Map Book 55 Page 53A

20220106000006960 1/2 $101.00
Shelby Cnty Judge of Probate, AL
01/06/2022 11:24:50 AM FILED/CERT

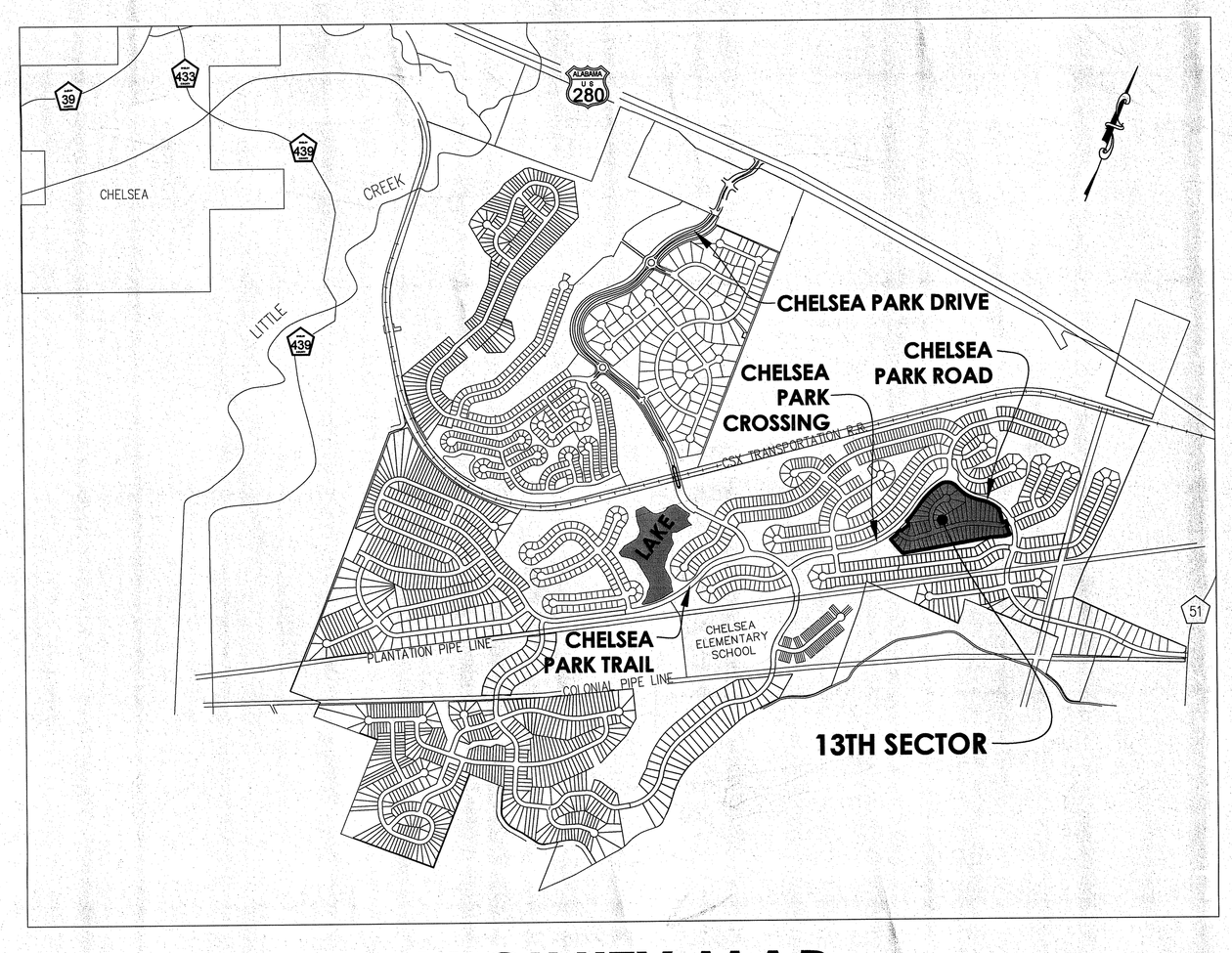
CHELSEA PARK
13th SECTOR

SITUATED IN THE NORTHEAST 1/4 OF SECTION 31, AND THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

NOTES:

1. REFER TO THE SUBDIVISION COVENANTS 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. NO FENCING, AUXILIARY STRUCTURES, LANDSCAPING OR CHANGES IN TOPOGRAPY WHICH ALTERS THE FLOW OF STORMWATER OR ADEVERSLY EFFECTS ANY PROPERTY SHALL BE PERMITTED.
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 FENCES SHALL BE CONSTRUCTED WHICH WILL OBSTRUCT THE FLOW OF STORM WATER.
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. THE PROPERTY RECORDED BY THIS PLAT IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAPS) PANEL NUMBER 01117C0254E 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 19.03 ACRES INTO 67 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: _____ DATE: 12/20/21
CITY OF CHELSEA, CITY ENGINEER

APPROVED: _____ DATE: 12-20-21
CITY OF CHELSEA, PLANNING AND ZONING COMMISSION

APPROVED: _____ DATE: 12/21/21
CITY OF CHELSEA, CITY CLERK

APPROVED: _____ DATE: 12-21-21
CITY OF CHELSEA, MAYOR

APPROVED: _____ DATE: 12/21/21
CITY OF CHELSEA, FIRE CHIEF

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 13th 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 14 SECTOR, PARK CROSSINGS AS RECORDED IN MAP BOOK 47 PAGES 96A AND 96B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; 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 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: 12.16.2021
JEFF D. ARRINGTON
ALABAMA LIC. NO:18664

OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC.
BY: _____
ERIC MASASCHI
ITS: SOUTHEAST DIVISION PRESIDENT
DATE: 1/4/22

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 16th DAY OF December, 2021

_____ 05-11-2022
NOTARY PUBLIC MY COMMISSION EXPIRES

MONICA ARRINGTON NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF ~~ALABAMA~~ Georgia
COUNTY OF Fulton

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 4th DAY OF January 2022.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

NICOLE L. WHEATLEY NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 23 2022

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 13th SECTOR	
LOCATION & DESCRIPTION: SITUATED IN THE NORTHEAST 1/4 OF SECTION 31, AND THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.	
	DRAWN BY: KSV
	CHECKED BY: JDA
	DATE: 11/29/2021
	SCALE: 1" = 50'
	PARTY CHIEF: JJ
	PROJECT NO.: 76444
	SHEET: 1 OF 2

STATE OF ALABAMA REGISTERED #18664 PROFESSIONAL LAND SURVEYOR JEFF D. ARRINGTON

G:\AESUBDIVISIONS\EDDLEMAN\CHELSEA PARK\0-SECTORS\SECTOR 13\76444-CP 13 RM\DWG\76444-CP 13 RM.dwg

Map Book 55 Page 53 B

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CHELSEA PARK
13TH SECTOR

SITUATED IN THE NORTHEAST QUARTER OF SECTION 31 AND THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

SURVEY CONTROL

THE BASIS OF BEARINGS AND OR COORDINATES SHOWN ON THIS SURVEY ARE BASED ON ALABAMA STATE PLANE WEST ZONE, GRID NORTH, NAD 83(2011) POSITION WAS OBTAINED FROM R.T.K OBSERVATION USING THE ALDOT CORS NETWORK AS CONTROL.

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE 19.03 ACRES INTO 67 SINGLE FAMILY RESIDENTIAL LOTS AND ROAD RIGHT OF WAY

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

(GPS OBSERVATION)

