Map Book 48 Page 44

2017090100030300 1/1 $27.00
Shelby Cnty Judge of Probate, AL
09/01/2017 01:08:46 PM FILED/CERT

# CHELSEA FARMS
## SECTOR 2

A SINGLE FAMILY RESIDENTIAL SUBDIVISION SITUATED IN THE S ½ OF SECTION 21, THE S ½ OF SECTION 22, THE NW ¼ OF SECTION 27 & THE NE ¼ OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA

**OWNER**
IRA INNOVATIONS, LLC fbo CONNOR FARMER
120 BISHOP CIRCLE
PELHAM, AL 35124

**OWNER**
GALLANT LAKE, LLC
120 BISHOP CIRCLE
PELHAM, AL 35124

**SURVEYOR**
LANDMARK PROFESSIONALS, INC.
1072 DUNNAVANT PLACE
BIRMINGHAM, AL 35242
PHONE: (205) 515-7210

267.78 ACRES

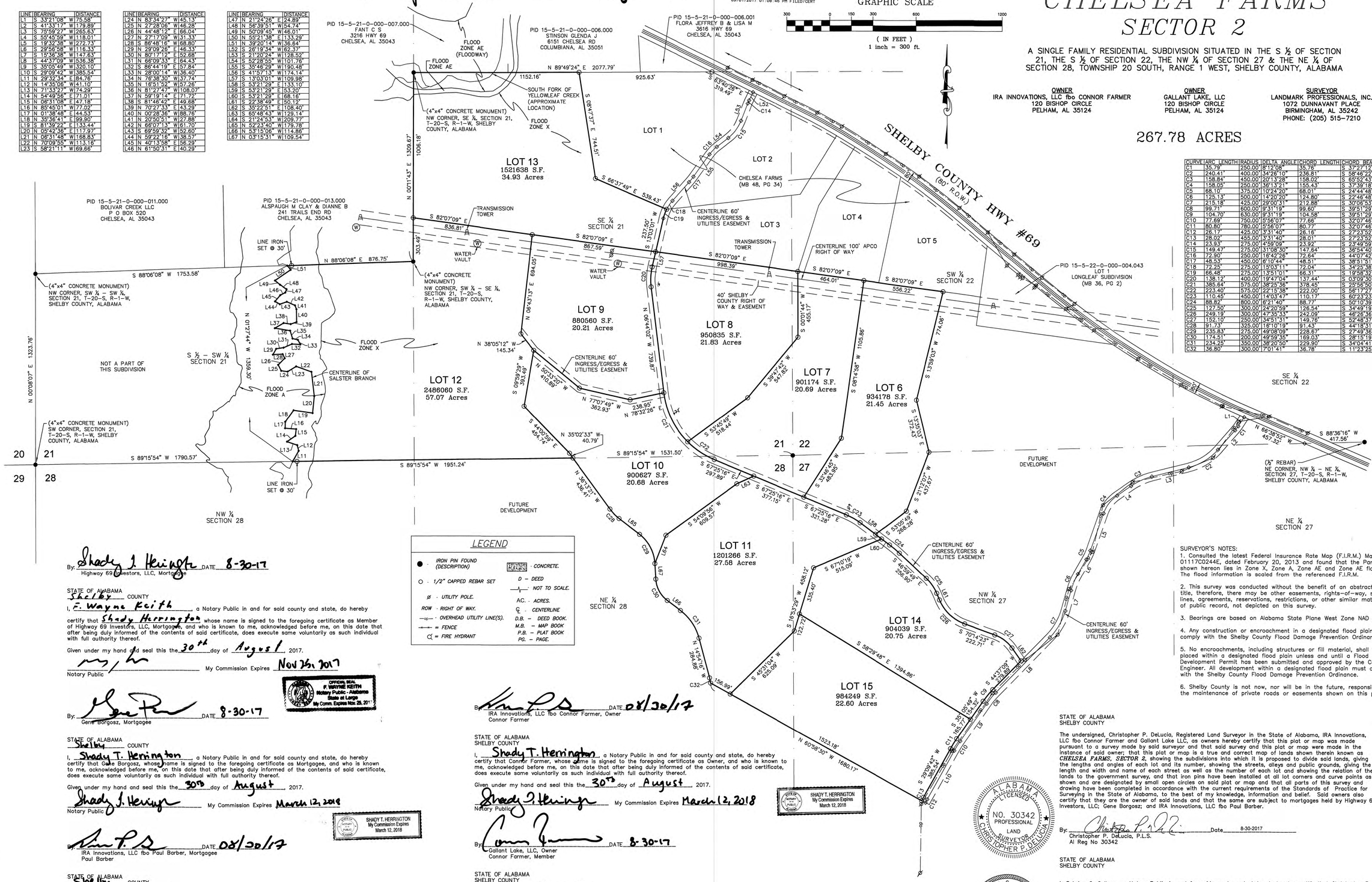
GRAPHIC SCALE
300 0 150 300 600 1200
( IN FEET )
1 inch = 300 ft.

