Map Book 54 Page 23A

20210409000178620 1/2 $112.00
Shelby Cnty Judge of Probate, AL
04/09/2021 11:16:07 AM FILED/CERT

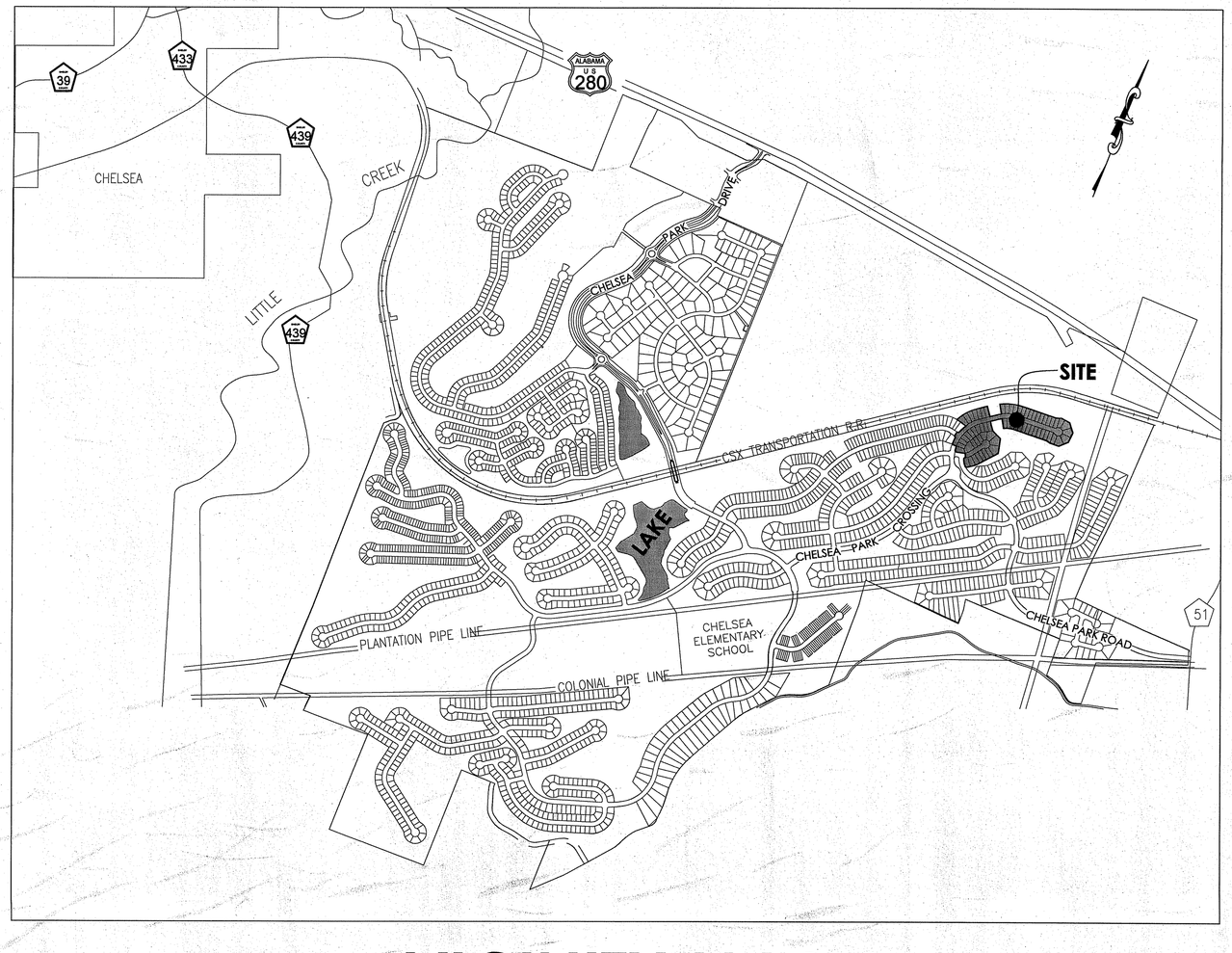
CHELSEA PARK
17th SECTOR

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 30, THE NORTHEAST 1/4 OF SECTION 31, AND THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