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CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	230.00'	35.31'	S 65°34'42" E	35.28'
C2	230.00'	49.85'	S 76°11'11" E	49.76'
C3	230.00'	49.85'	S 88°36'19" E	49.76'
C4	230.00'	49.85'	N 78°58'33" E	49.76'
C5	230.00'	49.85'	N 66°33'25" E	49.76'
C6	230.00'	36.53'	N 55°47'50" E	36.49'
C7	970.00'	50.86'	N 52°44'57" E	50.85'
C8	970.00'	58.43'	N 55°58'37" E	58.42'
C9	970.00'	58.43'	N 59°25'42" E	58.42'
C10	970.00'	58.43'	N 62°52'46" E	58.42'
C11	970.00'	58.43'	N 66°19'51" E	58.42'
C12	970.00'	58.43'	N 69°46'56" E	58.42'
C13	970.00'	40.80'	N 72°42'45" E	40.79'
C14	205.00'	7.12'	N 72°55'21" E	7.12'
C15	205.00'	49.51'	N 65°00'33" E	49.39'
C16	205.00'	51.03'	N 50°57'34" E	50.90'
C17	145.00'	48.58'	N 44°19'09" E	48.35'
C18	520.00'	26.45'	S 71°20'47" E	26.44'
C19	520.00'	61.18'	S 76°10'25" E	61.14'
C20	520.00'	57.76'	S 82°43'35" E	57.73'
C21	520.00'	57.03'	S 89°03'01" E	57.00'
C22	1030.00'	27.41'	N 73°09'18" E	27.41'
C23	520.00'	50.14'	N 83°58'10" E	50.12'
C24	1030.00'	52.24'	N 70°56'22" E	52.24'
C25	530.36'	32.06'	N 82°56'19" E	32.05'
C26	1030.00'	52.24'	N 68°02'00" E	52.24'
C27	530.36'	72.11'	N 88°33'55" E	72.05'
C28	1030.00'	56.19'	N 65°01'02" E	56.18'
C29	530.36'	83.52'	S 81°46'54" E	83.43'
C30	1030.00'	56.19'	N 41°53'30" E	56.18'
C31	1030.00'	52.24'	S 58°52'33" W	52.24'
C32	1030.00'	52.24'	S 55°58'10" W	52.24'
C33	1030.00'	52.24'	S 53°03'48" W	52.24'
C34	1030.00'	6.53'	S 51°25'43" W	6.53'
C35	25.00'	39.27'	N 83°45'10" W	35.36'
C36	220.00'	23.79'	N 35°39'20" W	23.77'
C37	220.00'	80.87'	N 22°01'39" W	80.41'
C38	220.00'	80.87'	N 00°58'00" W	80.41'
C39	220.00'	80.87'	N 20°05'40" E	80.41'
C40	220.00'	48.88'	N 34°59'24" E	48.78'
C41	25.00'	11.15'	N 56°08'13" E	11.06'
C42	25.00'	9.17'	N 79°25'15" E	9.11'
C43	55.00'	49.18'	N 44°18'28" E	47.56'
C44	55.00'	45.70'	N 14°53'25" E	44.39'
C45	55.00'	46.15'	N 32°57'07" W	44.81'
C46	530.36'	97.24'	S 72°01'04" E	97.10'
C47	55.00'	44.17'	N 79°59'54" W	42.99'
C48	174.89'	127.72'	S 83°04'24" E	124.90'
C49	530.36'	42.39'	S 64°28'33" E	42.38'
C50	55.00'	45.58'	S 53°15'14" W	44.29'

