

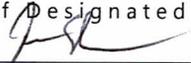
SUBDIVISION APPLICATION FOR THE CITY OF LEEDS, ALABAMA

DEPARTMENT OF INSPECTION SERVICES- ZONING DIVISION

1040 PARK DRIVE, LEEDS, AL 35094 P.205.699.2585 F. 205.699.6558

INSPECTIONS@LEEDSALABAMA.GOV * leedsalabama.gov

Part 1. Application	
Name of Applicant: Wellington Development	
Mailing Address: 3505 Bear River Rd. Birmingham, AL 35216	
Telephone: 205-985-7171	E-mail: Jason@Kadcohomes.com
Signature:  (Jason Kessler)	
Date Application Filed: 2/10/16	Requested Hearing Date: 3/10/16

Part 2. Parcel Data		
Owner(s) of Record: Wellington Development		
Owner Mailing Address: Same as above		
Site Address:		
Tax Parcel ID #	Existing Zoning:	Proposed Zoning:
Telephone: 985-7171	E-Mail: Jason@Kadcohomes.com	
Signature Of Designated Plat Representative: 		

Part 3. Request	
<input type="checkbox"/> New Subdivision	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> New Subdivision with Rezoning	<input checked="" type="checkbox"/> Final Plat
<input type="checkbox"/> Resurvey of Existing Recorded Subdivision	

Part 4 Additional Information	
<input type="radio"/> Number of proposed Lots	19
<input type="radio"/> Approximate Acreage	
<input type="radio"/> Concurrent Zoning/Variance Case(s)	
<input type="radio"/> Concurrent Construction Case	
<input type="radio"/> Review Fee (see Schedule)	

Release for Postponement of Case

I, by my signature below, the Designated Plat Representative for the case described on the reverse side of this form. Do hereby grant the City of Leeds Planning and Zoning Commission the Authority to postpone this Case to its next regularly scheduled meeting if the plat does not meet the minimum technical or informational standards set forth in the Subdivision Regulations; if the plat map or Case contains errors or erroneous information; or if the Commission considers it to be in the best interest of the public to require further information for review of this plat/Case.

Signature of Designated Plat Representative:



Date:

2/10/16

Note: In Choosing not to sign the release at the time of application, the Designated Plat Representative acknowledges that the Commission may, in order to comply with the Code of Alabama, be compelled to disapprove the submitted subdivision due to unresolved issues with the plat.

Signature of Designated Plat Representative:

Date:

FOR OFFICE USE ONLY

Application Number:

S-2016-002

Date Received:

2/10/14

Received by:

Bred Hart 2/10/14

Scheduled Public Hearing Date:

March 10, 2014

DEED



20140611000522070 1/3
Bk: LR201414 Pg: 1817
Jefferson County, Alabama
I certify this instrument filed on:
06/11/2014 03:35:08 PM D
Judge of Probate- Alan L. King

STATE OF ALABAMA
JEFFERSON COUNTY

In consideration of \$400,000.00 and other good and valuable consideration, receipt of which is hereby acknowledged **Kessler Children's Trust** ("Grantor"), does grant, bargain, sell, and convey to **Wellington Development Company, LLC**, an Alabama limited liability company ("Grantee"), the following real property situated in Jefferson County, Alabama (the "Property"):

See attached Exhibit A.

To have and to hold, and also to its successors and assigns forever.

This conveyance is made subject to: ad valorem taxes due and payable; easements, rights-of-way, and reservations, including the reservation of oil, gas, and other minerals, of record which affect the Property; protective covenants and restrictions as to the use of the Property; and zoning rules and regulations of any governmental bodies that have jurisdiction over the Property.

All references herein to "Grantor" or "Grantee" include all parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of entities.

Dated: November 7, 2013.