NOTES:

1. REFER TO THE SUBDIVISION CONVENANTS AND RESTRICTIONS FOR BUILDING SETBACKS AND LOT RESTRICTIONS NOT SHOWN ON THE PLAT.
2. NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND OR RIGHTS OF WAYS, RECORDED OR UNRECORDED. THE LOTS SHOWN HEREON ARE SUBJECT TO SETBACKS, EASEMENTS, AND ZONING AND BUILDING CODE ORDINACES OF THE GOVERNING AUTHORITY.
3. ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES AND MAY BE USED FOR SUCH PURPOSES TO SERVE THE LOTS BOTH WITHIN AND OUTSIDE THE SUBDIVISION. THE CITY OF CHELSEA IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY EASMENTS SHOWN ON THIS PLAT OUTSIDE THE PUBLIC RIGHT OF WAY.
4. THE CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.
5. THE BUILDER IS RESPONSIBLE FOR THE DRAINGE ON EACH LOT AND AROUND ALL BUILDINGS
6. THE OWNER/BUILDER SHALL USE APPROPRIATE METHODS INCLUDING PIPES, UNDERDRAINS, DITCHES, SWALES, GRADING OR OTHER METHODS TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSLEY AFFECTING ADJACENT LOTS.
7. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE CITY OF CHELSEA PLANNING COMMISSION.
8. NO FENCING, AUXILIARY STRUCTURES, LANDSCAPING OR CHANGES IN TOPOGRAPY WHICH ALTERS THE FLOW OF STORMWATER OR ADEVERSLY EFFECTS ANY PROPOERTY SHALL BE PERMITTED.
9. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED IN ANY EASEMENT.
10. NO BUILDING SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL.
11. THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON THE LATEST FLOOD INSURANCE RATE MAP PANEL NUMBER 01117C0254E, SHELBY COUNTY, ALABAMA. DATED FEBRUARY 20, 2013.
12. ALL STREET RIGHT OF WAYS UNLESS DENOTED AS PRIVATE ARE DEDICATED TO THE CITY OF CHELSEA BY THIS PLAT.
13. THE CITY OF CHELSEA WILL MAINTAIN ONLY THE STORM DRAINAGE WITHIN THE PUBLIC ROAD. ALL PRIVATE DRAINS, PIPES, DITCHES AND SWALES OUTSIDE THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE HOA OR PROPERTY OWNER. THE CITY WILL NOT MAINTAIN SIDEWALKS OR DRIVEWAYS FOR PRIVATE RESIDENCES.

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE 14.55 ACRES INTO 78 SINGLE FAMILY RESIDENTIAL LOTS AND ROAD RIGHT OF WAY.



VICINITY MAP

not to scale

ZONING
PRD
CHELSEA, ALABAMA
SETBACKS:
FRONT: 15'
SIDE: 5'
REAR: 10'

APPROVED: _____ CITY OF CHELSEA, CITY ENGINEER DATE: 4/1/21

APPROVED: _____ CITY OF CHELSEA, PLANNING AND ZONING COMMISSION DATE: 3-30-2021

APPROVED: _____ CITY OF CHELSEA, CITY CLERK DATE: 3/24/21

APPROVED: _____ CITY OF CHELSEA, MAYOR DATE: 3-30-21

APPROVED: _____ CITY OF CHELSEA, FIRE CHIEF DATE: 3-26-21

STATE OF ALABAMA
COUNTY OF SHELBY

THE UNDERSIGNED, JEFF D. ARRINGTON, A REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND FORESTAR (USA) REAL ESTATE GROUP, INC., 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 " **CHELSEA PARK 17th SECTOR** " SHOWING THE SUBDIVISIONS INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVING THE LENGTH, AND ANGLES OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER, SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS, GIVING THE LENGTH, WIDTH AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK AND SHOWING THE RELATION OF THE LANDS TO CHELSEA PARK 15TH SECTOR, AS RECORDED IN MAP BOOK 50, PAGES 62 A AND B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA ; AND THAT IRON PING 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 IT IS THE OWNER OF SAID LANDS AND THAT THE SAME IS NOT SUBJECT TO A MORTGAGE.

