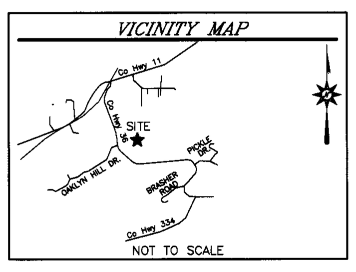
Map Book 41 Page 99



LEGEND

P = POWER BOX	○ = 5/8" CAPPED REBAR SET (SMW LS 19753)
W = WATER METER	● = 5/8" CAPPED REBAR SET
T = TELEPHONE PEDESTAL	□ = SET PK NAIL
G = GAS VALVE	= TEMPORARY BENCH MARK
W = WATER VALVE	POB = POINT OF BEGINNING
G = GAS METER	POC = POINT OF COMMENCEMENT
= FIRE HYDRANT	POE = POINT OF ENDING
= LIGHT POLE	▲ = CALCULATED POINT
= POWER POLE	(R) = RECORDED INFORMATION
= GUY ANCHOR	

SITE DATA

1. OWNER/DEVELOPER
GEORGE J & LISA G KLAMER
112 COURTYARD DRIVE
CHELSEA, ALABAMA 35043

2. TOTAL SITE ACREAGE: 1.06 ACRES±

3. CURRENT ZONING: R-1
MINIMUM LOT SIZE -20,000 SQ. FT.

4. SETBACKS:
FRONT - 35'
REAR - 40'
SIDE - 12.5' ONE SIDE / 25' BOTH SIDES
UNLESS OTHERWISE NOTED

5. NUMBER OF LOTS: 2

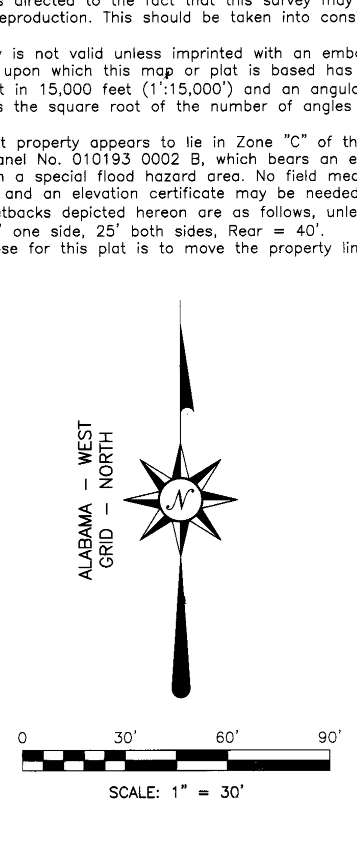
RESURVEY OF LOT 25 OF COURTYARD MANOR SUBDIVISION AND LOT 27A OF RESURVEY OF LOTS 27 AND 28 COURTYARD MANOR