Grantor:
Kessler Children's Trust

Nina J. Kessler
By: Nina J. Kessler, Trustee Justin

ACKNOWLEDGEMENT

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, JANE B. Richardson, a Notary Public in and for said County in said State, hereby certify that **Nina J. Kessler**, as Trustee of **Kessler Children's Trust**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she as such trustee and with full authority executed the same voluntarily for and as the act of said trust.

Given under my hand and official seal this 7th day of November 2013.

Jane B. Richardson
NOTARY PUBLIC
My Commission Expires 3/13/2016

Prepared by:
David N. Averyt, Atty.
2024 2nd Ave N, Ste 1002
Birmingham, AL 35203
(205) 218-3176

Send tax notice to:
Wellington Development Company, LLC
3505 Bent River Rd
Birmingham, AL 35216

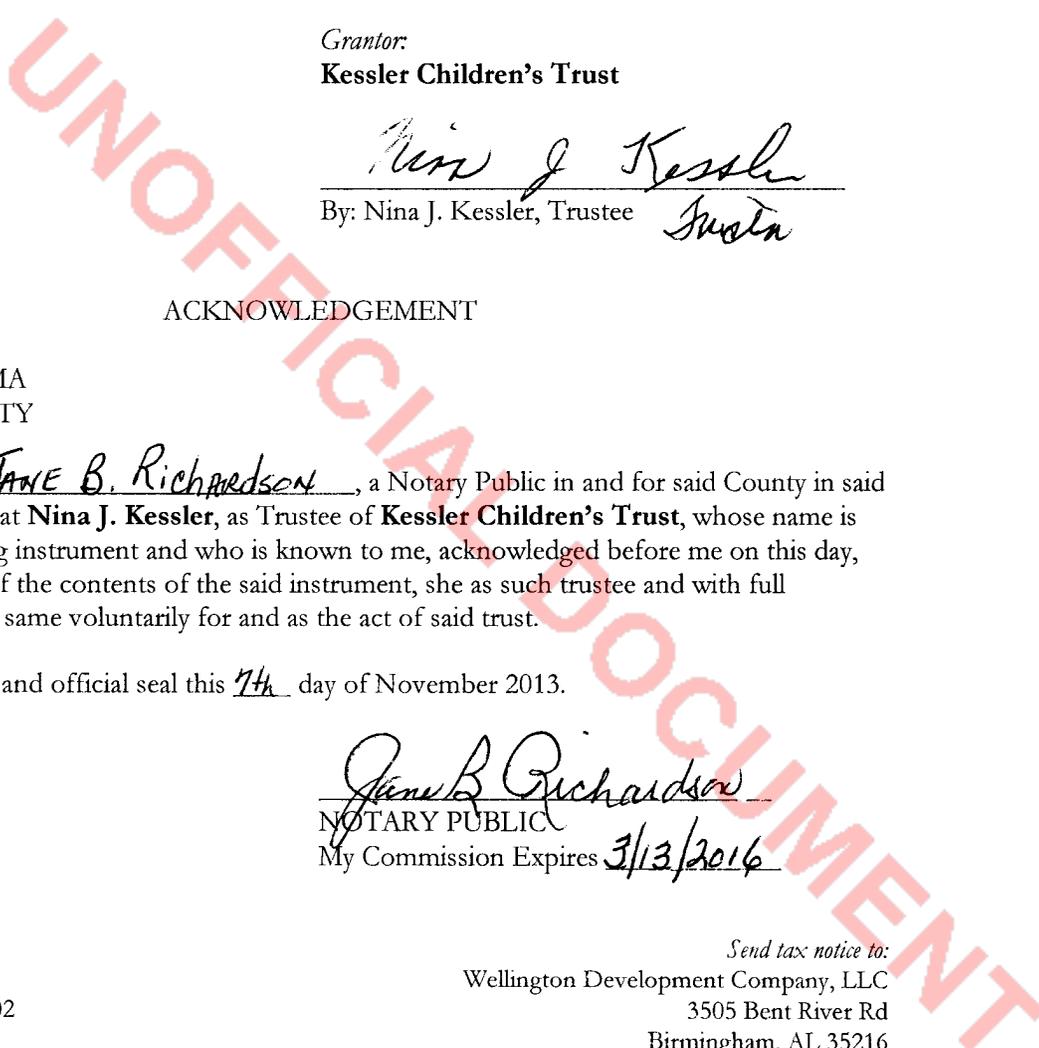


EXHIBIT A
Legal Description

State of Alabama
Jefferson County

A part of the Southeast quarter of the Northeast quarter of Section 25, Township 17 South, Range 1 West and a part of the Southwest quarter of the Northwest quarter of Section 30, Township 17 South, Range 1 East, being more particularly described as follows:

Commence at the Northeast corner of the Southeast quarter of the Northeast quarter of said Section 25, thence South 01 degrees 49 minutes 25 seconds W along the West line of said quarter-quarter section a distance of 182.89' to the Point of Beginning; thence South 53 degrees 02 minutes 48 seconds W a distance of 55.43'; thence South 49 degrees 14 minutes 22 Seconds W a distance of 50.12'; thence S 53 degrees 29 minutes 43 seconds W a distance of 119.24'; thence N 32 degrees 48 minutes 07 seconds W a distance of 101.09'; thence S 48 degrees 13 minutes 47 seconds W a distance of 133.44'; thence S 07 degrees 55 minutes 23 seconds W a distance of 65.57'; thence S 48 degrees 13 minutes 47 seconds W a distance of 309.18'; thence S 01 degrees 25 minutes 03 seconds W a distance of 152.14'; thence S 88 degrees 34 minutes 57 seconds E a distance of 962.86'; thence N 45 degrees 24 minutes 01 seconds E a distance of 199.13' to the Westerly most right of way of Alabama Power Company; thence N 44 degrees 36 minutes 00 seconds W a distance of 681.75'; thence S 53 degrees 02 minutes 48 seconds W a distance of 62.42' to the Point of Beginning.