I HEREBY STATE 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.

SURVEYOR: _____ DATE: 3.17.2021
JEFF D. ARRINGTON
ALABAMA LIC. NO:18664

OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC.
BY: _____
ERIC MASASCHI
ITS: SOUTHEAST DIVISION PRESIDENT
DATE: 3-22-2021

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT **JEFF D. ARRINGTON** , WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS SURVEYOR, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS 17th DAY OF March, 2021

_____ 05-11-2022
NOTARY PUBLIC MY COMMISSION EXPIRES

STATE OF ~~ALABAMA~~ georgia
COUNTY OF cobb

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT **ERIC MASASCHI** , WHOSE NAME AS SIGNED TO THE FOREGOING CERTIFICATE AS SOUTHEAST DIVISION **PRESIDENT**, OF **FORESTAR (USA) REAL ESTATE GROUP, INC.,** AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS 22 DAY OF mar 2021

_____ 03/01/2022
NOTARY PUBLIC MY COMMISSION EXPIRES

NOTARY PUBLIC GEORGIA COBB COUNTY

ARRINGTON ENGINEERING
Civil Engineers - Surveyors - Land Planners
OFFICE: (205) 985-9315
FAX: (205) 985-9385
2032 Valleydale Road
Birmingham AL 35244

DRAWING TITLE
CHELSEA PARK
17th SECTOR

LOCATION & DESCRIPTION
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 30, THE NORTHEAST 1/4 OF SECTION 31, AND THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

STATE OF ALABAMA REGISTERED 18664 PROFESSIONAL LAND SURVEYOR JEFF ARRINGTON
3-17-2021

DRAWN BY	KSV
CHECKED BY:	JDA
DATE:	02/16/2021
SCALE:	1" = 50'
PARTY CHIEF	JJ
PROJECT NO.:	76594
SHEET	1 OF 2

G:\AESUBDIVISIONS\EDDLEMAN\CHELSEA PARK\0-SECTORS\SECTOR 17\76594 - CP 17th RM\DWG\76594 CP 17 RM.dwg

Map Book 54 Page 23B

20210408000178620 2/2 $112.00
Shelby Cnty Judge of Probate, AL
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CHELSEA PARK
17th SECTOR

