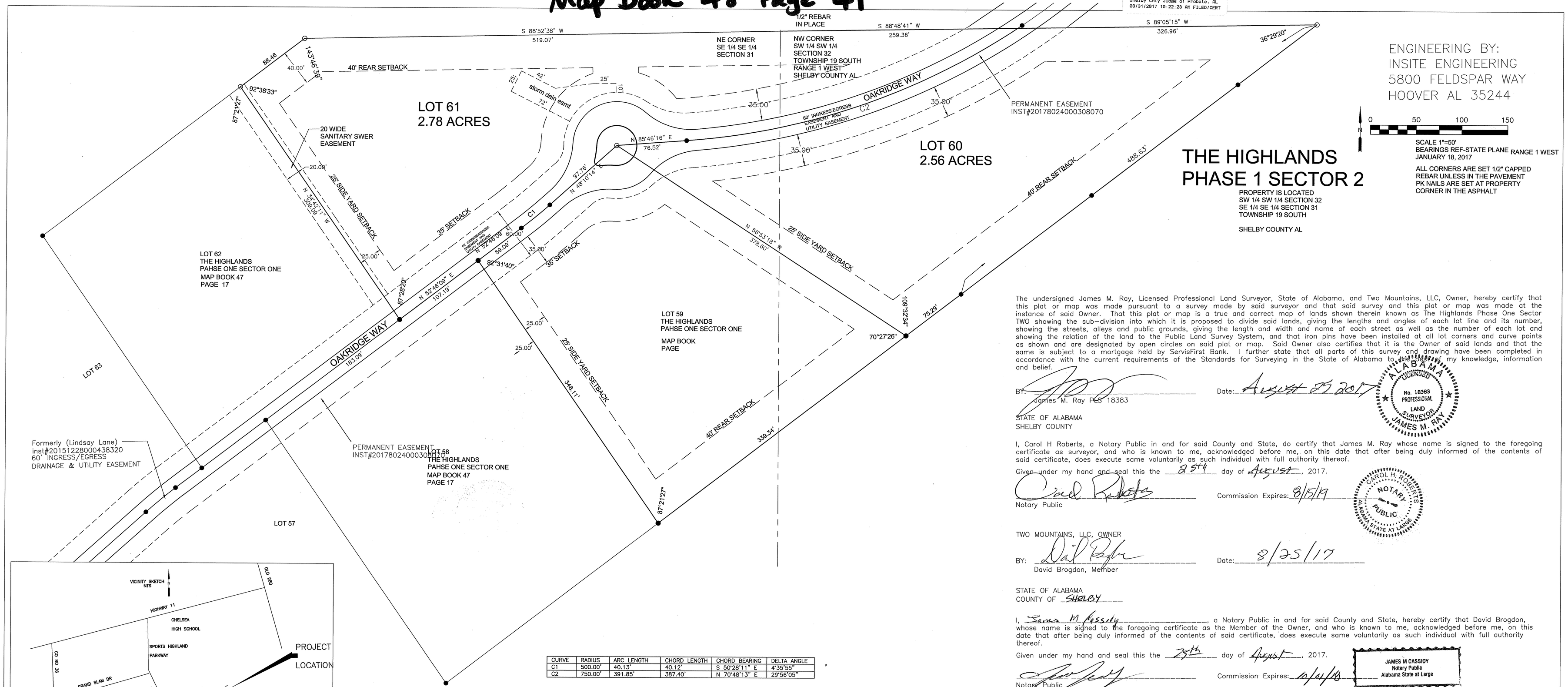
Map Book 48 Page 41

20170831000337860 1/1 $27.00
Shelby Cnty Judge of Probate, AL
08/31/2017 10:22:23 AM FILED/CERT