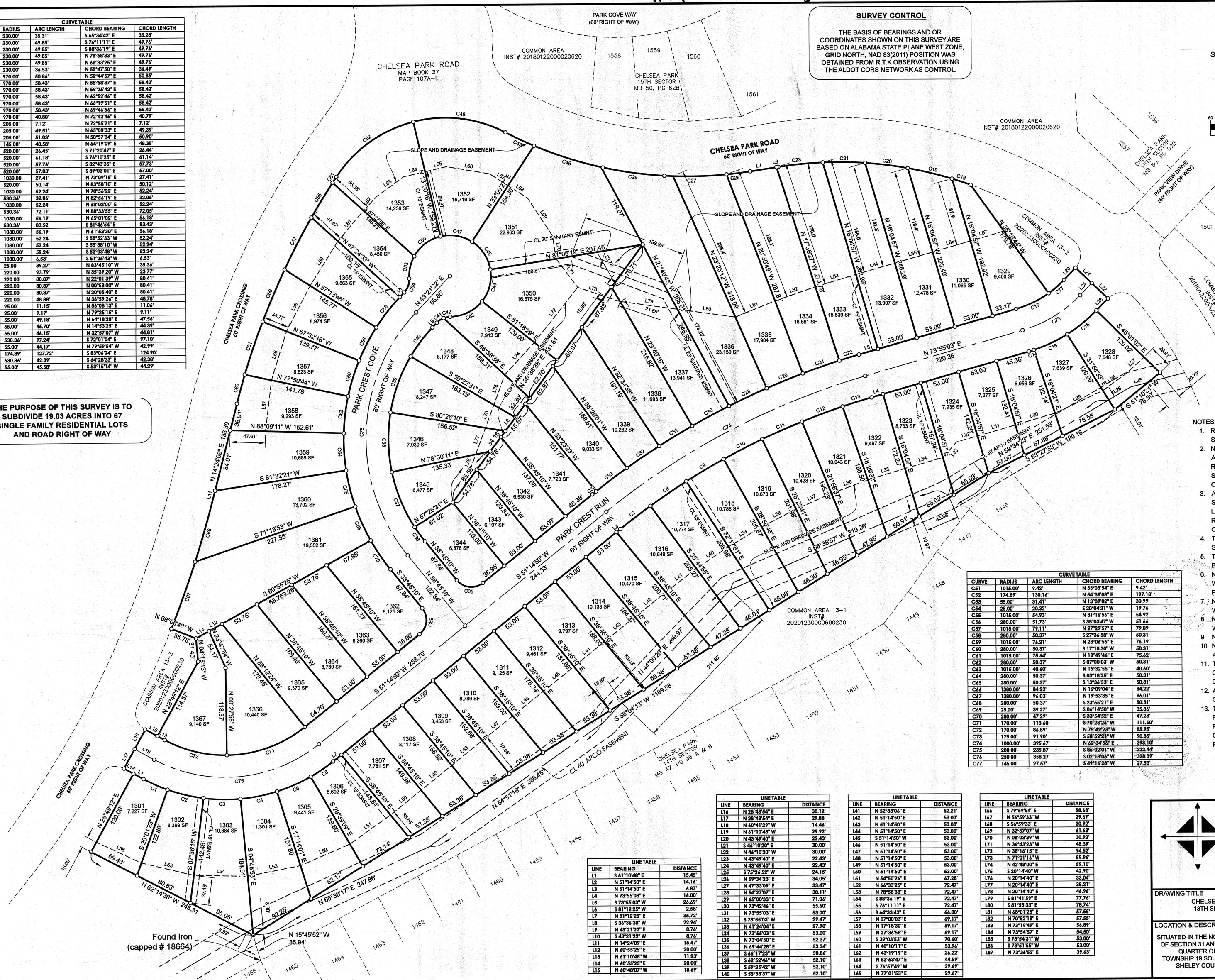
CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C51	1015.00'	9.42'	N 33°05'54" E	9.42'
C52	174.89'	130.16'	N 54°39'08" E	127.18'
C53	55.00'	31.41'	N 13°09'02" E	30.99'
C54	25.00'	20.32'	S 20°04'21" W	19.76'
C55	1015.00'	54.93'	N 31°14'54" E	54.92'
C56	280.00'	51.73'	S 38°03'47" W	51.66'
C57	1015.00'	79.11'	N 27°29'57" E	79.09'
C58	280.00'	50.37'	S 27°36'58" W	50.31'
C59	1015.00'	76.21'	N 23°06'55" E	76.19'
C60	280.00'	50.37'	S 17°18'30" W	50.31'
C61	1015.00'	75.64'	N 18°49'46" E	75.62'
C62	280.00'	50.37'	S 07°00'03" W	50.31'
C63	1015.00'	40.60'	N 15°32'55" E	40.60'
C64	280.00'	50.37'	S 03°18'25" E	50.31'
C65	280.00'	50.37'	S 13°36'53" E	50.31'
C66	1380.00'	84.23'	N 16°09'04" E	84.22'
C67	1380.00'	96.03'	N 19°53'35" E	96.01'
C68	280.00'	50.37'	S 23°55'21" E	50.31'
C69	25.00'	39.27'	S 06°14'50" W	35.36'
C70	280.00'	47.29'	S 33°54'52" E	47.23'
C71	170.00'	113.60'	S 70°23'26" W	111.50'
C72	170.00'	86.89'	N 75°49'28" W	85.95'
C73	175.00'	91.90'	S 58°52'21" W	90.85'
C74	1000.00'	395.67'	N 62°34'55" E	393.10'
C75	200.00'	235.87'	S 85°02'01" W	222.44'
C76	250.00'	358.23'	S 02°18'06" W	328.39'
C77	145.00'	27.57'	S 49°14'28" W	27.53'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 41°10'48" E	15.45'
L2	N 51°14'50" E	14.16'
L3	N 51°14'50" E	6.87'
L4	N 73°55'03" E	16.00'
L5	S 73°55'03" W	26.69'
L6	S 81°12'25" W	2.58'
L7	N 81°12'25" E	35.72'
L8	S 34°34'38" W	22.94'
L9	N 43°21'22" E	8.76'
L10	S 43°21'22" W	8.76'
L11	N 14°24'09" E	15.47'
L12	N 40°55'25" E	20.00'
L13	N 41°10'48" W	11.23'
L14	N 40°55'25" E	20.00'
L15	N 40°48'07" W	18.69'