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 33°21'08" W | 75.58' |
| L2 | S 41°33'17" W | 179.89' |
| L3 | S 75°59'27" W | 265.63' |
| L4 | S 55°45'59" W | 118.01' |
| L5 | S 19°32'38" W | 272.73' |
| L6 | S 29°06'58" W | 116.33' |
| L7 | S 15°36'38" W | 147.63' |
| L8 | S 44°37'09" W | 536.38' |
| L9 | S 35°05'49" W | 320.10' |
| L10 | S 29°09'42" W | 385.54' |
| L11 | N 29°32'34" E | 84.76' |
| L12 | N 14°35'06" W | 41.10' |
| L13 | N 71°33'27" W | 74.29' |
| L14 | N 64°49'56" E | 171.70' |
| L15 | N 06°31'08" E | 47.18' |
| L16 | N 85°45'01" W | 77.02' |
| L17 | N 01°38'48" E | 44.53' |
| L18 | N 35°36'41" E | 99.90' |
| L19 | S 81°39'22" E | 133.44' |
| L20 | N 08°42'36" E | 117.97' |
| L21 | N 06°31'48" W | 168.83' |
| L22 | N 70°09'55" W | 113.16' |
| L23 | S 58°21'11" W | 69.66' |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L24 | N 83°34'27" W | 45.13' |
| L25 | N 27°28'06" W | 46.28' |
| L26 | N 44°48'12" E | 66.04' |
| L27 | N 27°17'09" W | 31.33' |
| L28 | S 86°48'16" W | 68.80' |
| L29 | N 29°09'26" E | 46.33' |
| L30 | N 80°17'12" E | 52.68' |
| L31 | N 66°09'33" E | 64.43' |
| L32 | S 86°44'19" E | 57.84' |
| L33 | N 28°00'14" W | 36.40' |
| L34 | N 76°38'30" W | 37.74' |
| L35 | N 16°51'52" W | 57.26' |
| L36 | N 81°27'47" W | 108.07' |
| L37 | N 59°19'14" E | 71.72' |
| L38 | S 81°46'42" E | 49.68' |
| L39 | N 70°27'33" E | 43.29' |
| L40 | N 00°28'36" W | 88.76' |
| L41 | N 20°50'51" W | 27.88' |
| L42 | N 66°07'13" W | 61.70' |
| L43 | S 69°59'32" W | 52.60' |
| L44 | N 59°22'16" W | 38.57' |
| L45 | N 40°13'58" E | 56.29' |
| L46 | N 61°50'31" E | 40.29' |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L47 | N 21°24'26" E | 24.89' |
| L48 | N 56°39'51" W | 54.74' |
| L49 | N 50°09'45" W | 46.01' |
| L50 | N 55°21'38" E | 133.29' |
| L51 | N 39°20'14" W | 36.64' |
| L52 | S 26°19'34" W | 62.37' |
| L53 | S 21°20'24" W | 128.52' |
| L54 | S 52°28'55" W | 101.76' |
| L55 | S 35°46'29" W | 190.48' |
| L56 | S 41°57'13" W | 174.14' |
| L57 | S 13°03'01" W | 109.98' |
| L58 | S 53°21'29" E | 133.10' |
| L59 | S 53°21'29" E | 53.20' |
| L60 | S 53°21'29" E | 68.16' |
| L61 | S 22°38'49" E | 50.12' |
| L62 | S 35°22'51" E | 108.40' |
| L63 | S 65°48'43" W | 129.14' |
| L64 | S 21°24'53" W | 209.77' |
| L65 | N 52°23'40" W | 179.78' |
| L66 | N 53°15'06" W | 114.86' |
| L67 | N 03°13'31" W | 109.54' |