Containing 9.84 acres more or less.

UNOFFICIAL DOCUMENT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Kessler Children's Trust
 Mailing Address 3505 Bent River Rd.
Birmingham, AL 35216

Grantee's Name Hellington Development Co.
 Mailing Address 3505 Bent River Rd.
Birmingham, AL 35216

Property Address SE 1/4 of NE 1/4 of
S 25, T 125, R 12W

Date of Sale 11/7/13
 Total Purchase Price \$ 400,000
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- | | |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input type="checkbox"/> Closing Statement | |

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate, excluding current use valuation, of the property as determined by the local government's responsibility of valuing property for property tax purposes will be used and pursuant to Code of Alabama 1975 § 40-22-1 (h).

20140611000522070 3/3
 BK: LR201414 Pg: 1817
 Jefferson County, Alabama
 06/11/2014 03:35:08 PM D
 Fee - \$22.00
 Deed Tax - \$400.00

I attest, to the best of my knowledge and belief that the information contained herein is accurate. I further understand that any false statements claimed on this form are subject to the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Total of Fees and Taxes-\$422.00
 LYNN

Date 11/7/13

Print Hellington Development Company, LLC
By: K.B. Pennington, LLC, Manager

Unattested _____
 (verified by)

Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one

By: Charles O. Kessler, Jr., Manager Form RT-1

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Planning and Zoning Commission

Application for Subdivision
Southern Trace Subdivision – Sector 9 – Phase 2

APPLICATION

An application for subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for “Southern Trace Subdivision – Sector 9 – Phase 2“. This proposed subdivision consists of 12 lots.

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission is vested with the responsibility and authority of determining conformity with the City of Leeds Subdivision Regulations.

