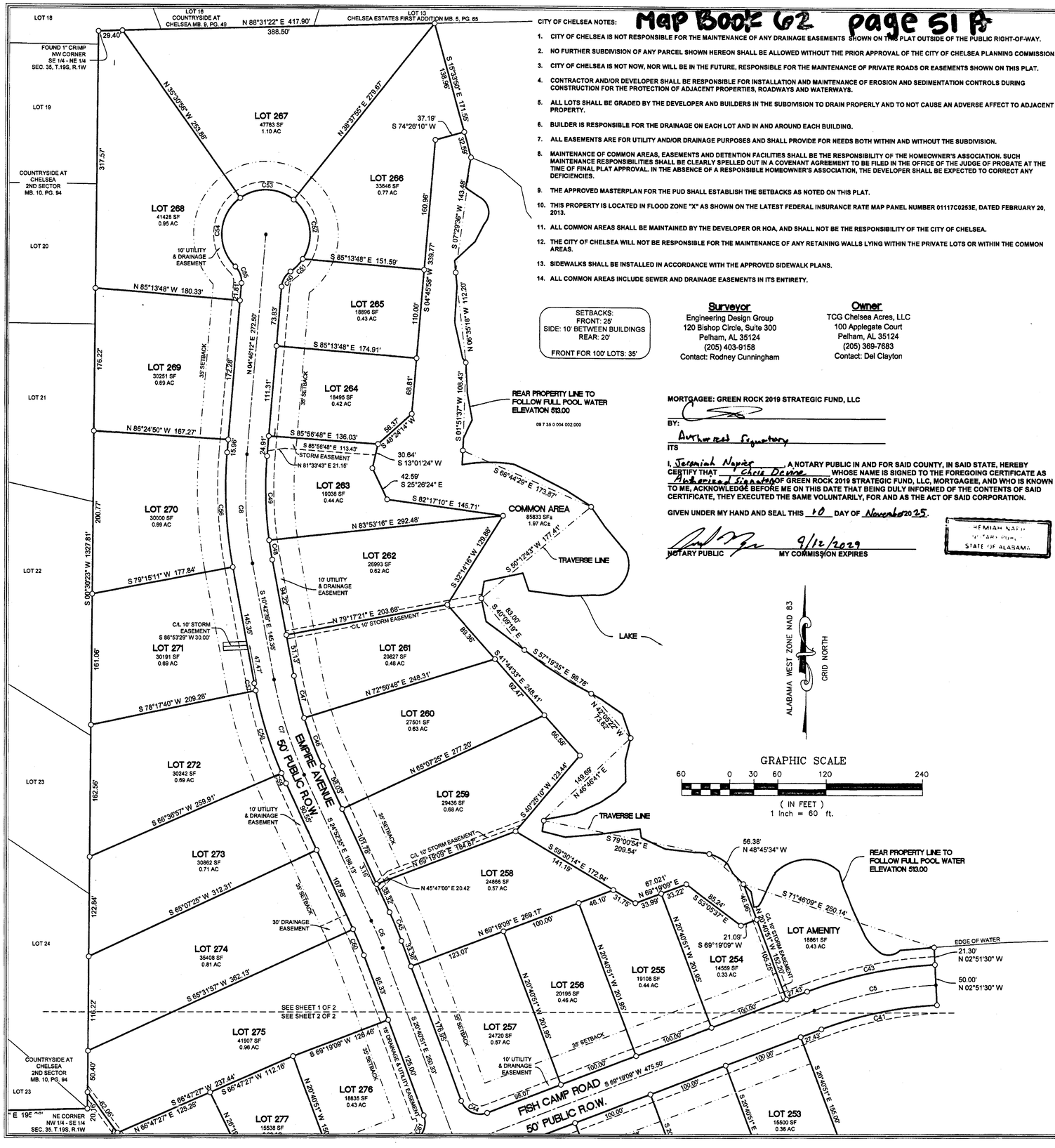
Map Book 62 page 51 B




CITY OF CHELSEA NOTES:

