Map Book 45 Page 16

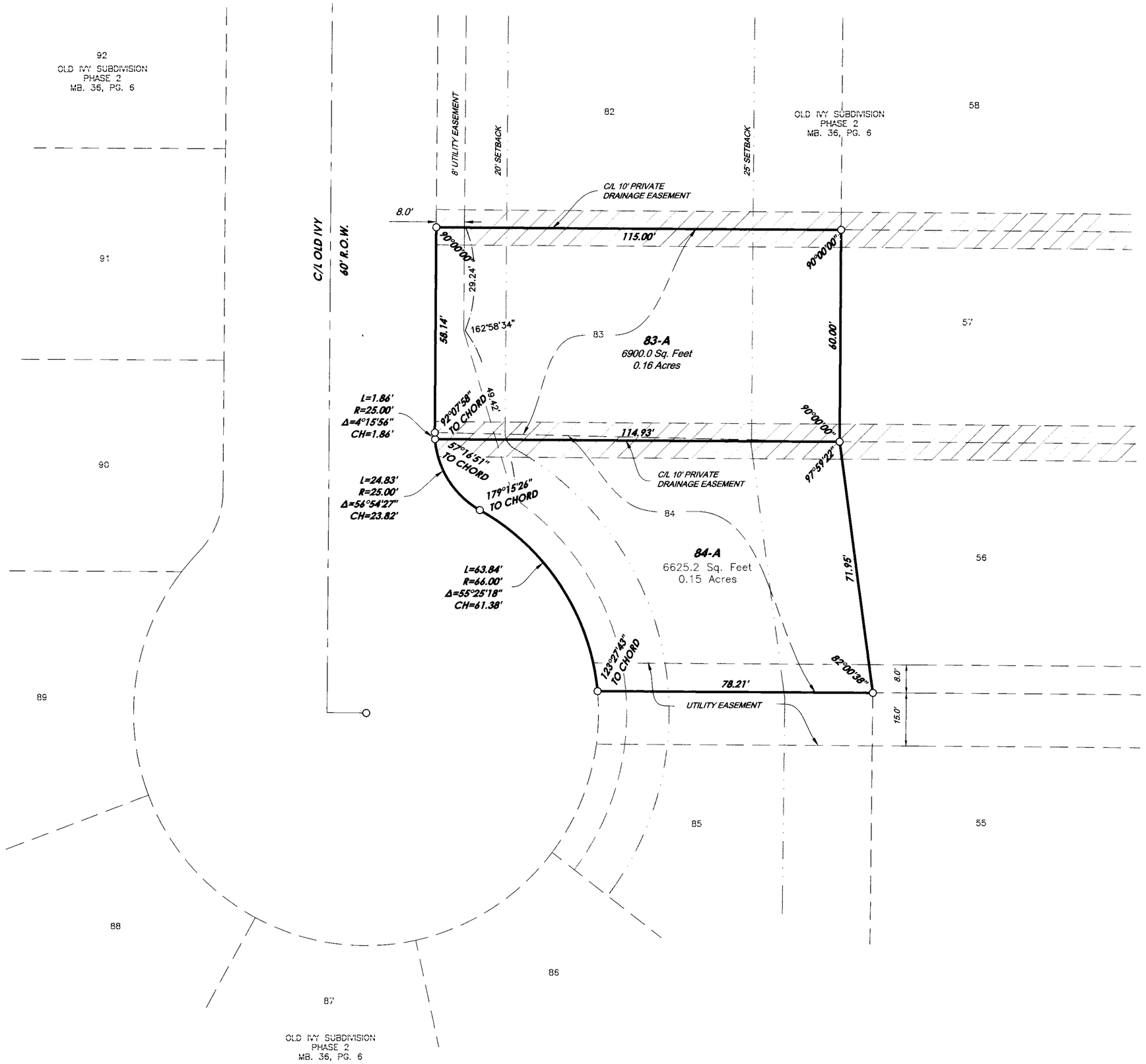
20150805000309050 1/1 $20.00
Shelby Cnty Judge of Probate, AL
08/05/2015 01:47:54 PM FILED/CERT

THE PURPOSE OF THIS RESURVEY IS TO REVISE THE COMMON LINE BETWEEN LOT 83 & 84.

RESURVEY OF LOT 83 & 84
OLD IVY SUBDIVISION
PHASE 2

BEING A RESURVEY OF OLD IVY SUBDIVISION PHASE 2, AS RECORDED IN MAP BOOK 36, PAGE 6, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SITUATED IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA.