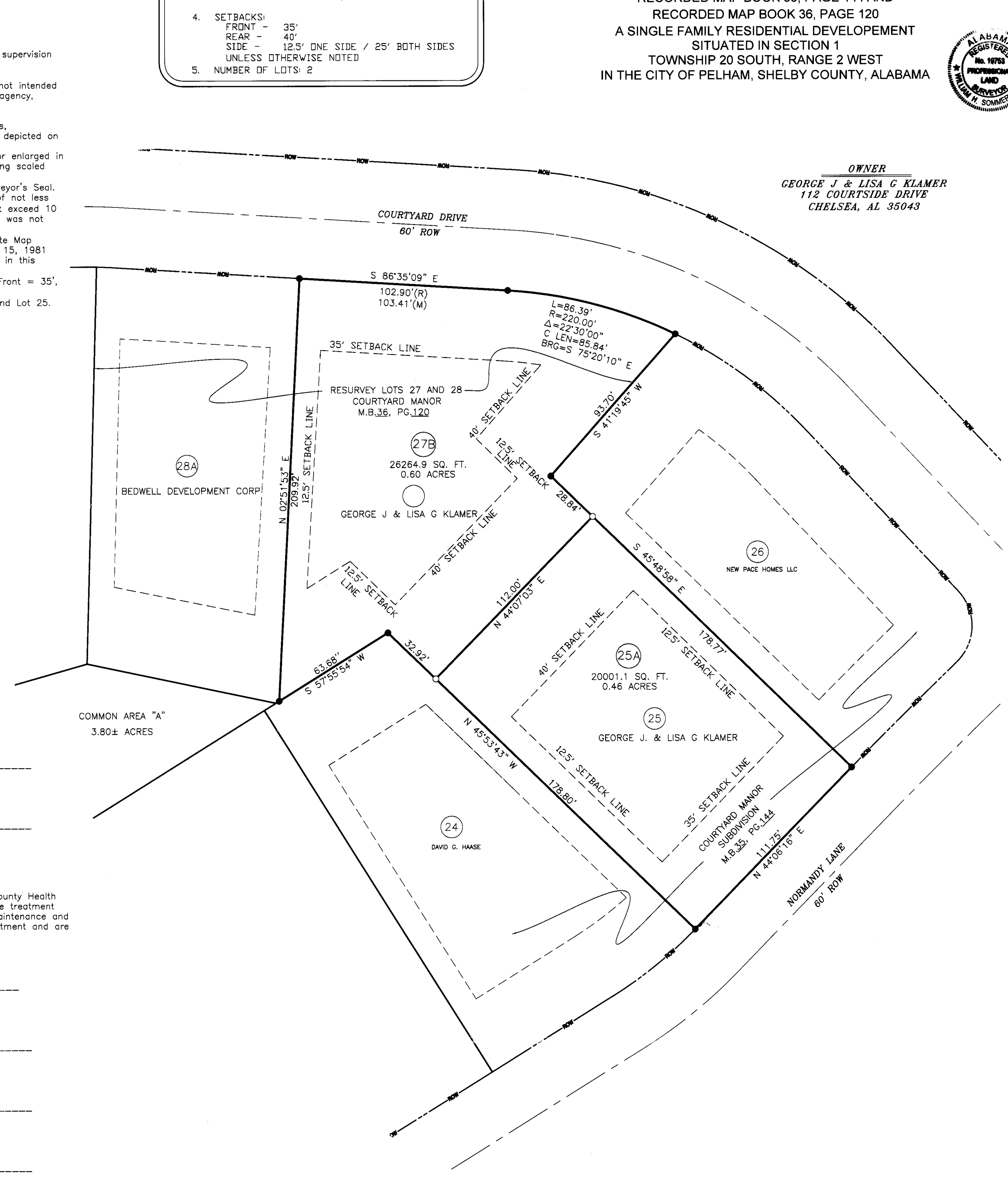
RECORDED MAP BOOK 35, PAGE 144 AND
RECORDED MAP BOOK 36, PAGE 120
A SINGLE FAMILY RESIDENTIAL DEVELOPEMENT
SITUATED IN SECTION 1
TOWNSHIP 20 SOUTH, RANGE 2 WEST
IN THE CITY OF PELHAM, SHELBY COUNTY, ALABAMA

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

SURVEYORS NOTES:

1. This is a Record Plat, a survey which was made on the ground under the supervision of an Alabama Registered Land Surveyor. Date of field survey is 03/13/08
2. Bearings are based on Alabama West State Plane Coordinates.
3. 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.
4. This survey was conducted without reference to a title commitment.
Note: there may be other easements, rights-of-way, setback lines, agreements, reservations, restrictions, or other similar matters of public record that is not depicted on this survey.
5. 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.
6. This survey is not valid unless imprinted with an embossed or original Surveyor's Seal.
7. 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.
8. The subject property appears to lie in Zone "C" of the Flood Insurance Rate Map Community Panel No. 010193 0002 B, which bears an effective date of June 15, 1981 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.
9. Building setbacks depicted hereon are as follows, unless otherwise shown: Front = 35', Sides = 12.5' one side, 25' both sides, Rear = 40'.
10. the purpose for this plat is to move the property line between Lot 27A and Lot 25.