1. CITY OF CHELSEA IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
2. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE CITY OF CHELSEA PLANNING COMMISSION.
3. CITY OF CHELSEA IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT.
4. CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR THE PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS.
5. ALL LOTS SHALL BE GRADED BY THE DEVELOPER AND BUILDERS IN THE SUBDIVISION TO DRAIN PROPERLY AND TO NOT CAUSE AN ADVERSE AFFECT TO ADJACENT PROPERTY.
6. BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING.
7. ALL EASEMENTS ARE FOR UTILITY AND/OR DRAINAGE PURPOSES AND SHALL PROVIDE FOR NEEDS BOTH WITHIN AND WITHOUT THE SUBDIVISION.
8. MAINTENANCE OF COMMON AREAS, EASEMENTS AND DETENTION FACILITIES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. SUCH MAINTENANCE RESPONSIBILITIES SHALL BE CLEARLY SPELLED OUT IN A COVENANT AGREEMENT TO BE FILED IN THE OFFICE OF THE JUDGE OF PROBATE AT THE TIME OF FINAL PLAT APPROVAL. IN THE ABSENCE OF A RESPONSIBLE HOMEOWNER'S ASSOCIATION, THE DEVELOPER SHALL BE EXPECTED TO CORRECT ANY DEFICIENCIES.
9. THE APPROVED MASTERPLAN FOR THE PUD SHALL ESTABLISH THE SETBACKS AS NOTED ON THIS PLAT.
10. THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAP PANEL NUMBER 01117C0253E, DATED FEBRUARY 20, 2013.
11. ALL COMMON AREAS SHALL BE MAINTAINED BY THE DEVELOPER OR HOA, AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF CHELSEA.
12. THE CITY OF CHELSEA WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY RETAINING WALLS LYING WITHIN THE PRIVATE LOTS OR WITHIN THE COMMON AREAS.
13. SIDEWALKS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED SIDEWALK PLANS.
14. ALL COMMON AREAS INCLUDE SEWER AND DRAINAGE EASEMENTS IN ITS ENTIRETY.

SETBACKS:
FRONT: 25'
SIDE: 10' BETWEEN BUILDINGS
REAR: 20'

FRONT FOR 100' LOTS: 35'

**Surveyor**
Engineering Design Group
120 Bishop Circle, Suite 300
Pelham, AL 35124
(205) 403-9158
Contact: Rodney Cunningham

**Owner**
TCG Chelsea Acres, LLC
100 Applegate Court
Pelham, AL 35124
(205) 369-7683
Contact: Del Clayton

MORTGAGEE: GREEN ROCK 2019 STRATEGIC FUND, LLC

BY: _____

ITS Authorized Signatory

I, Jeremiah Napier, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT Chris Devine WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS Authorized Signatory OF GREEN ROCK 2019 STRATEGIC FUND, LLC, MORTGAGEE, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, THEY EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS 10 DAY OF November 2025.

_____ 9/12/2029
NOTARY PUBLIC MY COMMISSION EXPIRES

JEREMIAH NAPIER
NOTARY PUBLIC
STATE OF ALABAMA


2025112400389240 1/2 $126.00
Shelby Cnty Judge of Probate, AL
11/24/2025 09:47:53 AM FILED/CERT


# FINAL PLAT OF CHELSEA ACRES SECTOR 1 PHASE 3

SITUATED IN SECTION 35,
TOWNSHIP 19 SOUTH, RANGE 1 WEST,
SHELBY COUNTY, ALABAMA

STATE OF ALABAMA
COUNTY OF SHELBY

THE UNDERSIGNED, RODNEY K. CUNNINGHAM, A REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND TCG CHELSEA ACRES, LLC. 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 ACRES SECTOR 1 PHASE 3" 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 THAT IRON PINS HAVE BEEN FOUND IRON OR SET 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 SUBJECT TO MORTGAGE HELD BY GREEN ROCK 2019 STRATEGIC FUND, LLC AND D.R. HORTON, INC. - BIRMINGHAM, AN ALABAMA CORPORATION.

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: _____ Nov. 3, 2025
RODNEY K CUNNINGHAM
ALABAMA LIC. NO:26013

ALABAMA REGISTERED No. 26013 PROFESSIONAL LAND SURVEYOR RODNEY KEITH CUNNINGHAM

STATE OF ALABAMA
COUNTY OF SHELBY

I, RICHARD EARL STUBBS , A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT RODNEY K CUNNINGHAM, 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 3rd DAY OF Nov, 2025.

_____
NOTARY PUBLIC MY COMMISSION EXPIRES NOVEMBER. 10, 2025

RICHARD EARL STUBBS NOTARY PUBLIC ALABAMA STATE AT LARGE

OWNER: TCG CHELSEA ACRES, LLC

BY: _____

ITS: Authorized Agent

STATE OF ALABAMA
COUNTY OF Shelby

I, Rebekah Elaine Clayton, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT James P. Key Sr. WHOSE NAMES ARE SIGNED TO THE FOREGOING CERTIFICATE AS agent OF TCG CHELSEA ACRES, LLC, OWNER, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, THEY EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS 3rd DAY OF Nov, 2025.

