Map Book 30 pg. 31

BENT RIVER COMMONS
3RD SECTOR 1ST ADDITION

BEING A RESURVEY OF LOTS 243 AND 244 BENT RIVER COMMONS 3RD SECTOR AS RECORDED IN MAP BOOK 25, PAGE 147 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
ALSO A PART OF A RESURVEY OF LOTS 245 THRU 249 AS RECORDED IN MAP BOOK 28, PAGE 119 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

A RESIDENTIAL SUBDIVISION
SITUATED IN A PART OF SECTIONS 17 & 20
TOWNSHIP 19 SOUTH, RANGE 2 WEST
SHELBY COUNTY, ALABAMA
JANUARY 22ND 2002

OWNER/DEVELOPER
MULTI-VEST, INC.
CHARLES G. KESSLER JR.
PRESIDENT
3505 BENT RIVER ROAD
BIRMINGHAM ALABAMA 35216
PHONE (205) 985-7171

PREPARED BY:
RICHARDSON SURVEYING & ENGINEERING CO., INC.
3503 BENT RIVER ROAD
BIRMINGHAM ALABAMA 35216
PHONE (205) 402-2488

STATE OF ALABAMA
SHELBY COUNTY

THE UNDERSIGNED, RANDY W. RICHARDSON, A REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND OWNERS AS SHOWN BELOW HEREBY STATE 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 OWNERS; THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN AND KNOWN AS BENT RIVER COMMONS3RD SECTOR 1ST ADDITION; SHOWING THE SUBDIVISION INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVING THE LENGTH AND THE 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 TO THE LANDS TO THE GOVERNMENT SURVEY 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 FURTHER CERTIFIES THAT THEY ARE OWNERS OF SAID PROPERTY AND THAT THERE IS NO MORTGAGE ON SAID PROPERTY. EXCEPT AS SHOWN.

I FURTHER CERTIFY THAT ALL PARTS OF THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA.

