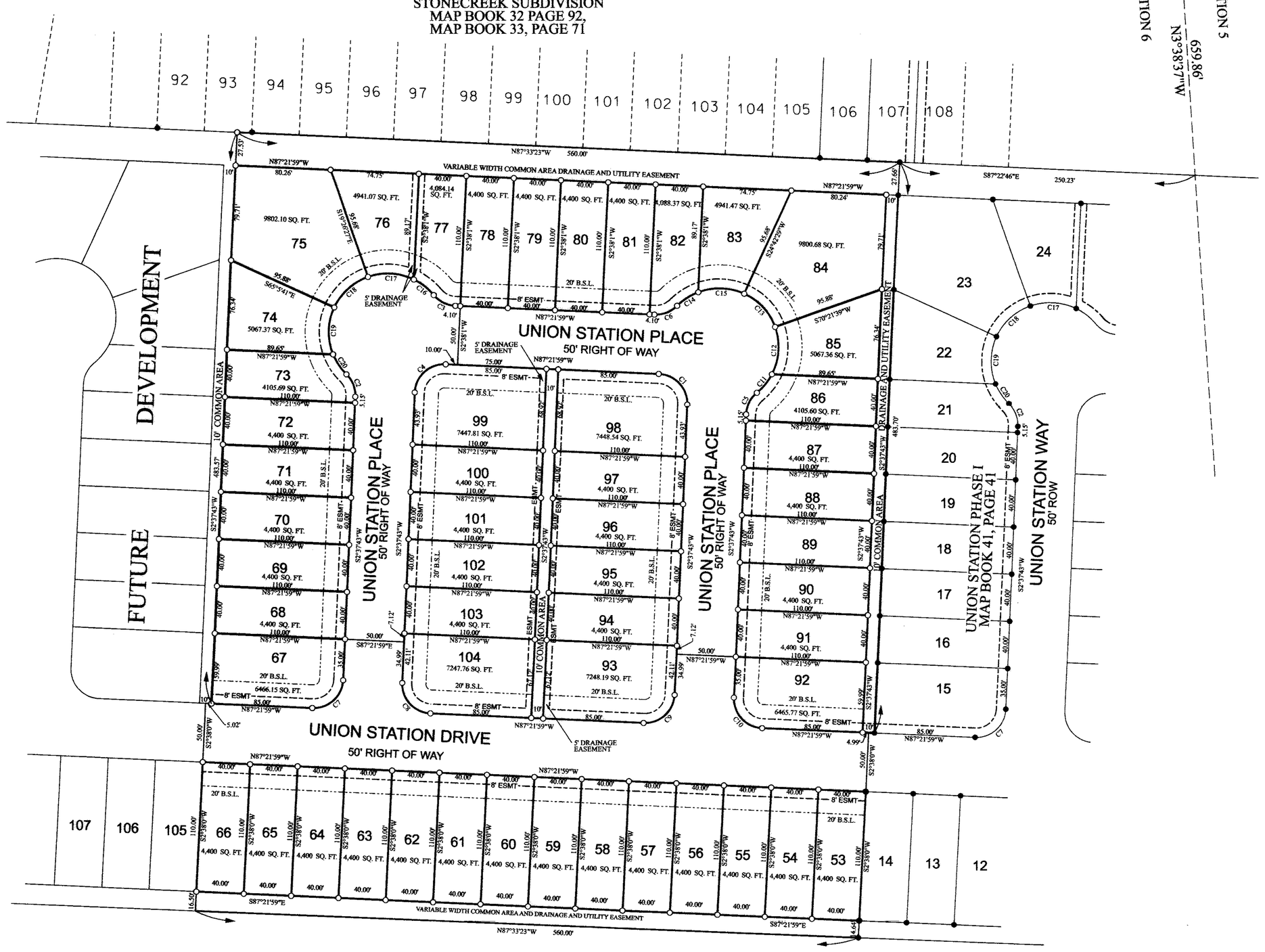
Map Book 41 Page 114

20100326000088260 1/1 $68.00
Shelby Cnty Judge of Probate, AL
03/26/2010 04:21:09 PM FILED/CERT