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 30, THE NORTHEAST 1/4 OF SECTION 31, AND THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 40°24'09" W	47.35'
L2	N 35°57'43" E	26.08'
L3	N 35°57'43" E	50.00'
L4	N 35°57'43" E	37.90'
L5	N 53°44'41" E	33.32'
L6	N 53°44'41" E	40.66'
L7	N 34°42'41" E	22.56'
L8	N 48°05'18" E	41.59'
L9	N 53°44'41" E	41.20'
L10	N 53°44'41" E	7.48'
L11	N 34°42'41" E	1.61'
L12	N 34°42'41" E	34.63'
L13	N 34°42'41" E	14.28'
L14	S 35°57'43" W	47.48'
L15	N 28°09'14" E	14.46'
L16	N 34°42'41" E	38.89'
L17	N 28°09'14" E	29.56'
L18	N 28°09'14" E	23.43'
L19	N 04°57'23" E	37.85'
L20	N 04°57'23" E	37.85'
L21	N 28°09'14" E	38.57'
L22	N 28°09'14" E	8.07'
L23	N 31°20'00" E	28.88'
L24	N 31°20'00" E	0.97'
L25	N 53°44'41" E	35.08'
L26	N 53°44'41" E	41.20'
L27	N 53°44'41" E	40.80'
L28	N 53°44'41" E	40.66'
L29	S 64°09'32" W	33.94'
L30	S 71°06'29" W	33.94'
L31	S 78°03'26" W	33.94'
L32	S 84°56'15" W	35.18'
L33	N 87°03'14" E	8.22'
L34	S 87°03'14" W	40.00'
L35	N 87°03'14" E	40.00'
L36	S 87°03'14" W	40.00'
L37	N 87°03'14" E	40.00'
L38	S 87°03'14" W	40.00'
L39	N 87°03'14" E	40.00'
L40	S 87°03'14" W	40.00'
L41	N 87°03'14" E	40.00'
L42	S 87°03'14" W	40.00'
L43	N 87°03'14" E	40.00'
L44	S 87°03'14" W	40.00'
L45	N 87°03'14" E	40.00'
L46	S 87°03'14" W	40.00'
L47	N 87°03'14" E	40.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L48	S 87°03'14" W	40.00'
L49	N 87°03'14" E	40.00'
L50	S 87°03'14" W	40.00'
L51	N 87°03'14" E	40.00'
L52	S 87°03'14" W	40.00'
L53	N 87°03'14" E	40.00'
L54	S 87°03'14" W	40.00'
L55	N 87°03'14" E	40.00'
L56	N 76°37'55" W	41.68'
L57	N 87°03'14" E	40.00'
L58	N 76°37'55" W	41.68'
L59	N 87°03'14" E	6.72'
L60	S 70°40'00" W	22.46'
L61	S 71°02'29" E	35.30'
L62	S 87°03'14" W	0.72'
L63	N 70°17'44" E	41.77'
L64	S 87°03'14" W	40.00'
L65	N 70°17'44" E	41.77'
L66	S 87°03'14" W	40.00'
L67	N 87°03'14" E	40.00'
L68	S 87°03'14" W	40.00'
L69	N 87°03'14" E	40.00'
L70	S 87°03'14" W	40.00'
L71	N 87°03'14" E	40.00'
L72	S 87°03'14" W	45.00'
L73	N 87°03'14" E	45.00'
L74	S 87°03'14" W	45.00'
L75	N 87°03'14" E	45.00'
L76	S 87°03'14" W	40.00'
L77	N 87°03'14" E	40.00'
L78	S 87°03'14" W	40.00'
L79	N 87°03'14" E	40.00'
L80	S 87°03'14" W	40.00'
L81	N 87°03'14" E	40.00'
L82	S 87°03'14" W	40.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L83	N 87°03'14" E	40.00'
L84	S 87°03'14" W	40.00'
L85	N 87°03'14" E	40.00'
L86	S 87°03'14" W	40.00'
L87	N 87°03'14" E	40.00'
L88	S 87°03'14" W	4.21'
L89	N 85°09'35" E	49.04'
L90	S 53°44'41" W	40.40'
L91	N 53°44'41" E	40.40'
L92	S 53°44'41" W	41.00'
L93	N 53°44'41" E	41.00'
L94	S 53°44'41" W	40.70'
L95	N 53°44'41" E	40.70'
L96	S 53°44'41" W	18.20'
L97	N 52°38'14" E	48.96'
L98	S 31°20'00" W	29.85'
L99	N 38°03'46" E	43.21'
L100	N 06°53'00" W	62.35'
L101	N 01°56'22" E	40.05'
L102	S 08°07'17" W	40.04'
L103	S 13°48'46" W	40.04'
L104	S 21°33'14" W	40.01'
L105	N 26°02'37" E	39.04'
L106	S 29°46'59" W	39.65'
L107	S 35°54'40" W	38.69'
L108	S 44°57'09" W	38.46'
L109	S 53°52'27" W	39.43'
L110	N 53°32'13" E	40.00'
L111	N 54°41'03" E	40.01'