CASE #:	S-2016-002
APPLICANT NAME:	JASON KESSLER
PROPERTY OWNER:	WELLINGTON DEVELOPMENT CO LLC
TAX PARCEL ID#s:	2400251000001007 & 2400251000001008
CASE ADDRESS:	750 SOUTHERN TRACE PARKWAY

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission will hold a public hearing on the proposed preliminary plat. The hearing is scheduled on

Date: Thursday, March 10, 2016
Time: 5:00 p.m.
Place: Leeds Civic Center Meeting Room
1000 Park Drive
Leeds, AL 35094

Public Information: Any interested persons or their representative may appear at the meeting and comment on the application. Written comments may also be mailed to the Commission.

For more information about the application and related issues or to schedule an appointment:

Contact Person: Brad Watson
E-mail: bwatson@leedsalabama.gov

Phone: 205-699-0907
Fax: 205-719-6555

Mailing Address:
Leeds Planning and Zoning Commission
Inspection Services
1040 Park Drive
Leeds, AL 35094

State of Alabama
Jefferson County

The undersigned, Karl L. Hager, Surveyor, and WELLINGTON DEVELOPMENT CORPORATION, CHARLES G. KESSLER, JR., as MEMBER, hereby certify that this plat or map was made pursuant to a survey made by said surveyor and this plat or map was made at the insistence of said owner, that this plat or map is a true and correct map of lands shown therein and known or to be known as SOUTHERN TRACE COTTAGES - SECTOR 9 - PHASE 2, showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and its number, showing the streets, alleys, and public grounds, giving the bearings, length, width and name of each street, and showing the relation of the lands to the Government Survey, and that iron pins have been located or installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. Said owner dedicates streets, alleys and public grounds as shown by said plat or map.

Karl Hager
Karl L. Hager, PLS
Hager Company, Inc.



State of Alabama
JEFFERSON County

I, _____, as Notary Public in and for said County and State, do hereby certify that Karl L. Hager, whose name is signed to the foregoing certificate, and who is known to me, acknowledged before me on this date, that after having been duly informed of the contents of said certificate he executed same voluntarily as such authorized representative and with authority thereof.

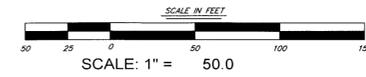
Given under my hand and seal this _____ day of _____, 2016.

By: _____
Notary Public
My Commission Expires: _____

A Final Plat for Southern Trace Cottages - Sector 9 - Phase 2

Being a Part of
SW 1/4 - NW 1/4 - SEC. 30, T17S, R1E
JEFFERSON COUNTY - LEEDS, ALABAMA