# UNION STATION PHASE II

A SINGLE FAMILY RESIDENTIAL SUBDIVISION SITUATED
IN THE NE 1/4-NE 1/4 OF SECTION 6,
TOWNSHIP 22 SOUTH, RANGE 2 WEST,
SHELBY COUNTY, ALABAMA.
FEBRUARY 8, 2010

## *SURVEYOR'S NOTES*

1. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U. S. STANDARDS.
2. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS FURNISHED TO NOR PERFORMED BY THIS FIRM FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTY.
3. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION OR EXTENT OF ANY SUB-SURFACE FEATURES.
5. NO IMPROVEMENTS LOCATED OTHER THAN SHOWN.

## *NOTES*

CONTRACTOR IS RESPONSIBLE FOR PROVIDING SITES FREE OF DRAINAGE PROBLEMS.

NEITHER SHELBY COUNTY NOR THE CITY OF CALERA IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT OUTSIDE THE PUBLIC RIGHT-OF-WAY.

NO FUTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE CITY OF CALERA PLANNING COMMISSION.

COMMON AREAS ARE FOR DRAINAGE AND UTILITY PURPOSES.

DRIVEWAY(S) SHALL BE RESTRICTED TO THE LOCATION(S) AS SHOWN ON THIS PLAT. DRIVEWAY ACCESS PERMIT REQUIRED PRIOR TO INSTALLATION OF DRIVEWAY(S). CONTACT THE SHELBY COUNTY HIGHWAY DEPARTMENT AT 669-3880 TO OBTAIN ACCES PERMIT.

THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE'S "X" AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAPS (PANEL NUMBER 01117C0395D), DATED SEPTEMBER 29, 2006.

ALL EASEMENTS ARE FOR UTILITY AND DRAINAGE PURPOSES AND SHALL PROVIDE FOR NEEDS BOTH WITHIN AND OUTSIDE OF THIS SUBDIVISION AS DETERMINED BY ZONE R-T.

DEVELOPER AND COMMERCIAL BUILDER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.

THE CITY OF CALERA, ALABAMA IS NOT NOW, NOR IN THE FUTURE, RESPONSIBLE FOR ANY MAINTENANCE OUTSIDE OF THE PUBLIC RIGHTS-OF-WAY.

By: Jon D Graham Date 3·11·2010
Mayor, City of Calera

By: [signature] Date 3-24-2010
Calera Planning Commission

By: [signature] Date 3-26-10
Calera City Engineer

By: [signature] Date 03-26-10
Calera Zoning Administrator

BE IT RESOLVED, by the City of Calera, 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 Union Station, which said plat or map is certified to have been made by Robert F. Weimorts Jr. as surveyor, at the instance of UNION STATION L.L.C., as owner and has been exhibited to the Board; said plat or map being further identified by a recital the approval of this Board, City of Calera City Clerk, of even date herewith.

By: Connie B. Payton Date 3·11·10
City Clerk
City of Calera

STATE OF ALABAMA
COUNTY OF SHELBY
CITY OF CALERA

I, the undersigned, Robert F. Weimorts Jr., a Registered Land Surveyor, in the State of Alabama, and Union Station L.L.C., 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, 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 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 Land Surveying in the State of Alabama to the best of my knowledge and belief. Said owners also certify that they are the owners of said lands and that the said lands are subject to a mortgage with Servise First Bank.

In witness thereof, said surveyor executed these persons this 8th day of FEBRUARY, 2010.

By: [signature]
Robert F. Weimorts Jr., P.L.S.
AL. Reg. No. 23008

ALABAMA REGISTERED No. 23008 PROFESSIONAL LAND SURVEYOR ROBERT F. WEIMORTS, JR.

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Robert F. Weimorts Jr., P.L.S., 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 individuals with full authority thereof.

Given under by hand and seal this the 8th day of FEBRUARY, 2010.