LINE TABLE		
LINE	BEARING	DISTANCE
L112	S 53°41'49" W	40.00'
L113	S 14°01'02" E	100.68'
L114	N 18°37'51" E	52.54'
L115	N 26°07'31" E	53.28'
L116	S 28°23'05" W	52.96'
L117	N 34°49'35" E	51.22'
L118	S 45°10'20" W	54.00'
L119	S 63°34'22" W	50.00'
L120	N 87°01'21" E	58.00'
L121	N 72°12'49" W	56.00'
L122	S 65°53'24" E	43.90'
L123	N 34°57'14" W	56.51'
L124	N 06°05'49" W	32.09'
L125	S 04°13'59" E	45.36'
L126	N 19°35'28" E	80.80'
L127	S 35°45'59" W	50.00'
L128	S 39°00'24" W	54.34'
L129	S 42°29'14" W	50.33'
L130	S 36°37'02" W	50.00'
L131	N 36°37'02" E	58.48'
L132	N 46°09'28" E	68.11'
L133	N 53°38'45" E	61.79'
L134	S 87°03'14" W	40.00'
L135	S 87°03'14" W	40.00'
L136	S 87°03'14" W	40.00'
L137	N 87°03'14" E	40.00'
L138	N 48°22'01" W	43.99'
L139	S 82°02'39" E	40.74'
L140	S 84°02'14" W	69.70'
L141	N 40°57'53" E	51.93'
L142	S 41°58'15" W	52.18'
L143	N 23°26'31" E	47.92'
L144	S 07°48'21" W	43.21'
L145	S 08°24'07" E	45.66'
L146	S 24°47'48" E	45.39'
L147	S 42°12'51" E	51.15'
L148	S 62°55'58" E	43.55'
L149	S 76°28'30" E	34.27'
L150	S 85°41'16" W	37.03'
L151	S 81°42'32" W	40.17'
L152	S 67°12'03" W	42.53'
L153	N 76°05'18" E	40.74'
L154	N 87°03'14" E	40.00'
L155	S 04°48'12" E	14.72'
L156	S 79°13'10" E	18.62'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	240.00'	140.90'	N 41°04'23" W	138.89'
C2	25.00'	38.30'	N 19°38'08" E	34.66'
C3	210.00'	31.91'	N 59°10'21" E	31.88'
C4	210.00'	46.76'	N 48°26'26" E	46.67'
C5	210.00'	22.35'	N 39°00'42" E	22.34'
C6	25.00'	13.09'	N 50°57'41" E	12.94'
C7	25.00'	7.23'	N 74°14'43" E	7.20'
C8	55.00'	48.71'	N 57°09'28" E	47.13'
C9	55.00'	43.55'	N 09°06'07" E	42.42'
C10	55.00'	45.68'	N 37°22'28" W	44.38'
C11	55.00'	41.89'	N 82°59'09" W	40.89'
C12	55.00'	39.73'	S 54°30'02" W	38.87'
C13	55.00'	42.63'	S 11°36'03" W	41.57'
C14	25.00'	14.76'	S 06°18'17" W	14.54'
C15	25.00'	5.56'	S 29°35'18" W	5.55'
C16	150.00'	72.16'	S 49°44'37" W	71.47'
C17	150.00'	6.57'	S 64°46'52" W	6.57'
C18	150.00'	23.23'	S 70°28'22" W	23.20'
C19	25.00'	42.40'	N 56°30'16" W	37.50'
C20	470.70'	56.28'	N 04°29'31" W	56.25'
C21	470.70'	49.48'	N 01°56'42" E	49.46'
C22	470.70'	49.48'	N 07°58'04" E	49.46'
C23	470.70'	49.48'	N 13°59'27" E	49.46'
C24	470.70'	50.33'	N 20°03'56" E	50.31'
C25	470.70'	51.64'	N 26°16'19" E	51.61'
C26	470.70'	15.76'	N 30°22'27" E	15.76'
C27	320.00'	56.19'	N 36°21'50" E	56.12'
C28	320.00'	58.87'	N 46°39'54" E	58.79'
C29	320.00'	10.10'	N 52°50'25" E	10.10'
C30	420.00'	50.94'	N 64°09'32" E	50.91'
C31	420.00'	50.94'	N 71°06'29" E	50.91'
C32	420.00'	50.94'	N 78°03'26" E	50.91'
C33	420.00'	40.48'	N 84°17'34" E	40.46'
C34	25.00'	20.32'	S 69°39'44" E	19.76'
C35	55.00'	18.96'	S 56°15'16" E	18.87'
C36	55.00'	41.47'	S 87°43'55" E	40.50'
C37	55.00'	36.29'	N 51°45'55" E	35.63'
C38	55.00'	31.87'	N 16°15'43" E	31.43'
C39	55.00'	31.87'	N 16°56'28" W	31.43'
C40	55.00'	36.00'	N 52°17'31" W	35.36'