Rebekah Elaine Clayton 03/20/2029
NOTARY PUBLIC MY COMMISSION EXPIRES

REBEKAH ELAINE CLAYTON NOTARY PUBLIC ALABAMA STATE AT LARGE

MORTGAGEE: D.R. HORTON BIRMINGHAM, INC. - BIRMINGHAM, AL ALABAMA CORPORATION

BY: _____ DATE 11/10/25
D.R. HORTON, INC. - BIRMINGHAM, AN ALABAMA CORPORATION : MORTGAGEE
DIVISION PRESIDENT

STATE OF Alabama
COUNTY OF Shelby

I, Caroline Kacker, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT _____, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS DIVISION PRESIDENT OF D.R. HORTON, INC. - BIRMINGHAM, AN ALABAMA CORPORATION, MORTGAGEE, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME, ON THIS DATE THAT AFTER BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE, AS SUCH REPRESENTATIVE AND WITH FULL AUTHORITY EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID ENTITY.

GIVEN UNDER MY HAND AND SEAL THIS THE 10 DAY OF November, 2025.

_____ MY COMMISSION EXPIRES 12/11/2027

CAROLINE KACKER
Notary Public
Alabama State at Large

BE IT RESOLVED, BY THE CITY OF CHELSEA COMMISSION 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 CHELSEA ACRES SECTOR 1 PHASE 3, WHICH SAID PLAT OR MAP IS CERTIFIED TO HAVE BEEN MADE BY RODNEY K CUNNINGHAM AS SURVEYOR, AT THE INSTANCE OF TCG CHELSEA ACRES,LLC, AS OWNER AND HAS BEEN EXHIBITED TO THIS BOARD; SAID PLAT OR MAP BEING FURTHER IDENTIFIED BY A RECITAL OF THE APPROVAL OF THIS BOARD, SIGNED BY COUNTY CLERK, OF EVEN DATE HEREWITH.

Crystal Etheredge 11/12/25
CITY OF CHELSEA CLERK DATE:

_____ 11/17/25
CITY OF CHELSEA, MAYOR DATE:

_____ 11-21-25
CITY OF CHELSEA ENGINEER DATE:

_____ 11-19-2025
CITY OF CHELSEA PLANNING COMMISSION DATE:

_____ 11-20-25
FIRE CAPTAIN DATE:

| REVISIONS | DATE |
|---|---|
| | |

DRAWN BY: MBA
CHECKED BY: RKC
PROJECT No.: CLAY0001
DATE: November 3, 2025
SCALE: 1" = 60'

PROJECT: CHELSEA ACRES SECTOR 1 PHASE 3

TITLE: FINAL PLAT


EDG
ENGINEERING DESIGN GROUP, LLC
CIVIL ENGINEERING • LAND SURVEYING
(205) 403-9158 (251) 943-8960
120 BISHOP CIRCLE, SUITE 300 (PELHAM)
PELHAM, AL 35124
TEL - (205) 403-9158
1000 E. LAUREL AVENUE (FOLEY)
FOLEY, AL. 36535
(251) 943-8960


SHEET NO.
1 OF 2

Map Book 62 page 51 B

20251124000359240 2/2 $126.00
Shelby Cnty Judge of Probate, AL
11/24/2025 09:47:53 AM FILED/CERT

# FINAL PLAT OF CHELSEA ACRES SECTOR 1 PHASE 3

SITUATED IN SECTION 35,
TOWNSHIP 19 SOUTH, RANGE 1 WEST,
SHELBY COUNTY, ALABAMA

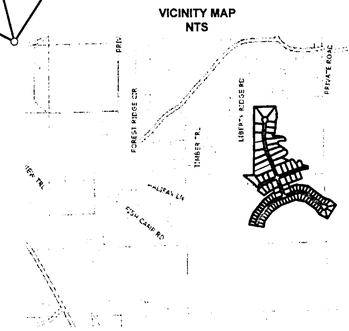
**Surveyor**
Engineering Design Group
120 Bishop Circle, Suite 300
Pelham, AL 35124
(205) 403-9158
Contact: Rodney Cunningham

**Owner**
TCG Chelsea Acres, LLC
100 Applegate Court
Pelham, AL 35124
(205) 369-7683
Contact: Del Clayton

SETBACKS:
FRONT: 25'
SIDE: 10' BETWEEN BUILDINGS
REAR: 20'
FRONT FOR 100' LOTS: 35'