J Clayton Lynch
Notary Public
My Commission Expires 6-15-2013

J. CLAYTON LYNCH NOTARY PUBLIC ALABAMA STATE AT LARGE

By: [signature] Date 2-10-10
Union Station, L.L.C., (Owner/Borrower)

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that the owner,whose name is signed to the foregoing certificate as owner/borrower of Union Station, LLC., 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 by hand and seal this the 10th day of Feb., 2010.

Sesha Hice
Notary Public
My Commission Expires 6/24/12

By: [signature] Date 2-10-10
Servise First Bank (as Lender)
Officer

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that the officer, whose name is signed to the foregoing certificate as an officer of Servise First Bank, 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 by hand and seal this the 10th day of Feb., 2010.

Sesha Hice
Notary Public
My Commission Expires 6/24/12

MCKENZIE MANOR L.L.C.
P.O. BOX 1049
CALERA, AL
28-3-06-0-001-017.000

| NUMBER | DELTA ANGLE | CHORD DIRECTION | RADIUS | ARC LENGTH | CHORD LENGTH |
|---|---|---|---|---|---|
| C1 | 89°59'42" | N 42°22'08" W | 25.00 FT | 39.27 FT | 35.35 FT |
| C2 | 48°11'41" | N 21°27'49" W | 25.00 FT | 21.03 FT | 20.41 FT |
| C3 | 48°11'19" | N 63°16'20" W | 25.00 FT | 21.03 FT | 20.41 FT |
| C4 | 90°00'18" | N 47°37'52" E | 25.00 FT | 39.27 FT | 35.36 FT |
| C5 | 48°11'23" | N 26°43'24" E | 25.00 FT | 21.03 FT | 20.41 FT |
| C6 | 48°11'19" | N 68°32'22" E | 25.00 FT | 21.03 FT | 20.41 FT |
| C7 | 90°00'18" | N 47°37'52" E | 25.00 FT | 39.27 FT | 35.36 FT |
| C8 | 89°59'42" | N 42°22'08" W | 25.00 FT | 39.27 FT | 35.35 FT |
| C9 | 90°00'18" | N 47°37'52" E | 25.00 FT | 39.27 FT | 35.36 FT |
| C10 | 89°59'42" | N 42°22'08" W | 25.00 FT | 39.27 FT | 35.35 FT |
| C11 | 23°17'18" | N 39°10'27" E | 50.00 FT | 20.32 FT | 20.18 FT |
| C12 | 47°10'09" | N 03°56'43" E | 50.00 FT | 41.16 FT | 40.01 FT |
| C13 | 45°39'09" | N 42°27'56" W | 50.00 FT | 39.84 FT | 38.79 FT |
| C14 | 24°36'29" | N 56°44'57" E | 50.00 FT | 21.48 FT | 21.31 FT |
| C15 | 45°39'18" | S 88°07'10" E | 50.00 FT | 39.84 FT | 38.80 FT |
| C16 | 24°36'45" | S 51°29'03" E | 50.00 FT | 21.48 FT | 21.31 FT |
| C17 | 45°39'06" | S 86°36'59" E | 50.00 FT | 39.84 FT | 38.79 FT |
| C18 | 45°39'10" | N 47°43'53" E | 50.00 FT | 39.84 FT | 38.79 FT |
| C19 | 47°10'04" | N 01°19'17" E | 50.00 FT | 41.16 FT | 40.01 FT |
| C20 | 23°17'54" | N 33°54'43" W | 50.00 FT | 20.33 FT | 20.19 FT |

| BUILDING SETBACKS | |
|---|---|
| FRONT | 20FT |
| REAR | 25FT |
| SIDE | 5FT |

*MINIMUM 10' BETWEEN HOUSES*

| ZONING |
|---|
| R-T |
| RESIDENTIAL TOWNHOMES |

LEGEND
CAPPED IRON (SL1) ○
(FS_NS) ●

NORTH

60 30 0 30 60
SCALE IN FEET
(1 IN = 60 FT)

BEACON PROFESSIONAL SERVICES, INC.
124 Oakbrooke Lane
Alabaster, Alabama 35007
(205) 685-5300 phone
(205) 685-5303 fax