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD LENGTH | CHORD BEARING |
|---|---|---|---|---|---|
| C1 | 35.79' | 250.00' | 8°12'08" | 35.76' | S 37°27'12" W |
| C2 | 240.41' | 400.00' | 34°26'10" | 236.81' | S 58°46'22" W |
| C3 | 158.84' | 450.00' | 20°13'28" | 158.02' | S 65°52'43" W |
| C4 | 158.05' | 250.00' | 36°13'21" | 155.43' | S 37°39'18" W |
| C5 | 68.10' | 375.00' | 10°24'20" | 68.01' | S 24°44'48" W |
| C6 | 125.13' | 500.00' | 14°20'20" | 124.80' | S 22°46'58" W |
| C7 | 215.18' | 425.00' | 29°00'31" | 212.88' | S 30°06'53" W |
| C8 | 99.71' | 600.00' | 9°31'19" | 99.60' | S 39°51'29" W |
| C9 | 104.70' | 630.00' | 9°31'19" | 104.58' | S 39°51'29" W |
| C10 | 77.69' | 750.00' | 5°56'07" | 77.66' | S 32°07'46" W |
| C11 | 80.80' | 780.00' | 5°56'07" | 80.77' | S 32°07'46" W |
| C12 | 26.17' | 425.00' | 3°31'40" | 26.16' | S 27°23'52" W |
| C13 | 28.02' | 455.00' | 3°31'40" | 28.01' | S 27°23'52" W |
| C14 | 23.93' | 275.00' | 4°59'09" | 23.92' | S 23°49'59" W |
| C15 | 149.47' | 275.00' | 31°08'30" | 147.64' | S 36°54'40" W |
| C16 | 72.90' | 250.00' | 16°42'26" | 72.64' | S 44°07'42" W |
| C17 | 48.53' | 450.00' | 6°10'44" | 48.51' | S 38°51'51" W |
| C18 | 72.25' | 275.00' | 15°03'11" | 72.04' | S 34°25'38" W |
| C19 | 66.48' | 275.00' | 13°51'01" | 66.31' | S 19°58'32" W |
| C20 | 138.12' | 400.00' | 19°47'04" | 137.44' | S 03°09'30" W |
| C21 | 385.64' | 575.00' | 38°25'36" | 378.45' | S 25°56'50" E |
| C22 | 223.40' | 575.00' | 22°15'38" | 222.00' | S 56°29'29" E |
| C23 | 110.45' | 450.00' | 14°03'47" | 110.17' | S 60°23'23" E |
| C24 | 88.82' | 800.00' | 6°21'40" | 88.77' | S 50°10'39" E |
| C25 | 127.50' | 300.00' | 24°20'59" | 126.54' | S 34°49'19" E |
| C26 | 249.19' | 300.00' | 47°35.33" | 242.09' | S 46°26'36" E |
| C27 | 152.10' | 250.00' | 34°51'31" | 149.76' | S 52°48'37" E |
| C28 | 91.73' | 325.00' | 16°10'19" | 91.43' | S 44°18'31" E |
| C29 | 235.83' | 275.00' | 49°08'09" | 228.67' | S 27°49'36" E |
| C30 | 174.51' | 200.00' | 49°59'35" | 169.03' | S 28°15'19" E |
| C31 | 234.25' | 350.00' | 38°20'50" | 229.90' | S 34°04'41" E |
| C32 | 36.80' | 300.00' | 17°01'41" | 36.78' | S 11°23'25" E |