ENGINEERING BY:
INSITE ENGINEERING
5800 FELDSPAR WAY
HOOVER AL 35244

0 50 100 150

SCALE 1"=50'
BEARINGS REF-STATE PLANE RANGE 1 WEST
JANUARY 18, 2017

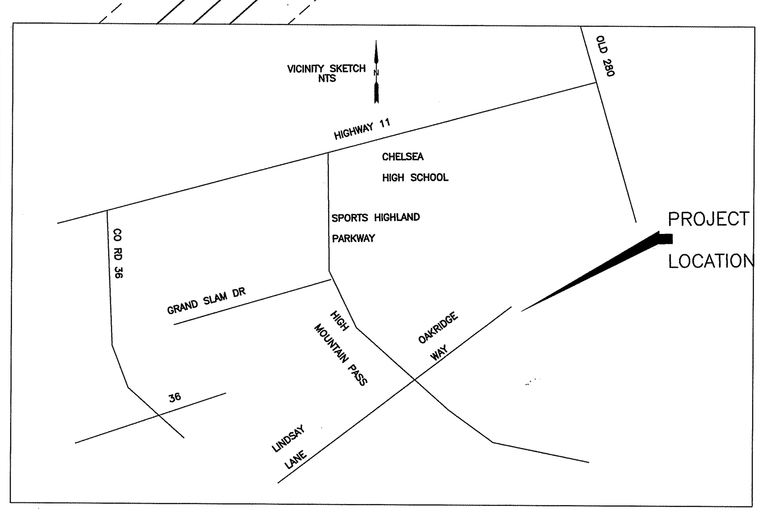
ALL CORNERS ARE SET 1/2" CAPPED
REBAR UNLESS IN THE PAVEMENT
PK NAILS ARE SET AT PROPERTY
CORNER IN THE ASPHALT

THE HIGHLANDS PHASE 1 SECTOR 2

PROPERTY IS LOCATED
SW 1/4 SW 1/4 SECTION 32
SE 1/4 SE 1/4 SECTION 31
TOWNSHIP 19 SOUTH

SHELBY COUNTY AL

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	500.00'	40.13'	40.12'	S 50°28'11" E	4°35'55"
C2	750.00'	391.85'	387.40'	N 70°48'13" E	29°56'05"



ZONING INFORMATION

ZONED A1

FRONT YARD SETBACK 35 FEET

FROM EDGE OF PAVEMENT

REAR YARD SETBACK 40 FEET

SIDE YARD SETBACK 25 FEET

THIS PLAT SHOWS THE LOCATION OF THE INGRESS/EGRESS AND UTILITY EASEMENTS AS PREVIOUSLY RECORDED.

NOTES:

1-SURVEYOR, ENGINEER AND CITY OF PELHAM ARE NOT RESPONSIBLE FOR PROVIDING
2-BUILDING SITES FREE OF DRAINAGE PROBLEMS

3-THE CITY OF PELHAM, ALABAMA IS NOT NOW NOR IN THE FUTURE RESPONSIBLE FOR ANY MAINTENANCE OUTSIDE THE PUBLIC RIGHT OF WAY.

4-THE CITY OF PELHAM IS NOT NOW OR IN THE FUTURE RESPONSIBLE FOR SANITARY SEWER OR OTHER UTILITIES EXCEPT WATER.

1- EASEMENT FOR WATER MAINS, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PELHAM ALABAMA, AND ITS SUCCESSORS AND ASSIGNS FOR CONSTRUCTION AND ACCESS IN THE INSTALLATION AND MAINTENANCE OF WATER MAINS AND THEIR APPURTENANCES OR OTHER USES APPROVED BY THE CITY

2- Easements for water mains as the same are located, planned and/or constructed within the subdivision at the time of the recording of this plat are hereby dedicated to the City of Pelham, Alabama, and its successors and assigns for the construction, access to, installation and maintenance of water lines and their appurtenances, and for other public utility installations and purposes approved by the City. Easement widths shall be sufficient to permit excavation of the pipe to meet the minimum OSHA requirements and to permit maintenance of the line and in no case shall be less than twenty (20) feet in width. If more than one pipeline is placed within an easement, a minimum of thirty (30) feet easement width is dedicated to the City of Pelham. In the event any pavement, roadways, landscaping, structures, or other improvements of any kind are located partially or wholly within, on or over said dedicated easement, the City of Pelham shall have the right to dig up, excavate, remove, or damage such improvements as City of Pelham, in its sole discretion, deems advisable or necessary in its efforts to access, construct or maintain such public utilities, all without any obligation on the part of the City of Pelham to repair or replace any such improvements.

