Map Book 33 pg 115

DEER RIDGE LAKES SECTOR 1

SITUATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA

DATE: JUNE 4, 2004 SCALE: 1" = 60'

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

NOTES:
ALL EASEMENTS ARE FOR UTILITY AND DRAINAGE PURPOSES AND SHALL PROVIDE FOR NEEDS BOTH WITHIN AND WITHOUT THIS SUBDIVISION.

BASIS OF BEARINGS IS MAGNETIC NORTH.

CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE.

ALL STREET RIGHT OF WAYS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF PELHAM.

NOTE:
THE MINIMUM GROUND ELEVATION IN THE AREA OF ANY FIELD LINES SHALL BE 604.00'.

THE MINIMUM BASEMENT FLOOR ELEVATION OF ANY HOUSE SHALL BE 604.00'.

BUILDER SHOULD SIZE WATER SERVICE LINES ON THE CUSTOMER SIDE OF THE METER SUCH THAT PRESSURE LOSS IS MINIMIZED. STATIC WATER PRESSURE FOR THE LOTS IN THIS SUBDIVISION CAN BE EXPECTED TO BE 50 PSI OR LESS.

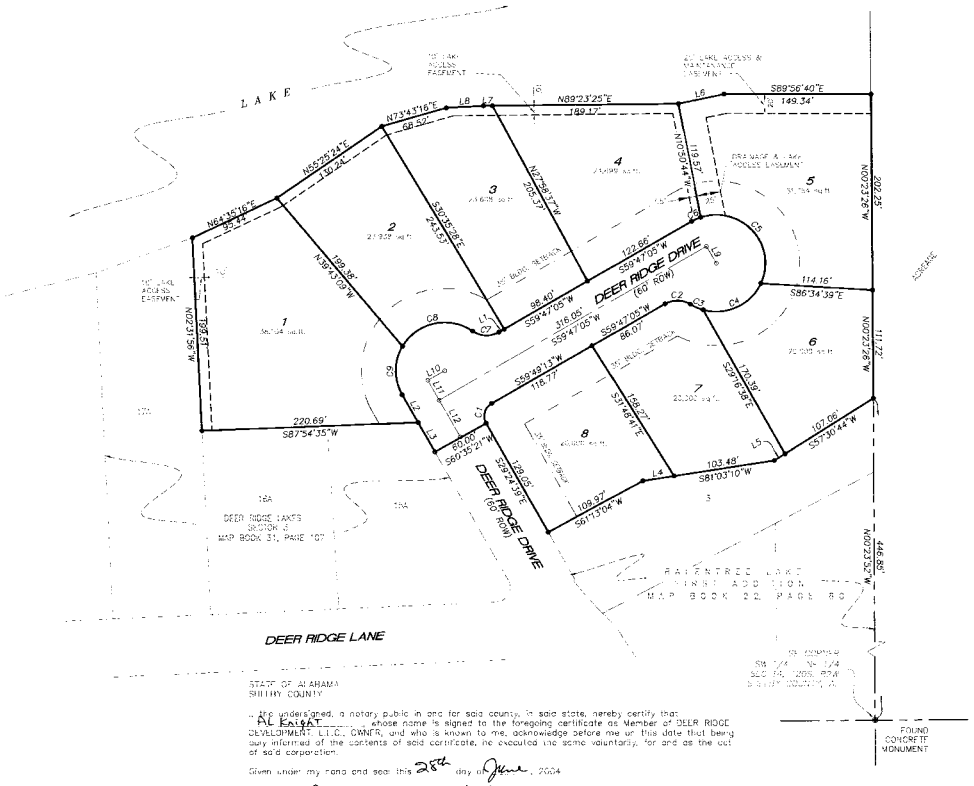
THE CITY OF PELHAM IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF EASEMENTS SHOWN ON THIS PLAT.

MINIMUM YARDS				MINIMUM LOT AREA PER FAMILY	MINIMUM LOT WIDTH
FRONT	REAR	ONE SIDE	BOTH SIDES		
35	40	12	25	20,000 sq. ft.	100 ft