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| C1 | 35.79' | 250.00' | 8°12'08" | 35.76' | S 37°27'12" W |
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| C16 | 72.90' | 250.00' | 16°42'26" | 72.64' | S 44°07'42" W |
| C17 | 48.53' | 450.00' | 6°10'44" | 48.51' | S 38°51'51" W |
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| C26 | 249.19' | 300.00' | 47°35.33" | 242.09' | S 46°26'36" E |
| C27 | 152.10' | 250.00' | 34°51'31" | 149.76' | S 52°48'37" E |
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| C29 | 235.83' | 275.00' | 49°08'09" | 228.67' | S 27°49'36" E |
| C30 | 174.51' | 200.00' | 49°59'35" | 169.03' | S 28°15'19" E |
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| C32 | 36.80' | 300.00' | 17°01'41" | 36.78' | S 11°23'25" E |

SURVEYOR'S NOTES:
1. Consulted the latest Federal Insurance Rate Map (F.I.R.M.) Map No. 01117C0244E, dated February 20, 2013 and found that the Parcel shown hereon lies in Zone X, Zone A, Zone AE and Zone AE floodway. The flood information is scaled from the referenced F.I.R.M.

2. This survey was conducted without the benefit of an abstract of title, therefore, there may be other easements, rights-of-way, setback lines, agreements, reservations, restrictions, or other similar matters of public record, not depicted on this survey.

3. Bearings are based on Alabama State Plane West Zone NAD 83.

4. Any construction or encroachment in a designated flood plain must comply with the Shelby County Flood Damage Prevention Ordinance.

5. No encroachments, including structures or fill material, shall be placed within a designated flood plain unless and until a Flood Plain Development Permit has been submitted and approved by the County Engineer. All development within a designated flood plain must comply with the Shelby County Flood Damage Prevention Ordinance.

6. Shelby County is not now, nor will be in the future, responsible for the maintenance of private roads or easements shown on this plat.

### LEGEND

- ● - IRON PIN FOUND (DESCRIPTION)
- ○ - 1/2" CAPPED REBAR SET
- ø - UTILITY POLE.
- ROW - RIGHT OF WAY.
- -oo- - OVERHEAD UTILITY LINE(S).
- -+-+- = FENCE
- ⊄ = FIRE HYDRANT
- CONCRETE.
- D - DEED
- -/- NOT TO SCALE.
- AC. - ACRES.
- ℄ - CENTERLINE
- D.B. - DEED BOOK.
- M.B. - MAP BOOK
- P.B. - PLAT BOOK
- PG. - PAGE.

By: Shady T. Herrington DATE 8-30-17
Highway 69 Investors, LLC, Mortgagor

STATE OF ALABAMA
Shelby COUNTY
I, F. Wayne Keith, a Notary Public in and for said county and state, do hereby certify that Shady Herrington whose name is signed to the foregoing certificate as Member of Highway 69 Investors, LLC, Mortgagor, 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 individual with full authority thereof.

Given under my hand and seal this the 30th day of August 2017.

Notary Public My Commission Expires Nov 25, 2017

OFFICIAL SEAL F. WAYNE KEITH Notary Public - Alabama State at Large My Comm. Expires Nov. 25, 2017

By: Gene Borgosz DATE 8-30-17
Gene Borgosz, Mortgagee

STATE OF ALABAMA
Shelby COUNTY
I, Shady T. Herrington, a Notary Public in and for said county and state, do hereby certify that Gene Borgosz, whose name is signed to the foregoing certificate as Mortgagee, 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 individual with full authority thereof.

Given under my hand and seal this the 30th day of August 2017.