Won Murphy Date 1/18/10
Mayor, City of Pelham

Jim Phillips Date 1-15-10
Pelham Planning Commission

The lots on this plat are subject to approval or deletion by the Shelby County Health Department. The approvals may contain conditions pertaining to the sewage treatment system that restricts the use of the lots or obligate owners to special maintenance and reporting requirements. These conditions are on file with said health department and are made a part of this plat as if set out hereon.

Larry W Rush Date 5-8-08
Shelby County Health Department

Eddy Jowers Date 1/14/10
Director, Public Works

Jesse E Jowers, Jr. Date 1/15/10
Pelham Engineer

Tom Jesse Date 1/15/10
Pelham City Clerk

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, William H. Sommerville, III, Licensed Professional Land Surveyor, licensed in the State of Alabama, and George J. Klamer and Lisa G. Klamer, 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 were made in the instance of said owners; that this plat or map is a true and correct map of lands shown therein known as Resurvey of Lot 25 Courtyard Manor Subdivision and Lot 27A of Resurvey of Courtyard Manor said Subdivision being recorded in Map Book 35 at page 144 and in Map Book 36 at page 120 in the Judge of Probate Office, Shelby County 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 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 subject to a mortgage by City Mortgage and Eva Bank.

In witness thereof, said surveyor executed these presents this 8th day of May 2008.

BY: William H. Sommerville III Date 5/8/08
William H. Sommerville, III., Surveyor
AL Reg No 19753

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 8th day of May 2008.

MaryAnne LeGrande 2/5/10
Notary Public My Commission Expires

BY: George J. Klamer Date 12/17/09
George J. Klamer, as owner

STATE OF ALABAMA
COUNTY OF Jefferson
I, the undersigned, a Notary Public in and for said county and state, do hereby certify that George J. Klamer, 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 8th day of May 2008.

Alicia B. Griffin 9-29-09
Notary Public My Commission Expires

BY: Lisa G. Klamer Date 9-29-09
Lisa G. Klamer, as owner

STATE OF ALABAMA
COUNTY OF Jefferson
I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Lisa G. Klamer, 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 8th day of MAY 2008.

Alicia B. Griffin 9-29-09
Notary Public My Commission Expires

BY: Jenny Brouwer Date 10/27/2009
Officer JENNY BROUWER, ASSISTANT SECRETARY
~~GMAC Mortgage, Mortgagee~~ (Lot 27A)
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")

STATE OF ~~ALABAMA~~ IOWA
COUNTY OF BLACK HAWK
I, the undersigned, a Notary Public in and for said county and state, do hereby certify that JENNY BROUWER, whose name is signed to the forgoing certificate as Mortgagee for Lot 27A, 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 27TH day of OCTOBER, 2009 ~~2008.~~

G. HINTZ
COMMISSION NO. 191077
MY COMMISSION EXPIRES
July 11, 2012

G Hintz 07/11/2012
Notary Public G HINTZ My Commission Expires

BY: [signature] Date [illegible]
Officer
Eva Bank, Mortgagee (Lot 25)

STATE OF ALABAMA
COUNTY OF Jefferson
I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Eva Bank, whose name is signed to the forgoing certificate as Mortgagee for Lot 25, 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 [illegible] day of May 2008.

Alicia B Griffin 9-29-09
Notary Public My Commission Expires

REVISIONS			
NO.	DESCRIPTION	DATE	REV. BY

TYPE OF SURVEY: RECORD PLAT
CLIENT: THE DAVID GROUP
2316 B 1ST AVENUE SOUTH
BIRMINGHAM, AL 35233

APPROVED	DESIGNED	DRAWN	CHECKED	PROJECT NO.
WHS	N/A	JS	AAK	08-0204
	DATE 04/30/08	SCALE 1" = 30		SHEET 1 OF 1

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