BE IT RESOLVED BY THE PELHAM CITY COUNCIL THAT THE ASSENT OF THIS 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 DEER RIDGE LAKES SECTOR 1, WHICH SAID PLAT OR MAP IS CERTIFIED TO HAVE BEEN MADE BY JEFF D. ARRINGTON AS SURVEYOR, AT THE INSTANCE OF DEER RIDGE DEVELOPMENT, L.L.C., 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 _____, CITY CLERK OF EVEN DATE HEREWITH.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C1	23.56'	15.00'	S15°12'17"W	21.01'	89°13'43"
C2	27.13'	25.00'	N89°10'27"W	25.82'	62°10'55"
C3	14.31'	50.00'	S66°13'49"E	14.26'	16°23'38"
C4	70.73'	50.00'	N62°02'46"E	64.98'	81°03'13"
C5	116.05'	50.00'	N41°58'30"W	91.70'	132°59'18"
C6	10.25'	50.00'	S65°39'28"W	10.23'	11°44'46"
C7	28.32'	25.00'	S87°47'26"E	26.87'	65°00'57"
C8	82.20'	50.00'	S77°42'10"W	73.25'	94°11'46"
C9	52.17'	50.00'	S00°35'49"W	50.01'	60°00'57"

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.18'	S59°47'05"W
L2	33.12'	N29°24'39"W
L3	34.18'	S29°24'39"E
L4	42.26'	N81°03'10"E
L5	12.94'	N57°30'44"E
L6	47.90'	N17°59'29"E
L7	9.22'	S89°23'25"W
L8	37.68'	S8°10'38"W
L9	20.00'	N30°12'55"W
L10	20.00'	S59°47'39"W
L11	23.61'	N29°24'39"W
L12	14.30'	N29°24'39"W



STATE OF ALABAMA
SHELBY COUNTY

We, the undersigned, JEFF D. ARRINGTON, a Registered Land Surveyor, in the State of Alabama, DEER RIDGE DEVELOPMENT, L.L.C., owner, hereby certify to the best of our knowledge and belief, that this map or plat 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 owners; that this plat or map is a true and correct map of lands shown thereon and known as DEER RIDGE LAKES SECTOR 1, and showing the subdivisions into which it divides said land, giving lengths 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 relationship of the lands so platted to the government survey of Section 14, Township 20 South, Range 2 West, 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 owners also certifies that it is the owner of said lands and that the same are not subject to any mortgage, except that certain mortgage to Regions Bank, and that this survey has been made 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:

BY: _____ DATE: 6-14-04
Jeff D. Arrington/PLS
Al. Reg. No. 18664

OWNER:

BY: _____ DATE: 6/28/04
MEMBER - DEER RIDGE DEVELOPMENT, L.L.C.

MORTGAGEE:

BY: _____ DATE: 6/28/04
DESIGNATED OFFICER - REGIONS BANK

Bobby Harris Date: 7-27-04
Mayor, City of Pelham

_____ Date: 7-15-04
Pelham Planning Commission

_____ Date: 7-27-04
Director, Public Works

_____ Date: 7-27-04
City Clerk

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 ONSITE SEWAGE TREATMENT SYSTEM THAT RESTRICT THE USE OF THE LOTS OR DELEGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS. THESE CONDITIONS ARE ON FILE WITH THE SAID HEALTH DEPARTMENT, AND ARE MADE PART OF THIS PLAT AS IF SET OUT HEREON.

_____ 6-23-04
SHELBY COUNTY HEALTH DEPARTMENT DATE

STATE OF ALABAMA
SHELBY COUNTY

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 14th day of June, 2004

_____ 12-11-05
NOTARY PUBLIC MY COMMISSION EXPIRES

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that AL Eastep, whose name is signed to the foregoing certificate as Member of DEER RIDGE DEVELOPMENT, L.L.C., OWNER, 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 28th day of June, 2004

Joanne R Stein 10/20/07
NOTARY PUBLIC MY COMMISSION EXPIRES

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that Bryan Shanahan, whose name is signed to the foregoing certificate as Designated Officer for Regions Bank, MORTGAGEE, 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 28th day of June 2004

Joanne R Stein 10/20/07
NOTARY PUBLIC MY COMMISSION EXPIRES

THE CITY OF PELHAM IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE ADJACENT LAKE, INCLUDING THE DAM, SPILLWAY, OUTFALL, ETC., AND IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION AS OUTLINED IN THE PROTECTIVE COVENANTS.

ARRINGTON ENGINEERING & LAND SURVEYING, INC.
420 BUSINESS CENTER CIRCLE
BIRMINGHAM, ALABAMA 35244
PHONE: (205) 985-9315
FAX: (205) 985-9385

DRAWING TITLE: DEER RIDGE LAKES SECTOR 1	DRAWN BY: JS
LOCATION & DESCRIPTION: SITUATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA	CHECKED BY: JDA
	DATE: JUNE 4, 2004
	SCALE: 1" = 60'
	DRAWING NAME: SEE ABOVE
	PROJECT NO.:
	SHEET 1 OF 1

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

G:_AESUBDIVISIONS\DEER RIDGE LAKES\dwg\Sector 1-RM.dwg

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07/21/2004 14:03:30 FILED/CERTIFIED