Shady T. Herrington Notary Public My Commission Expires March 12, 2018

SHADY T. HERRINGTON My Commission Expires March 12, 2018

By: Paul Barber DATE 08/30/17
IRA Innovations, LLC fbo Paul Barber, Mortgagee

STATE OF ALABAMA
Shelby COUNTY
I, Shady T. Herrington, a Notary Public in and for said county and state, do hereby certify that Paul Barber, whose name is signed to the foregoing certificate as Mortgagee, 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 individual with full authority thereof.

Given under my hand and seal this the 30th day of August 2017.

Shady T. Herrington Notary Public My Commission Expires March 12, 2018

SHADY T. HERRINGTON My Commission Expires March 12, 2018

By: Connor Farmer DATE 08/30/17
IRA Innovations, LLC fbo Connor Farmer, Owner

STATE OF ALABAMA
SHELBY COUNTY
I, Shady T. Herrington, a Notary Public in and for said county and state, do hereby certify that Connor Farmer, whose name is signed to the foregoing certificate as Owner, 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 individual with full authority thereof.

Given under my hand and seal this the 30th day of August 2017.

Shady T. Herrington Notary Public My Commission Expires March 12, 2018

SHADY T. HERRINGTON My Commission Expires March 12, 2018

By: Connor Farmer DATE 8-30-17
Gallant Lake, LLC, Owner
Connor Farmer, Member

STATE OF ALABAMA
SHELBY COUNTY
I, Shady T. Herrington, a Notary Public in and for said county and state, do hereby certify that Connor Farmer, whose name is signed to the foregoing certificate as Member of Gallant Lake, LLC, Owner, 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 individual with full authority thereof.

Given under my hand and seal this the 30th day of August 2017.

Shady T. Herrington Notary Public My Commission Expires March 12, 2018

SHADY T. HERRINGTON My Commission Expires March 12, 2018

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, Christopher P. DeLucia, Registered Land Surveyor in the State of Alabama, IRA Innovations, LLC fbo Connor Farmer and Gallant Lake LLC, as owners 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 owner; that this plat or map is a true and correct map of lands shown therein known as *CHELSEA FARMS, SECTOR 2*, showing the subdivisions into which it is proposed to divide said lands, giving the lengths and angles of each lot and its number, showing the streets, alleys and public grounds, 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 current requirements of the Standards of Practice for Surveying in the State of Alabama, to the best of my knowledge, information and belief. Said owners also certify that they are the owner of said lands and that the same are subject to mortgages held by Highway 69 Investors, LLC; Gene Borgosz; and IRA Innovations, LLC fbo Paul Barber.

By: Christopher P. DeLucia, P.L.S. Date 8-30-2017
Christopher P. DeLucia, P.L.S.
Al Reg No 30342

ALABAMA LICENSED NO. 30342 PROFESSIONAL LAND SURVEYOR CHRISTOPHER P. DELUCIA

STATE OF ALABAMA
SHELBY COUNTY

I, Sabrina G. Collum, as Notary Public in and for said county and state, do hereby certify that Christopher P. DeLucia, whose name is signed to the foregoing certificate as a 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 my hand and seal this the 30th day of August, 2017

Sabrina G. Collum Notary Public My Commission Expires 2/12/2020

SABRINA G. COLLUM NOTARY PUBLIC ALABAMA STATE AT LARGE

| No. | Date | By: | Remarks |
|---|---|---|---|
| | | | REVISIONS |

Landmark Professionals, Inc.
RESIDENTIAL & COMMERCIAL LAND SURVEYING
1072 DUNNAVANT PLACE
BIRMINGHAM, ALABAMA 35242
PHONE: 205-515-7210
EMAIL: chris@landmarkpro.org

PROJECT: CHELSEA FARMS, SECTOR 2, SHELBY COUNTY, ALABAMA

CLIENT: GALLANT LAKE, LLC 122 BISHOP CIRCLE PELHAM, AL 35124

DWG. No.: 1 of 1

PROJECT NO: 17-03027