20090327000114530 1/1 $53.00
Shelby Cnty Judge of Probate, AL
03/27/2009 04:19:48PM FILED/CERT

Map Book 41 Pg 4

RACQUET CLUB COMMERCIAL PARK

A PRIVATE SUBDIVISION
BEING SITUATED IN THE NORTHWEST 1/4
OF THE SW 1/4 OF
SECTION 19, T-20-S, R-2-W
CITY OF PELHAM, SHELBY COUNTY, ALABAMA

LEGEND

- ○ = 5/8" CAPPED REBAR SET (SMW CA-627-LS)
- ● = FOUND PROPERTY MARKER
- □ = SET PK NAIL
- ■ = FOUND CONCRETE MONUMENT

VICINITY MAP

ZONE: B2 GENERAL BUSINESS DISTRICT

SETBACKS:

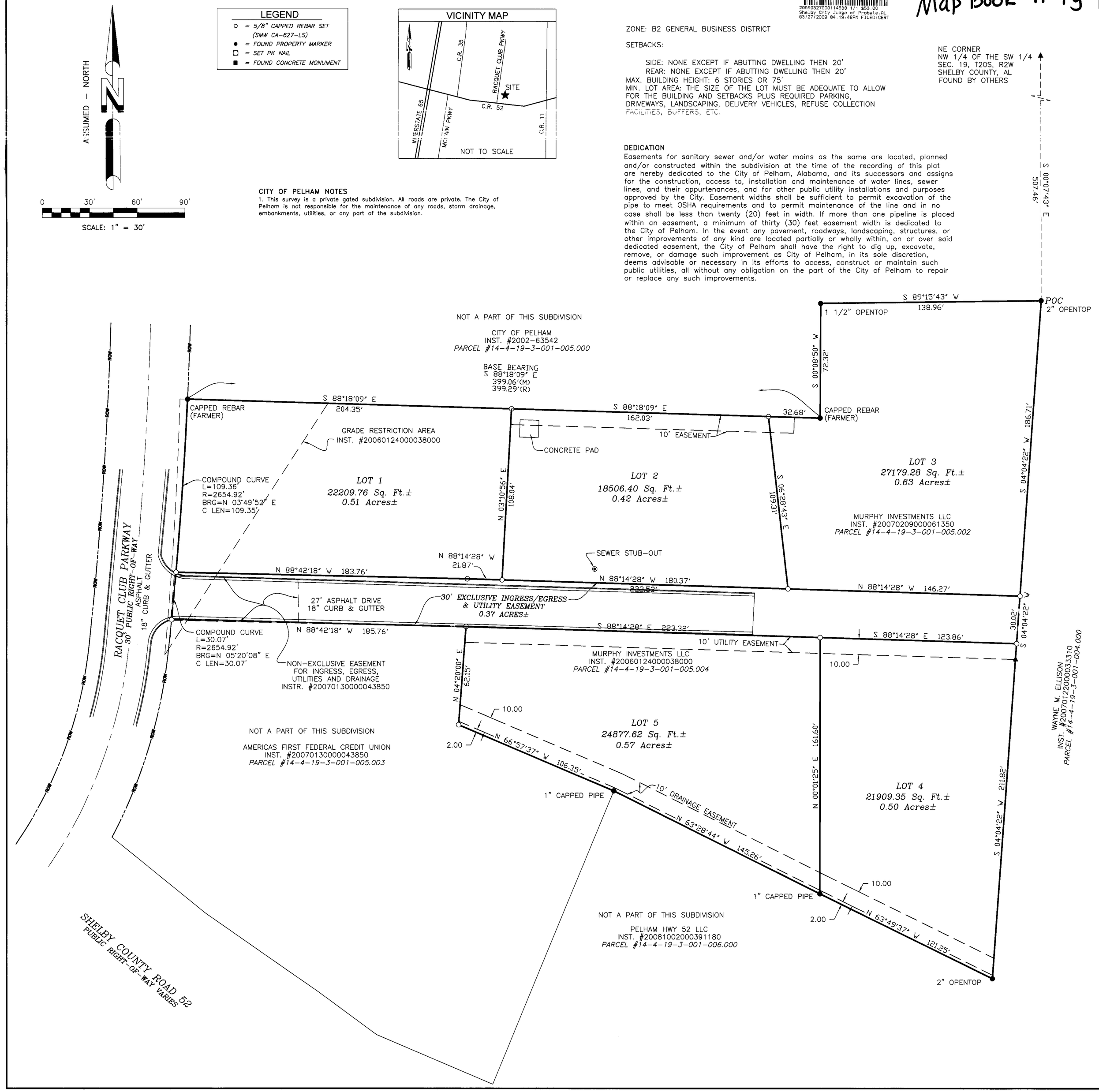
SIDE: NONE EXCEPT IF ABUTTING DWELLING THEN 20'
REAR: NONE EXCEPT IF ABUTTING DWELLING THEN 20'
MAX. BUILDING HEIGHT: 6 STORIES OR 75'
MIN. LOT AREA: THE SIZE OF THE LOT MUST BE ADEQUATE TO ALLOW FOR THE BUILDING AND SETBACKS PLUS REQUIRED PARKING, DRIVEWAYS, LANDSCAPING, DELIVERY VEHICLES, REFUSE COLLECTION FACILITIES, BUFFERS, ETC.