STATE OF ALABAMA
COUNTY OF SHELBY

THE UNDERSIGNED, JEFF D. ARRINGTON, A REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND ADAMS HOMES L.L.C., OWNER, HEREBY CERTIFY THAT THIS PLAT OR MAP WAS MADE PURSUANT TO A SURVEY AND THIS PLAT OR MAP IS A TRUE AND CORRECT MAPS OF LANDS SHOWN THEREIN AND KNOWN AS "*RESURVEY OF LOT 83 & 84 OLD IVY SUBDIVISION 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, LENGTHS, WIDTH AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK, AND SHOWING THE RELATION OF LANDS TO THE SURVEY OF OLD IVY SUBDIVISION PHASE 2, AS RECORDED IN MAP BOOK 36, PAGE 6, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; 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 OWNER ALSO CERTIFIES THAT THEY ARE THE OWNERS OF SAID LANDS AND THAT THE SAME ARE NOT SUBJECT TO A MORTGAGE.

SURVEYOR: 6-23-15
JEFF D. ARRINGTON
ALABAMA LIC. NO: 18664

OWNER: ADAMS HOMES, L.L.C.
BY: _____
ITS: MANAGER

STATE OF ALABAMA
COUNTY OF SHELBY

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 23rd DAY OF June, 2015.

NOTARY PUBLIC — 06-03-2018 MY COMMISSION EXPIRES

STATE OF ~~ALABAMA~~ FLORIDA
COUNTY OF ~~SHELBY~~ Lee

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT WILLIAM BENJAMIN ADAMS WHOSE NAME AS SIGNED TO THE FOREGOING CERTIFICATE AS MANAGER OF ADAMS HOMES 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 28 DAY OF JULY, 2015.

NOTARY PUBLIC — 1/25/19 MY COMMISSION EXPIRES

HAVING REVIEWED THIS PLAT, AND THE ASSOCIATED IMPROVEMENTS BY THE OWNER FOR DEDICATION TO THE CITY OF CALERA (AS SECURED BY BONDS), I, CHRIS PAPPAS, AS CITY ENGINEER, RECOMMEND APPROVAL AND ACCEPTANCE BY THE PLANNING COMMISSION, THIS 4TH DAY OF AUGUST, 2015

CITY ENGINEER — DATE: 8/4/15

HAVING REVIEWED THIS PLAT, AND AND CONSIDERED THE RECOMMENDATIONS OF THE CITY ENGINEER, THE PLANNING COMMISSION HEREBY BY MAJORITY VOTE, (ACCEPTS THE PLAT FOR RECORDING)(AND RECOMMENDS THE CITY COUNCIL ACCEPTS THE DEDICATIONS SHOWN THEREON), THIS THE 4TH DAY OF AUGUST, 2015.

BY: _____, CHAIRMAN

MAYOR, CITY OF CALERA — DATE: 8-4-2015

CITY CLERK, CITY OF CALERA — DATE: 8-4-15

10' PRIVATE DRAINAGE EASEMENT LYING 5 FEET ON EACH SIDE OF THE SIDE PROPERTY LINES. DRAINAGE EASEMENT IS PRIVATELY MAINTAINED BY THE PROPERTY OWNER.

NOTES:

1. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY ALL UNDERGROUND UTILITIES.
2. CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.
3. ALL EASEMENTS ARE FOR UTILITY AND DRAINAGE PURPOSES ONLY AND SHALL PROVIDE FOR NEEDS BOTH WITHIN AND OUTSIDE OF THIS SUBDIVISION
4. NO FENCE SHALL BE ALLOWED IN THE PUBLIC DRAINAGE EASEMENTS
5. DRAINAGE AREAS AND DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE HOMEOWNER ASSOCIATION AND ARE NOT THE RESPONSIBLY OF THE CITY OF CALERA.
6. ALL EASEMENTS AND RIGHT OF WAYS SHOWN HEREON ARE DEDICATED BY THIS MAP, UNLESS OTHERWISE NOTED.
7. PRIVATE FENCES NEED TO BE 4" ABOVE SOD IN DRAINAGE EASEMENT AREAS.

FLOOD ZONE DESIGNATION

FIRM FLOOD INSURANCE RATE MAP
LOCATED IN ZONE "X' UNSHADED
MAP NUMBER 01021C0075C
EFFECTIVE DATE 03/16/2009

ARRINGTON ENGINEERING
Civil Engineers - Surveyors - Land Planners
OFFICE: (205) 985-9315
FAX: (205) 985-9385
2032 VALLEYDALE ROAD
Birmingham AL 35244

DRAWING TITLE	RESURVEY OF LOT 83 & 84 OLD IVY SUBDIVISION PHASE 2
LOCATION & DESCRIPTION	SITUATED IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA.
DRAWN BY	MBA
CHECKED BY:	JDA
DATE:	06-16-15
SCALE:	1"=20'
PARTY CHIEF	*
PROJECT NO.:	58169
SHEET	1 OF 1

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

G:\2015 Projects\58169 – OLD IVY RESURVEY\DWG\58169.dwg