Map Book 47 Page 29

20170103000002790 1/1 $37.00
Shelby Cnty Judge of Probate, AL
01/03/2017 11:50:00 AM FILED/CERT

A SUBDIVISION FOR SINGLE FAMILY RESIDENCES

A RESURVEY OF LOTS 21 & 22 GREENBRIAR PLACE

AS RECORDED IN MAP BOOK 36, PAGE 4 IN THE
OFFICE OF THE JUDGE OF PROBATE SHELBY COUNTY, ALABAMA

SITUATED IN THE SOUTHWEST QUARTER
SECTION 24, TOVNSHIP 19 SOUTH,
RANGE 1 WEST, SHELBY COUNTY, ALABAMA

PREPARED BY:
SURVEYING SOLUTIONS, INC.
2232 CAHABA VALLEY DRIVE SUITE M
BIRMINGHAM, AL 35242
(205) 991-8965

OWNER:
PROMINENCE HOMES, LLC

0 40' 80' 160'
GRAPHIC SCALE

SCALE: 1" = 40' DATE: DECEMBER 5, 2016

CITY OF CHELSEA JURISDICTION

NOTE: THE PURPOSE OF THIS RESURVEY IS TO COMBINED TWO LOTS INTO ONE LOT.

STATE OF ALABAMA)
COUNTY OF SHELBY)

The undersigned, Carl Daniel Moore, a registered Land Surveyor, in the State of Alabama, and Prominence Homes, LLC, Owner, 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 was made at the instance of said Owner; that this plat or map is a true and correct map of the lands shown therein and known or to be known as A RESURVEY OF LOTS 21 & 22 GREENBRIAR PLACE, showing the subdivisions into which it is proposed to divide said lands, giving the length and angles of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the angles, width, length and name of each street, as well as the number of each lot and block, and showing the relation of the lands to the survey of the GREENBRIAR PLACE, as recorded in Map Book 36, Page 4, in the office of the Judge of Probate, 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 signee also certifies that it is the owner of said lands and that the same are not subject to any mortgage.

I hereby certify that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

DATE: 01-04-17
BY: Carl Daniel Moore
Carl Daniel Moore, Reg. L.S. #12159

ALABAMA REGISTERED No. 12159 PROFESSIONAL LAND SURVEYOR CARL DANIEL MOORE

Prominence Homes, LLC, Owner
BY: [signature]
ITS: Managing Member

APPROVED: [signature] DATE: 1-19-17
CITY OF CHELSEA, PLANNING AND ZONING

APPROVED: [signature] DATE: 1/17/17
CITY OF CHELSEA, FIRE CHIEF

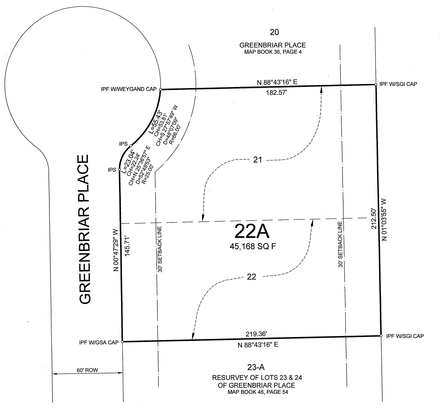
APPROVED: _____ DATE: _____
HEALTH DEPARTMENT

APPROVED: [signature] DATE: 1-17-17
CITY OF CHELSEA, CITY ENGINEER

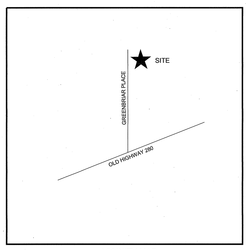
APPROVED: Becky Sanders DATE: 1-11-17
CITY OF CHELSEA, CITY CLERK

APPROVED: [signature] DATE: 1-11-17
CITY OF CHELSEA, MAYOR

LEGEND
SANITARY SEWER —SS—
SANITARY SEWER MANHOLE —SS—
STORM SEWER
STORM SEWER MANHOLE
WATERLINE —W—
SQ FT: SQUARE FEET
±: MORE OR LESS
Δ : DELTA ANGLE
d : DEFLECTION ANGLE
T : TANGENT
R : RADIUS
L : LENGTH
CH: CHORD
ESMT: EASEMENT
RCP: REINFORCED CONCRETE PIPE
FH: FIRE HYDRANT
HW: HEADWALL
EX: EXISTING
YI: YARD INLET
SS: STOP SIGN
INL: INLET
SQ. FT. : SQUARE FEET
ROW: RIGHT OF WAY
CL: CENTERLINE
DP: DRAINAGE PIPE
PL: PROPERTY LINE
$C2_L$: SINGLE WING INLET
IPS: IRON PIN SET
IPF: IRON PIN FOUND



ACREAGE



VICINITY MAP
NOT TO SCALE

SETBACKS:
FRONT: 30'
REAR: 30'
SIDE: 8' ONE SIDE WITH
18' TOTAL WIDTH

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

"NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE CITY OF CHELSEA PLANNING COMMISSION."

"CITY OF CHELSEA IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT-OF-WAY."

NO BUILDING SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL.

THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAP PANEL NUMBER 01117C0251 E, CITY OF CHELSEA, SHELBY COUNTY, ALABAMA, DATED FEBRUARY 20, 2013.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH SHELBY COUNTY & CITY OF CHELSEA SUBDIVISION REGULATIONS.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned , as Notary Public in and for said County in said State, hereby certify that Carl Daniel Moore, whose name is signed to the foregoing certificate as Land Surveyor, who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing certificate, he executed the same voluntarily, as an act of said Land Surveyor, on the day the same bears date.

Given under my hand and seal this the 4TH day of JANUARY, 20 17.
BY: David Brian Entrekin
Notary Public
My commission expires: 10-8-2018

DAVID BRIAN ENTREKIN NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, as Notary Public in and for said County and State, do hereby certify that Prominence Homes whose name is signed to the foregoing instrument as Scott Underwood of Prominence Homes, LLC, owner, and who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing instrument, he, as such officer and with full authority, executed the same voluntarily, on behalf of said banking corporation.

Given under my hand and seal this the 4th day of January 20 17.
BY: Cynthia P Carter
Notary Public
My commission Expires: May 3, 2017

ACAD\SUBDIVISIONS\SHELBY COUNTY\GREENBRIAR\L0721-22 GREENBRIAR PLACE RES REC MAP