ALABAMA REGISTERED No. 15153 PROFESSIONAL LAND SURVEYOR RANDY WAYNE RICHARDSON

RANDY W. RICHARDSON PLS # 15153

CHARLES G. KESSLER JR. PRESIDENT
OWNER/DEVELOPER/KADCO INC.
3505 BENT RIVER ROAD
BIRMINGHAM ALABAMA 35216

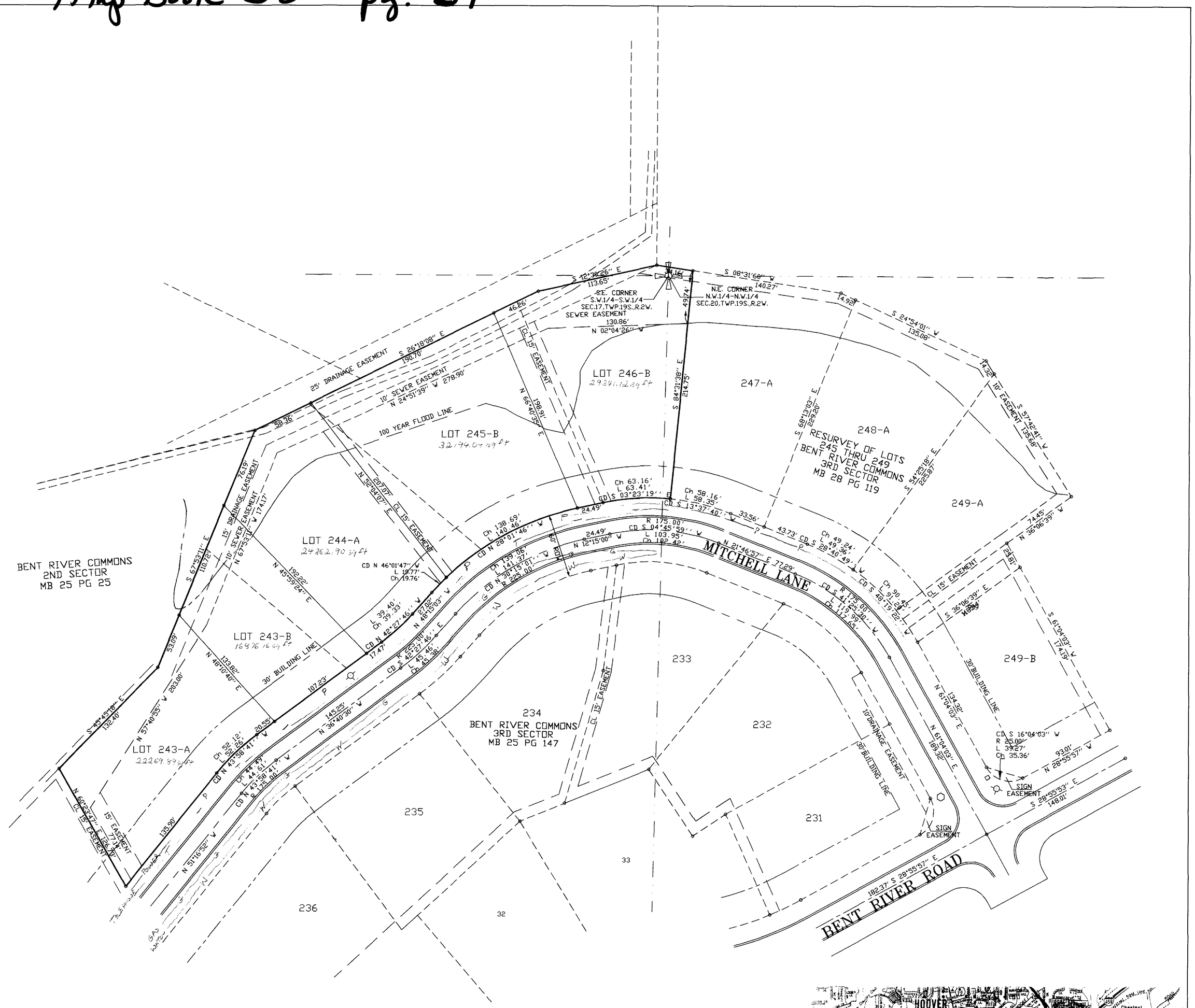
ROBERT C. BARNETT, PRESIDENT
WERTH REALTY
3505 BENT RIVER ROAD
BIRMINGHAM ALABAMA 35216

APPROVED: 8/7/02
SHELBY COUNTY LAND AND ZONING ADMINISTRATOR

APPROVED: 8-6-2002
DIRECTOR OF ROADS AND TRANSPORTATION COUNTY ENGINEER

APPROVED:
ROCKY RIDGE FIRE CHIEF

APPROVED: 1-30-2002
SHELBY COUNTY HEALTH DEPARTMENT



BENT RIVER COMMONS
2ND SECTOR
MB 25 PG 25

BENT RIVER COMMONS
3RD SECTOR
MB 25 PG 147

NOTE: UNLESS SHOWN OTHERWISE, ALL EASEMENTS SHOWN ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWER, STORM DITCHES, INGRESS AND EGRESS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION.

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

SHELBY COUNTY IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT OF WAY.

NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE LESS WITHOUT THE PRIOR APPROVAL OF THE SHELBY COUNTY PLANNING COMMISSION

SHELBY COUNTY IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT.