CURVE TABLE				
C41	55.00'	40.23'	S 88°00'11" W	39.34'
C42	55.00'	25.50'	S 53°46'01" W	25.27'
C43	25.00'	20.32'	S 63°46'13" W	19.76'
C44	480.00'	34.72'	S 84°58'55" W	34.71'
C45	480.00'	38.80'	S 80°35'40" W	38.79'
C46	480.00'	38.80'	S 75°57'48" W	38.79'
C47	480.00'	38.80'	S 71°19'55" W	38.79'
C48	480.00'	38.80'	S 66°42'03" W	38.79'
C49	480.00'	38.80'	S 62°04'10" W	38.79'
C50	380.00'	23.38'	S 51°58'55" W	23.38'
C51	380.00'	40.99'	S 47°07'43" W	40.97'
C52	380.00'	39.07'	S 41°05'34" W	39.05'
C53	380.00'	39.36'	S 35°10'48" W	39.34'
C54	530.70'	4.36'	S 31°05'53" W	4.36'
C55	380.00'	5.83'	S 31°46'23" W	5.83'
C56	530.70'	81.21'	S 05°19'03" W	81.13'
C57	25.00'	36.79'	S 34°27'32" E	33.56'
C58	25.00'	36.78'	N 61°14'09" E	33.55'
C59	530.70'	111.25'	S 25°03'55" W	111.04'
C60	480.00'	50.34'	N 56°44'58" E	50.32'
C61	420.00'	50.87'	N 57°12'52" E	50.84'
C62	450.00'	261.61'	S 70°23'58" W	257.94'
C63	350.00'	136.90'	S 42°32'21" W	136.03'
C64	500.70'	156.88'	N 22°21'26" E	156.24'
C65	500.70'	126.25'	N 06°09'27" E	125.92'
C66	180.00'	86.59'	N 49°44'37" E	85.76'

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE 14.55 ACRES INTO 78 SINGLE FAMILY RESIDENTIAL LOTS AND ROAD RIGHT OF WAY.

ZONING
PRD
CHELSEA, ALABAMA
SETBACKS:
FRONT: 15'
SIDE: 5'
REAR: 10'

ARRINGTON ENGINEERING
Civil Engineers - Surveyors - Land Planners
OFFICE: (205) 985-9315
FAX: (205) 985-9385
2032 VALLEYDALE ROAD
BIRMINGHAM AL 35244

DRAWING TITLE
CHELSEA PARK
17th SECTOR

LOCATION & DESCRIPTION
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 30, THE NORTHEAST 1/4 OF SECTION 31, AND THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

STATE OF ALABAMA
REGISTERED
18866
PROFESSIONAL LAND SURVEYOR
KEITH D. ARRINGTON
3-17-2021

DRAWN BY	KSV
CHECKED BY:	JDA
DATE:	02/16/2021
SCALE:	1" = 50'
PARTY CHIEF	JJ
PROJECT NO.:	76594
SHEET	2 OF 2

G:\AESUBDIVISIONS\EDDLEMAN\CHELSEA PARK\0-SECTORS\SECTOR 17\76594 - CP 17th RM\DWG\76594 CP 17 RM.dwg