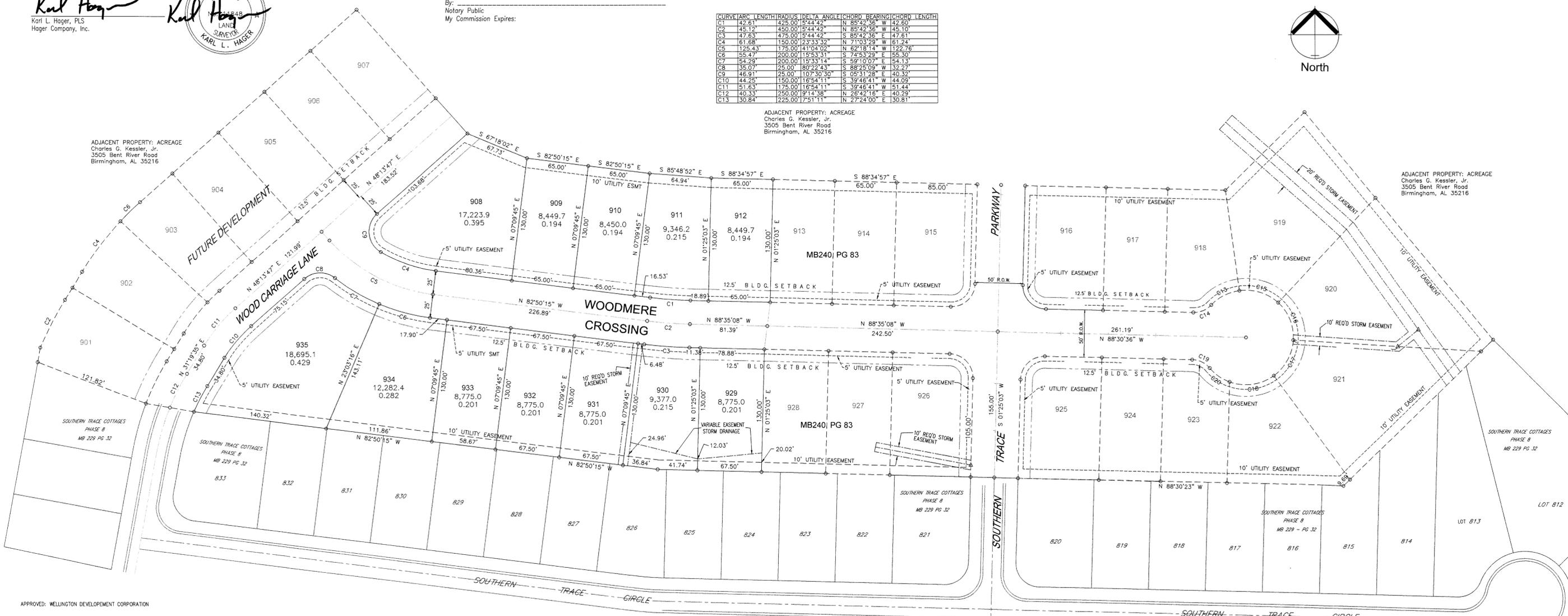
PHASE 2 CONSISTS OF LOTS 908-912 & 929-935



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	42.61	125.00	5°44'42"	N 85°42'36" W	42.60
C2	45.12	150.00	5°44'42"	N 85°42'36" W	45.10
C3	47.63	175.00	5°44'42"	S 85°42'36" E	47.61
C4	61.68	150.00	23°33'32"	N 71°03'29" W	61.24
C5	125.43	175.00	41°04'02"	N 62°18'14" W	122.76
C6	55.47	200.00	15°53'31"	S 74°53'29" E	55.30
C7	54.29	200.00	15°53'31"	S 59°10'07" E	54.13
C8	35.07	25.00	80°22'43"	S 89°29'09" W	32.77
C9	46.91	25.00	107°30'30"	S 05°31'28" E	40.32
C10	44.25	150.00	16°54'11"	S 39°46'41" W	44.09
C11	51.63	175.00	16°54'11"	S 39°46'41" W	51.44
C12	40.33	250.00	9°14'38"	N 26°42'16" E	40.29
C13	30.84	225.00	7°51'11"	N 27°24'00" E	30.81

ADJACENT PROPERTY: ACREAGE
Charles G. Kessler, Jr.
3505 Bent River Road
Birmingham, AL 35216

ADJACENT PROPERTY: ACREAGE
Charles G. Kessler, Jr.
3505 Bent River Road
Birmingham, AL 35216



FINAL PLAT

SCALE: 1"=50'

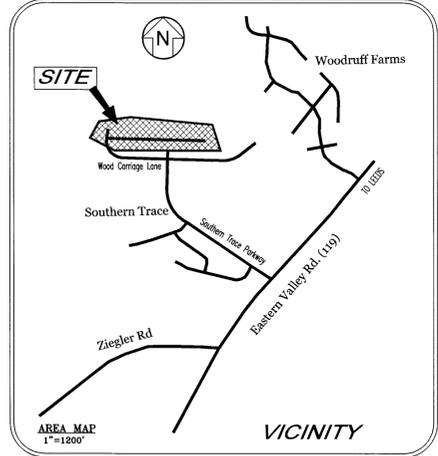
THIS PLAT IS SUBJECT TO THE VARIANCE ISSUED BY THE CITY OF LEEDS ZONING BOARD OF ADJUSTMENTS CASE A-2013-006.