DEDICATION

Easements for sanitary sewer and/or water mains as the same are located, planned and/or constructed within the subdivision at the time of the recording of this plat are hereby dedicated to the City of Pelham, Alabama, and its successors and assigns for the construction, access to, installation and maintenance of water lines, sewer lines, and their appurtenances, and for other public utility installations and purposes approved by the City. Easement widths shall be sufficient to permit excavation of the pipe to meet OSHA requirements and to permit maintenance of the line and in no case shall be less than twenty (20) feet in width. If more than one pipeline is placed within an easement, a minimum of thirty (30) feet easement width is dedicated to the City of Pelham. In the event any pavement, roadways, landscaping, structures, or other improvements of any kind are located partially or wholly within, on or over said dedicated easement, the City of Pelham shall have the right to dig up, excavate, remove, or damage such improvement as City of Pelham, in its sole discretion, deems advisable or necessary in its efforts to access, construct or maintain such public utilities, all without any obligation on the part of the City of Pelham to repair or replace any such improvements.

CITY OF PELHAM NOTES

1. This survey is a private gated subdivision. All roads are private. The City of Pelham is not responsible for the maintenance of any roads, storm drainage, embankments, utilities, or any part of the subdivision.



STATE OF ALABAMA
SHELBY COUNTY

The undersigned, William H. Sommerville, III, Licensed Professional Land Surveyor, licensed in the State of Alabama, and Murphy Investments, 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 in the interest of said owners, that this plat or map is a true and correct map or plan shown therein known as Racquet Club Commercial Park, 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 Central State Bank.

In witness thereof, said surveyor executed these presents this 5th day of March, 2009.

BY: _____ Date 3-18-09
William H. Sommerville, III., Surveyor
AL Reg No 19753

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

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 18th day of March 2009.

Mary Anne LeGrande
Notary Public
My Commission Expires

MARY ANNE LeGRANDE
Notary Public - Alabama
My Comm. Expires 2-5-2010

BY: Donald R. Murphy Date 3/23/09
Murphy Investments, LLC, as owner

STATE OF ALABAMA
COUNTY OF Shelby
I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Donald R. Murphy, 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 23 day of March 2009.

Donna Sheehan
Notary Public
My Commission Expires 9/1/2009

BY: Shanda Watts Date 3-26-09
Officer Vice President
Central State Bank, Mortgagee

STATE OF ALABAMA
COUNTY OF Shelby
I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Shanda Watts 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 26 day of March 2009.

Jamie Leanne Hamil
Notary Public
My Commission Expires
My Commission Expires Jan 22, 2012

Mayor Pro Tempore, City of Pelham Date 3-26-09

Pelham Planning Commission Date 3-25-09

Eddy Jowers
Director, Public Works Date 3/23/09

Jesse E Jowers, Jr.
Pelham Engineer Date 3/23/09

Donna Sheehan
Pelham City Clerk Date 3/26/09

SURVEYOR'S NOTES

1. This is a Record Plat, made on the ground under the supervision of an Alabama Registered Land Surveyor. Date of initial field survey is February 16, 2009.
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 Assumed North.
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 Survey 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 abstract 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. The subject property appears to lie in Zone "X" of the Flood Insurance Rate Map Community Panel No. 01117C 0218 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.

NO.	REVISION	DATE	BY

RACQUET CLUB COMMERCIAL PARK

PROJECT NO. 09-0051

DRAWN BY: KEL
CHECKED BY: AAK
FIELD CREW: JE
APPROVED BY: WHS
DATE: 03/05/09
SCALE: 1" = 30'
SHEET 1 OF 1

RECORD PLAT SURVEY

FOR: MURPHY INVESTMENTS, LLC.
P.O. BOX 1015
PELHAM, ALABAMA 35124

SMW ENGINEERING GROUP, INC.
SMW Engineering Group, Inc.
1550 Woods of Riverchase Drive
Suite 100
Hoover, Alabama 35244
Ph: 205-252-6985
www.smweng.com