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD LENGTH | CHORD BEARING | CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD LENGTH | CHORD BEARING |
|---|---|---|---|---|---|---|---|---|---|---|---|
| C1 | 248.37' | 500.00' | 28°27'39" | 245.82' | S 24°13'32" W | C41 | 147.75' | 475.00' | 17°49'21" | 147.16' | N 78°13'49" E |
| C2 | 269.33' | 500.00' | 30°51'47" | 266.09' | S 53°53'15" W | C42 | 147.75' | 475.00' | 17°49'21" | 147.16' | S 78°13'49" E |
| C3 | 300.08' | 500.00' | 57°18'41" | 287.73' | S 62°01'31" E | C43 | 183.31' | 525.00' | 17°49'21" | 182.65' | N 78°13'49" E |
| C4 | 232.46' | 500.00' | 26°38'18" | 230.37' | N 56°00'00" E | C44 | 39.27' | 25.00' | 90°00'00" | 35.36' | S 65°40'51" E |
| C5 | 155.53' | 500.00' | 17°49'21" | 154.90' | S 78°13'49" W | C45 | 38.44' | 525.00' | 4°11'43" | 38.43' | S 22°46'43" E |
| C6 | 36.61' | 500.00' | 4°11'43" | 36.60' | N 22°46'43" W | C46 | 64.03' | 475.00' | 7°43'23" | 63.98' | S 21°00'33" E |
| C7 | 123.62' | 500.00' | 14°09'56" | 123.30' | S 17°47'37" E | C47 | 53.41' | 475.00' | 6°26'33" | 53.38' | S 13°55'55" E |
| C8 | 135.10' | 500.00' | 15°28'51" | 134.69' | N 02°58'13" W | C48 | 24.29' | 475.00' | 2°55'50" | 24.29' | N 09°14'44" W |
| C9 | 73.28' | 475.00' | 8°50'06" | 73.17' | S 14°29'05" W | C49 | 104.05' | 475.00' | 12°33'01" | 103.84' | S 01°30'19" E |
| C10 | 75.31' | 475.00' | 9°05'04" | 75.23' | S 23°26'40" W | C50 | 22.39' | 25.00' | 51°19'04" | 21.65' | S 30°25'44" W |
| C11 | 75.31' | 475.00' | 9°05'04" | 75.23' | S 32°31'44" W | C51 | 21.86' | 55.00' | 22°46'31" | 21.72' | S 44°42'01" W |
| C12 | 11.49' | 475.00' | 1°23'06" | 11.48' | N 37°45'49" E | C52 | 81.29' | 55.00' | 84°40'51" | 74.09' | S 06°00'40" E |
| C13 | 4.81' | 475.00' | 0°34'50" | 4.81' | N 38°44'47" E | C53 | 71.18' | 55.00' | 74°08'51" | 66.31' | S 88°26'31" E |
| C14 | 75.12' | 475.00' | 9°03'42" | 75.05' | S 43°34'03" W | C54 | 96.98' | 55.00' | 101°01'56" | 84.90' | N 03°58'06" E |
| C15 | 66.36' | 475.00' | 8°00'17" | 66.31' | S 52°06'02" W | C55 | 22.39' | 25.00' | 51°19'04" | 21.65' | S 20°53'20" E |
| C16 | 66.36' | 475.00' | 8°00'17" | 66.31' | S 60°06'19" W | C56 | 141.85' | 525.00' | 15°28'51" | 141.42' | S 02°58'13" E |
| C17 | 43.20' | 475.00' | 5°12'41" | 43.19' | S 66°42'48" W | C57 | 9.11' | 525.00' | 0°59'41" | 9.11' | S 11°12'29" E |
| C18 | 62.55' | 275.00' | 13°01'53" | 62.41' | N 75°50'05" E | C58 | 107.01' | 525.00' | 11°40'43" | 106.83' | N 17°32'41" W |
| C19 | 87.08' | 275.00' | 18°08'37" | 86.72' | N 88°34'39" W | C59 | 13.87' | 525.00' | 1°29'31" | 13.87' | S 24°07'49" E |
| C20 | 87.08' | 275.00' | 18°08'37" | 86.72' | N 70°26'02" W | C60 | 34.78' | 475.00' | 4°11'43" | 34.77' | N 22°46'43" W |
| C21 | 38.36' | 275.00' | 7°59'33" | 38.33' | S 57°21'57" E | C61 | 39.27' | 25.00' | 90°00'00" | 35.36' | N 24°19'09" E |
| C22 | 3.85' | 25.00' | 8°50'01" | 3.85' | S 48°57'10" E | C62 | 53.18' | 525.00' | 5°48'12" | 53.16' | S 66°25'02" W |