LINE TABLE		
LINE	BEARING	DISTANCE
L16	N 28°48'54" E	30.12'
L17	N 28°48'54" E	29.88'
L18	N 40°41'29" W	14.46'
L19	N 61°10'48" W	29.92'
L20	N 43°49'40" E	22.43'
L21	S 46°10'20" E	30.00'
L22	N 46°10'20" W	30.00'
L23	N 43°49'40" E	22.43'
L24	N 43°49'40" E	22.43'
L25	S 78°24'52" W	24.15'
L26	N 59°34'23" E	34.05'
L27	N 47°33'09" E	33.47'
L28	N 54°27'07" E	38.11'
L29	N 65°00'33" E	71.06'
L30	N 73°42'46" E	55.60'
L31	N 73°55'03" E	53.00'
L32	S 73°55'03" W	29.47'
L33	N 41°24'04" E	27.90'
L34	N 73°55'03" E	53.00'
L35	N 73°04'50" E	52.37'
L36	N 69°44'28" E	53.34'
L37	S 66°17'23" W	50.86'
L38	S 62°52'46" W	52.10'
L39	S 59°25'42" W	52.10'
L40	S 55°58'37" W	52.10'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	N 52°33'06" E	52.21'
L42	N 51°14'50" E	53.00'
L43	N 51°14'50" E	53.00'
L44	N 51°14'50" E	53.00'
L45	S 51°14'50" W	53.00'
L46	N 51°14'50" E	53.00'
L47	N 51°14'50" E	53.00'
L48	N 51°14'50" E	53.00'
L49	N 51°14'50" E	53.00'
L50	N 51°14'50" E	53.00'
L51	N 54°50'26" E	67.28'
L52	N 66°33'25" E	72.47'
L53	N 78°58'33" E	72.47'
L54	S 88°34'19" E	72.47'
L55	S 76°11'11" E	72.47'
L56	S 64°33'43" E	66.80'
L57	N 07°00'03" E	69.17'
L58	N 17°18'30" E	69.17'
L59	N 27°36'58" E	69.17'
L60	S 32°03'53" W	70.60'
L61	N 40°10'11" E	53.96'
L62	N 43°19'19" E	26.22'
L63	N 53°53'47" E	44.59'
L64	S 74°57'49" W	29.49'
L65	N 77°01'53" E	29.67'

LINE TABLE		
LINE	BEARING	DISTANCE
L66	S 79°59'54" E	58.68'
L67	N 56°59'33" W	29.67'
L68	S 56°59'33" E	30.92'
L69	N 32°57'07" W	61.63'
L70	N 08°03'39" W	30.92'
L71	N 36°43'23" W	48.39'
L72	N 38°14'15" E	94.52'
L73	N 71°01'16" W	59.96'
L74	N 42°48'00" E	59.10'
L75	S 20°14'40" W	42.90'
L76	N 20°14'40" E	33.04'
L77	N 20°14'40" E	38.21'
L78	N 20°14'40" E	46.96'
L79	S 81°41'59" E	77.76'
L80	S 81°55'33" E	78.74'
L81	N 68°01'28" E	57.55'
L82	N 70°52'18" E	57.55'
L83	N 73°19'49" E	56.89'
L84	N 73°54'57" E	54.50'
L85	S 73°54'31" W	53.00'
L86	S 73°51'55" W	53.00'
L87	N 73°36'52" E	39.63'



ARRINGTON ENGINEERING
Civil Engineers - Surveyors - Land Planners
OFFICE: (205) 985-9315
Fax: (205) 985-9385
2032 Valleydale Road
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LOCATION & DESCRIPTION	SITUATED IN THE NORTHEAST QUARTER OF SECTION 31 AND THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 1 EAST SHELBY COUNTY, ALABAMA
DRAWN BY	KSV
CHECKED BY:	JDA
DATE:	11/29/2021
SCALE:	1"=60'
PARTY CHIEF	JJ
PROJECT NO.:	76444
SHEET	2 OF 2

STATE OF ALABAMA REGISTERED #18664 PROFESSIONAL LAND SURVEYOR J. D. ARRINGTON 12/16/2021

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