NOTE:
ALL EASEMENTS SHOWN HEREON MAY BE USED FOR PUBLIC UTILITIES, STORM AND SANITARY SEWERS, AND OPEN STORM DRAINS, AND TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

ENGINEER/SURVEYOR:
HAGER COMPANY, INC.
1825-D 1ST AVENUE NORTH
BESSEMER, AL 35020
205-424-4235
FAX: 425-6310
SURVEYOR: KARL HAGER
ENGINEER: GARY S. WALKER

PROJECT OWNER
WELLINGTON DEV. CORPORATION
CHARLES G. KESSLER, JR., MEMBER
3505 BENT RIVER ROAD
BIRMINGHAM, AL 35216
205.985.7171

APPROVAL OF THIS PLAT BY THE PLANNING COMMISSION OF THE CITY OF LEEDS DOES NOT CONSTITUTE THE ACCEPTANCE FOR MAINTENANCE OF THE STREET LIGHTS SERVING THIS SUBDIVISION.



APPROVED: WELLINGTON DEVELOPMENT CORPORATION

CHARLES G. KESSLER JR., MEMBER

State of Alabama _____ County

I, _____, as Notary Public in and for said County and State, do hereby certify that CHARLES G. KESSLER JR. as MEMBER OF WELLINGTON DEV. CORP. and who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificate he executed same voluntarily as such authorized representative and with authority thereof.

Given under my hand and seal this _____ day of _____, 2016.

By: _____
Notary Public
My Commission Expires: _____

I hereby certify that the subdivision plat for SOUTHERN TRACE COTTAGES - SECTOR 9 - PHASE 2 subdivision has been found to comply with the Subdivision Regulations for Leeds, Alabama, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, that it has been approved for recording in the office of the Probate Judge of St. Clair County.

2016 _____
Chairman, Planning Commission _____ Date

CHAIRMAN, PLANNING AND ZONING COMMISSION - CITY OF LEEDS

CITY OF LEEDS, CITY ENGINEER

THIS PLAT IS SUBJECT TO THE RESTRICTIVE COVENANTS TITLED "SUBDIVISION COVENANTS FOR SOUTHERN TRACE COTTAGES - SECTOR 9" AS RECORDED IN JEFFERSON COUNTY JUDGE OF PROBATE OFFICE - BIRMINGHAM DIVISION, IN LR201511, PAGE 18870

I hereby certify that the water supply and sewage disposal utility systems installed or proposed for installation in the subdivision plat entitled SOUTHERN TRACE COTTAGES - SECTOR 9 - PHASE 2 fully meet the requirements of the Alabama State Health Department, the City of Leeds, and Jefferson County, and are hereby approved as shown.

Owner _____
Leeds Water Board _____

Jefferson County Department of Health _____ SECRETARY, CITY OF LEEDS PLANNING COMMISSION

OWNER'S CERTIFICATE AND DEDICATION. I the undersigned CHARLES G. KESSLER JR. do hereby certify that I am the owner of and only persons having any right, title, or interest in the land shown on the plat of SOUTHERN TRACE COTTAGES - SECTOR 9 - PHASE 2, and that the plat represents a correct survey of the above described property made with our consent, and that we hereby dedicate to the public use all the streets as shown on said plat. The easements as shown on the plat are created for the installation and maintenance of public utilities. We hereby guarantee a clear title to all lands so dedicated from ourselves and our heirs or assigns forever, and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate.

RESTRICTIONS: (if any, follow here): NONE

Witness _____ hand _____ this _____ day of _____ 2016.
Witness _____

PROJECT: A Proposed Final Plat for Southern Trace Subdivision - Sector 9 - PH 2
City of Leeds, Alabama
SHEET: 001
DRAWING: FINAL PLAT