11603.85
381	11443.07
380	11282.29
379	11121.50
378	10940.96
377	15225.35
376	11965.87
375	10010.00
374	10010.00
373	10010.00
372	10010.00
371	14237.35
370	16937.86
369	10010.00
368	10010.00
367	10010.00
366	10010.00
365	10010.00
364	11965.87
363	12000.00
362	12000.00
361	12000.00
360	17465.87
350	14034.58
349	13935.87
348	10050.00
347	10050.00
346	10050.00
345	10050.00
344	10050.00
343	10050.00
342	10112.69
341	16210.97
340	16720.28

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	90°00'00"	25.00	39.27
C2	90°00'00"	25.00	39.27
C3	08°41'04"	330.00	50.02
C4	19°12'54"	330.00	110.67
C5	90°17'08"	25.00	39.39
C6	10°28'17"	470.00	85.90
C7	12°12'14"	470.00	100.11
C8	03°58'06"	530.00	36.71
C9	09°53'41"	530.00	91.53
C10	10°08'27"	530.00	93.81
C11	01°51'49"	530.00	17.24
C12	07°12'24"	280.00	35.22
C13	20°09'52"	280.00	98.54
C14	19°43'27"	280.00	96.39
C15	12°05'56"	280.00	59.13
C16	90°00'00"	25.00	39.27
C17	90°00'00"	25.00	39.27
C18	44°50'15"	220.00	172.16
C19	14°21'23"	220.00	55.12
C20	94°03'06"	25.00	41.04
C21	26°45'15"	270.00	126.08
C22	90°00'00"	25.00	39.27
C23	90°00'00"	25.00	39.27

IMPROVEMENT NOTES:

THE SILVER CREEK SECTOR III, PHASE III SUBDIVISION CONTAINS APPROXIMATELY THE FOLLOWING QUANTITIES FOR IMPROVEMENTS

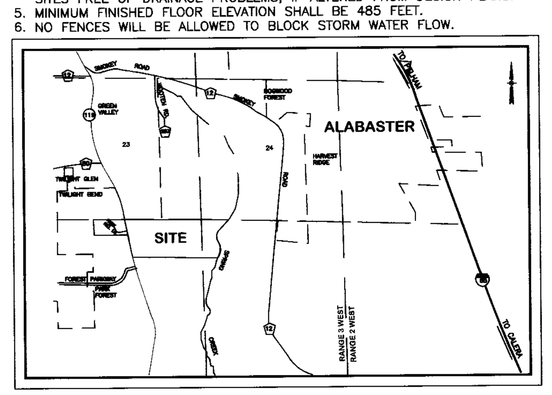
VALLEY GUTTER & CURBS	= 5,100 LF	12,750 SQ. FT.
STORM SEWER	= 1,257 LF	
SANITARY SEWER	= 2,155 LF	
STREETS	= 2,665 LF	58,630 SQ. FT.
SIDEWALKS	= 4,460 LF	17,840 SQ. FT. PROPOSED
RIGHT OF WAY ACREAGE	= 3.58 AC.	

ZONING

LOTS 340–350, 360–380 1999 R-3 10,000 SQ. FT. 30' FRONT/REAR 20' SIDE BETWEEN HOUSES
LOTS 505–510 1999 R-1 15,000 SQ. FT. 35' FRONT/REAR 10' SIDE SETBACK

NOTES:

1. EASEMENTS SHOWN ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, AND MAYBE USED FOR SUCH PURPOSES TO SERVE PROPERTY WITHIN AND WITHOUT THIS SUBDIVISION.
2. DEVELOPER, HOMEBUILDERS AND/OR HOMEOWNER'S ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS, IF CHANGES ARE MADE FROM ORIGINAL DESIGN PLANS.
3. THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE "X" "AREAS OF MINIMAL FLOODING" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 01117C 0390 D AND 0395 D DATED SEPTEMBER 29, 2006.
4. ENGINEER/SURVEYOR SHOWN HEREON HAS NO RESPONSIBILITY FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS, IF ALTERED FROM DESIGN PLANS.
5. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 485 FEET.
6. NO FENCES WILL BE ALLOWED TO BLOCK STORM WATER FLOW.



VICINITY MAP
NOT TO SCALE

STATE OF ALABAMA
SHELBY COUNTY

The undersigned Barton F. Carr, a Registered Land Surveyor, State of Alabama, and Mickey Green for Silver Creek Development LLC as Owner, 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 at the instance of said owner; that this plat or map is a true and correct map of lands shown therein and known as SILVER CREEK SECTOR III, PHASE III, 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, and public grounds; giving the bearings, length, width and name of each street, as well as the number of each lot and block, and showing relation to the lands to the goverment survey 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 he is the owner of said lands and that the same are not subject to any mortgage, except a mortgage held by Regions Bank.

This plat was prepared in accordance with the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama.

Barton F. Carr — Date 2/27/08
Al PLS No. 16685

Michael D. Green — Date 2/28/08
Member, Silver Creek Development LLC
2151 Old Rocky Ridge Road
Birmingham, AL 35216

David Agee — Date 2/28/08
Regions Bank

STATE OF ALABAMA
SHELBY COUNTY

I, Katheryn H. Neeley, as Notary Public in and for said County and State, do hereby certify that David Agee, whose name is signed to the foregoing certificate a representative of Regions Bank, whom is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, he executed same voluntarily as such individual with full authority thereof.

Given under my hand and seal this 28th day of February, 2008.

Katheryn H. Neeley
Notary

KATHERYN H. NEELEY
NOTARY PUBLIC
STATE AT LARGE - ALABAMA
Commission Expires 04-15-2009

APPROVED — Mayor, City of Alabaster — Date 6/3/08
APPROVED — Alabaster City Engineer — Date 5/7/08
APPROVED — Alabaster Planning Commission — Date 6/2/08
APPROVED — Alabaster City Planner — Date 5/28/08
APPROVED — Alabaster Building Official — Date 5/28/08
APPROVED — Alabaster Planning and Zoning Coordinator — Date 5/28/08
ATTEST — Alabaster City Clerk — Date 6/3/08

SPECIAL NOTE: DURING ALL SITE CONSTRUCTION, EROSION/SEDIMENT CONTROL BMP'S SHALL BE PLACED ON THE LOTS, IN THE ROADS, AT THE STORM INLETS AND BETWEEN THE CONSTRUCTION SITE AND SPRING CREEK TO PROPERLY PROTECT ALL WATERS OF THE UNITED STATES FROM CONSTRUCTION ACTIVITY RUNOFF.

STATE OF ALABAMA
SHELBY COUNTY

I, Maureen Palmer, as Notary Public in and for said County and State, do hereby certify that Barton F. Carr, whose name is signed to the foregoing certificate as a surveyor, whom is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, he executed same voluntarily as such individual with full authority thereof.

Given under my hand and seal this 27th day of February, 2008.

Maureen Palmer
Notary

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 4, 2010
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF ALABAMA
SHELBY COUNTY

I, Patricia C Stewart, as Notary Public in and for said County and State, do hereby certify that Michael D. Green, whose name is signed to the foregoing certificate for Silver Creek Development LLC, whom is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, he executed same voluntarily as such individual with full authority thereof.

Given under my hand and seal this 28th day of February, 2008.

Patricia C Stewart
Notary My commission expires 8-11-08

RETURN ORIGINAL TO CARR & ASSOCIATES ENGINEERS, INC. (205) 664-8498

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