| C23 | 18.54' | 25.00' | 42°29'03" | 18.12' | N 23°17'38" W | C63 | 95.45' | 525.00' | 10°25'03" | 95.32' | N 58°18'25" E |
| C24 | 50.65' | 55.00' | 52°45'54" | 48.88' | N 28°26'03" W | C64 | 95.45' | 525.00' | 10°25'03" | 95.32' | N 47°53'22" E |
| C25 | 47.25' | 55.00' | 49°13'29" | 45.81' | S 79°25'46" E | C65 | 100.16' | 475.00' | 12°04'54" | 99.98' | S 44°29'49" W |
| C26 | 41.25' | 55.00' | 42°58'19" | 40.29' | S 54°28'21" W | C66 | 66.14' | 475.00' | 7°51'26" | 66.09' | S 46°36'34" W |
| C27 | 41.25' | 55.00' | 42°58'19" | 40.29' | N 11°30'02" E | C67 | 105.56' | 475.00' | 12°43'57" | 105.34' | S 56°54'15" W |
| C28 | 41.25' | 55.00' | 42°58'19" | 40.29' | N 31°28'16" W | C68 | 50.15' | 475.00' | 6°02'55" | 50.12' | N 66°17'41" E |
| C29 | 49.66' | 55.00' | 51°43'49" | 47.99' | N 78°49'20" W | C69 | 39.27' | 25.00' | 90°00'00" | 35.36' | S 65°40'51" E |
| C30 | 19.76' | 25.00' | 45°16'50" | 19.25' | S 82°02'50" E | C70 | 39.27' | 25.00' | 90°00'00" | 35.36' | N 24°19'09" E |
| C31 | 2.63' | 25.00' | 6°02'14" | 2.63' | N 58°23'18" W | C71 | 16.28' | 525.00' | 1°46'37" | 16.28' | N 68°29'50" E |
| C32 | 27.24' | 325.00' | 4°48'06" | 27.23' | N 55°46'15" W | C72 | 57.27' | 525.00' | 6°15'02" | 57.24' | N 64°25'00" E |
| C33 | 55.71' | 325.00' | 9°49'20" | 55.65' | S 63°04'59" E | C73 | 57.27' | 525.00' | 6°15'02" | 57.24' | N 58°09'59" E |
| C34 | 55.71' | 325.00' | 9°49'20" | 55.65' | S 72°54'18" E | C74 | 57.27' | 525.00' | 6°15'02" | 57.24' | N 51°54'57" E |
| C35 | 55.71' | 325.00' | 9°49'20" | 55.65' | S 82°43'38" E | C75 | 57.27' | 525.00' | 6°15'02" | 57.24' | N 45°39'56" E |
| C36 | 55.71' | 325.00' | 9°49'20" | 55.65' | N 87°27'02" E | C76 | 37.42' | 525.00' | 4°05'03" | 37.41' | N 40°29'53" E |
| C37 | 55.71' | 325.00' | 9°49'20" | 55.65' | N 77°37'43" E | C77 | 32.29' | 525.00' | 3°31'28" | 32.29' | S 36°41'36" W |
| C38 | 19.28' | 325.00' | 3°23'54" | 19.27' | N 71°01'06" E | C78 | 57.27' | 525.00' | 6°15'02" | 57.24' | N 31°48'24" E |
| C39 | 39.27' | 25.00' | 90°00'00" | 35.36' | N 65°40'51" W | C79 | 57.27' | 525.00' | 6°15'02" | 57.24' | N 25°33'22" E |
| C40 | 39.27' | 25.00' | 90°00'00" | 35.36' | N 24°19'09" E | C80 | 57.27' | 525.00' | 6°15'02" | 57.24' | N 19°18'20" E |
| | | | | | | C81 | 57.27' | 525.00' | 6°15'02" | 57.24' | N 13°03'19" E |

VICINITY MAP
NTS




| DATE |
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REVISIONS

U:\PROJECTS\CLAY0001 Chelsea Acres\Survey\Civil\Dwg\PhASE 3\REDLINE MAP\CLAY0001 - CHELSEA ACRES 1ai PHASE 3 REV1.dwg

DRAWN BY: MBA
CHECKED BY: RKC
PROJECT No.: CLAY0001
DATE: November 3, 2025
SCALE: 1" = 60'

PROJECT: CHELSEA ACRES SECTOR 1 PHASE 3

TITLE: FINAL PLAT

EDG
ENGINEERING DESIGN GROUP, LLC
CIVIL ENGINEERING • LAND SURVEYING
(205) 403-9158 (251) 943-8960
120 BISHOP CIRCLE, SUITE 300 (PELHAM)
PELHAM, AL 35124
TEL - (205) 403-9158
1000 E. LAUREL AVENUE (FOLEY)
FOLEY, AL 36535
(251) 943-8960

SHEET NO.
2 OF 2