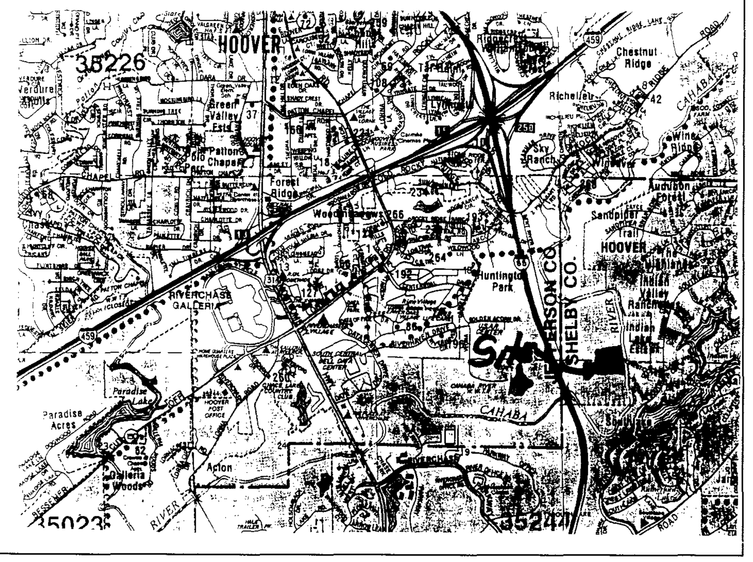
NO STRUCTURES MAY BE BUILT WITHIN THE FLOODPLAIN AREA INDICATED ON THIS PLAT.

ALL STRUCTURES WILL BE A MINIMUM OF 2' ABOVE THE 100 YEAR FLOOD LINE.

N

50 0 50 100 150

Scale 1" = 50'



THIS IS TO STATE THAT I HAVE CONSULTED THE FEDERAL INSURANCE FLOOD HAZARD MAPS AND FOUND THAT THE ABOVE SUBDIVISION IS LOCATED IN FLOOD ZONE A, B & C ACCORDING TO COMMUNITY PANEL 010191 0040 B, SHELBY COUNTY ALABAMA. EFFECTIVE DATE 9-16-82.

STATE OF ALABAMA
SHELBY COUNTY
I, MICKY GENE ROCK, A NOTARY PUBLIC IN AND FOR SAID AND STATE DO HEREBY CERTIFY THAT RANDY W RICHARDSON, WHOSE NAME IS SIGNED TO THE FOREGOING AS SURVEYOR AND WHO IS KNOWN TO ME ACKNOWLEDGED BEFORE ME ON THIS DATE, THAT AFTER BEING INFORMED OF SAID CERTIFICATE HE EXECUTED THE SAME VOLUNTARILY AND WITH FULL AUTHORITY THEREFORE, GIVEN UNDER MY HAND AND SEAL THIS THE 22ND DAY OF JANUARY 2002

NOTARY PUBLIC
MY COMMISSION EXPIRES 9-17-2005

STATE OF ALABAMA
SHELBY COUNTY
I, _____, A NOTARY PUBLIC IN AND FOR SAID AND STATE DO HEREBY CERTIFY THAT CHARLES G. KESSLER JR., WHOSE NAME IS SIGNED TO THE FOREGOING AS PRESIDENT MULTI-VEST, INC. AND WHO IS KNOWN TO ME ACKNOWLEDGED BEFORE ME ON THIS DATE, THAT AFTER BEING INFORMED OF SAID CERTIFICATE HE EXECUTED THE SAME VOLUNTARILY AND WITH FULL AUTHORITY THEREFORE, GIVEN UNDER MY HAND AND SEAL THIS THE 22ND DAY OF _____ 2002

NOTARY PUBLIC
MY COMMISSION EXPIRES

STATE OF ALABAMA
SHELBY COUNTY
I, _____, A NOTARY PUBLIC IN AND FOR SAID AND STATE DO HEREBY CERTIFY THAT ROBERT C. BARNETT, WHOSE NAME IS SIGNED TO THE FOREGOING AS PRESIDENT WERTH REALTY AND WHO IS KNOWN TO ME ACKNOWLEDGED BEFORE ME ON THIS DATE, THAT AFTER BEING INFORMED OF SAID CERTIFICATE HE EXECUTED THE SAME VOLUNTARILY AND WITH FULL AUTHORITY THEREFORE, GIVEN UNDER MY HAND AND SEAL THIS THE 22ND DAY OF _____ 2002

NOTARY PUBLIC

20020206000053350 Pg 1/1 $0.00
Shelby County Judge of Probate, AL
06/08/2022 09:21:56 FILED/CERTIFIED