Map Book 47 Page 57

20170306000070240 171 $37.00
Shelby Cnty Judge of Probate, AL
03/06/2017 08:58:34 AM FILED/CERT

ALABAMA STATE PLANE
WEST ZONE GRID NORTH
NAD '83(2011)

0' 60' 120' 180'

LEGEND

- ■ FOUND CONCRETE MONUMENT
- ● I.P.F. IRON PIN FOUND
- ● I.P.S. IRON PIN SET (5/8" REBAR w/CAP)
- + FOUND CROSS CUT IN CONCRETE

VICINITY MAP
(NOT TO SCALE)

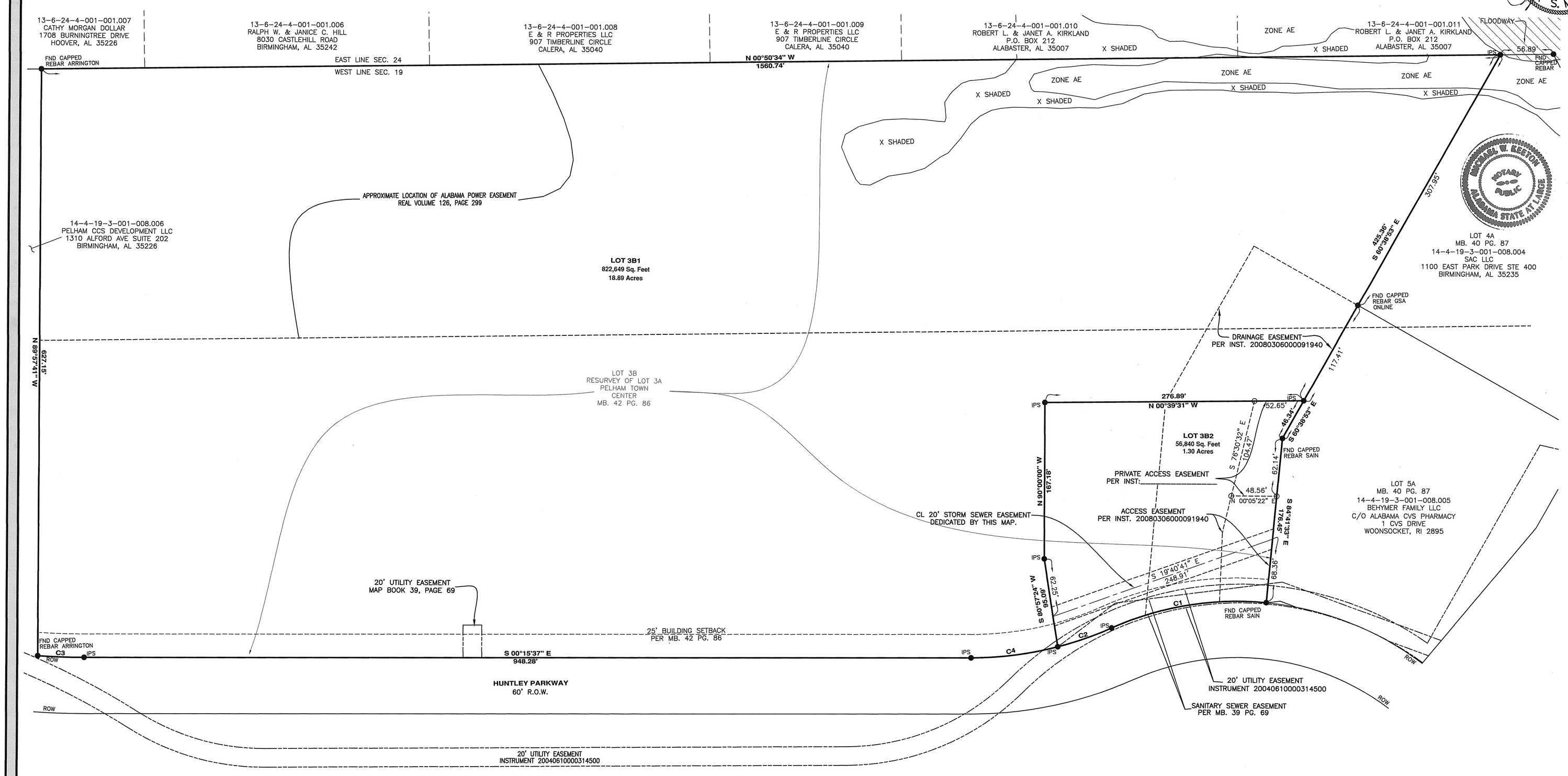
SITE DATA TABLE

ZONING: PC

BUILDING SETBACK REQUIREMENTS:

FRONT YARD: 25 FEET
REAR YARD: NONE
SIDE YARD: NONE

MAX BUILDING HEIGHT: 3 STORIES OR 42 FEET



STATE OF ALABAMA
SHELBY COUNTY

The undersigned, Derek S. Meadows, a Professional Land Surveyor of the State of Alabama, as Surveyor and SAC LLC, as 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 were made at the instance of said Owners; that this plat or map is a true and correct plat or map of lands shown hereon and known as RESURVEY OF LOT 3B PELHAM TOWN CENTER, showing the streets, alleys, and public grounds, giving the bearings, length, width, and the name of each street as well as the number of each lot and block, showing the relation of the lands to the Government Survey; and that iron pins have been installed (or will be installed) at all lot corners and curve points as shown and designated by small, solid circles on said plat or map. The undersigned appoint the City of Pelham as agent for the purpose of filing said plat or map, together with this instrument, for record, and certify that they have full authority to execute this instrument and map. I furthur certify that there is no mortgage on the property.

ALABAMA REGISTERED LAND SURVEYOR NO. 29996 PROFESSIONAL LAND SURVEYOR DEREK S. MEADOWS

Derek S. Meadows, PLS
Gonzalez-Strength & Associates, Inc.
Ala. Reg. No. 29996
Dated: 9-21-16

Eugene K. Cole
Owner-SAC LLC
Designated Officer: Eugene K. Cole
Dated: 9-22-16

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Derek S. Meadows, whose name is signed to the foregoing certificate as Surveyor 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 representative with full authority therefor.

Given under my hand and seal this the 21ST day of SEPTEMBER, 2016.

MICHAEL W. KEETON NOTARY PUBLIC ALABAMA STATE AT LARGE

Michael W. Keeton
Notary Public
My commission expires: 5-21-2019

STATE OF Alabama
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Eugene K. Cole, whose name is signed to the foregoing certificate as owner 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 representative with full authority therefor.

Given under my hand and seal this the 22nd day of September, 2016.

Edward L. Shaw
Notary Public
My commission expires: 7/10/2019

Final plat approved by resolution of the Pelham Planning Commission on this 23 day of September, 2016.

By: Mildred Cameron
Chairman, Pelham Planning Commission
Date: 9-23-2016

By: Marsha Yates
City Clerk, City of Pelham
Date: 9-23-2016

By: Gary Waldrop
Mayor, City of Pelham
Date: 9/23/16

By: Eddy Powers
City of Pelham Public Works Director
Date: 9/23/16

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.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	169.52'	330.00'	29°25'56.16"	S 09°32'11" E	167.66'
C2	61.13'	370.00'	9°27'56.10"	S 19°31'25" E	61.06'
C3	49.55'	720.00'	3°56'36.17"	S 01°42'42" W	49.54'
C4	93.83'	370.00'	14°31'49.85"	S 07°31'32" E	93.58'

NOTES

According to the Flood Insurance Rate Map (FIRM) for Shelby County, Alabama (community-panel number 01117C 0218 E, dated February 20, 2013), a portion of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain"and portion of the subject property lies within Zone X shaded, defined as "areas determined to be inside the 0.2% annual chance floodplain"and portion of the subject property lies within Zone AE, defined as Base Flood elevations determined.

The City of Pelham is not responsible for the maintenance of any detention ponds or the maintenance of any drainage easements outside of public rights-of-way.

North arrow and bearings shown hereon are based on Transverse Mercator Projection - Alabama West Zone - NAD 83 adjusted 2011. Using Global Positional System (GPS) and derived by static observation. Using Base Station: Designation: AL 35 CORS ARP, PID DL7329 Combined Factor: 0.99996937
Convergence Factor: +0 24 23.7

FINAL PLAT

RESURVEY OF LOT 3B PELHAM TOWN CENTER

BEING A RESURVEY LOT 3B RESURVEY OF LOT 3A PELHAM TOWN CENTER, AS RECORDED IN MAP MAP 42, PAGE 86, IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA,
A COMMERCIAL SUBDIVISION
ALL SITUATED IN SECTION 19, TOWNSHIP 20 SOUTH, RANGE 2 WEST SHELBY COUNTY, ALABAMA
Prepared by:

GONZALEZ - STRENGTH & ASSOCIATES, INC.
ENGINEERING, LAND PLANNING, & SURVEYING
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SEPTEMBER 2016 JOB # 28543