3- This is a private gated subdivision. All roads are private. The City of Pelham is not responsible for the maintenance of any roads, storm drainage, embankments, utilities, or any part of the subdivision.

The undersigned James M. Ray, Licensed Professional Land Surveyor, State of Alabama, and Two Mountains, 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 lands shown therein known as The Highlands Phase One Sector TWO showing the sub-division into which it is proposed to divide said lands, giving the lengths and angles of each lot line and its number, showing the streets, alleys and public grounds, giving the length and width and name of each street as well as the number of each lot and showing the relation of the land to the Public Land Survey System, and that iron pins have been installed at all lot corners and curve points as shown and are designated by open circles on said plat or map. Said Owner also certifies that it is the Owner of said lands and that the same is subject to a mortgage held by ServisFirst Bank. I further state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards for Surveying in the State of Alabama to the best of my knowledge, information and belief.

BY: _____ Date: August 25 2017
James M. Ray RLS 18383

ALABAMA LICENSED No. 18383 PROFESSIONAL LAND SURVEYOR JAMES M. RAY

STATE OF ALABAMA
SHELBY COUNTY

I, Carol H Roberts, a Notary Public in and for said County and State, do certify that James M. Ray whose name is signed to the foregoing certificate as surveyor, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, does execute same voluntarily as such individual with full authority thereof.

Given under my hand and seal this the 25th day of August, 2017.

Notary Public _____ Commission Expires: 8/15/19

CAROL H. ROBERTS NOTARY PUBLIC ALABAMA STATE AT LARGE

TWO MOUNTAINS, LLC, OWNER

BY: _____ Date: 8/25/17
David Brogdon, Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, James M Cassidy, a Notary Public in and for said County and State, hereby certify that David Brogdon, whose name is signed to the foregoing certificate as the Member of the Owner, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, does execute same voluntarily as such individual with full authority thereof.

Given under my hand and seal this the 25th day of August, 2017.

Notary Public _____ Commission Expires: 10/01/18

JAMES M CASSIDY
Notary Public
Alabama State at Large

ServisFirst Bank ("Mortgagee") does hereby consent to the foregoing plat.

SERVISFIRST BANK

BY: _____

Date: 8-25-2017

Will Hawkins

Its: First Vice President

STATE OF ALABAMA
COUNTY OF Jefferson

I, James M Cassidy, a Notary Public in and for said County and State, hereby certify that Will Hawkins, whose name is signed to the foregoing consent as the 1st Vice President of Mortgagee, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said consent, does execute same voluntarily as such individual with full authority thereof.

Given under my hand and seal this the 25th day of August, 2017.

Notary Public _____ Commission Expires: 10/01/18

JAMES M CASSIDY
Notary Public
Alabama State at Large

Mayor, City of Pelham _____ Date: 8/30/17

Director of Public Works _____ Date: 8/30/17

Planning Commissioner, City of Pelham _____ Date: 8-30-17

City Clerk, City of Pelham _____ Date: 8/30/2017

RAY & GILLILAND, P.C.	
122 NORTH CALHOUN STREET P.O. BOX 1183 SYLACAUGA, ALABAMA 35150	TEL NO. (256) 245-3243 FAX NO. (256) 245-3202 FILE: FINAL PLAT LOT 61 THE HIGHLANDS
DRAWN BY: JMR	SCALE: 1" = 50'
BOUNDARY SURVEY	