Map Book 48
Page 87A

GRIFFIN PARK AT EAGLE POINT
SECTOR 1 PHASE 1

9.15 ACRES +- ZONED R-2 SD

PART OF TAX ID 58-09-3-05-0-002-001.004 & 58-09-3-08-0-002-001.001

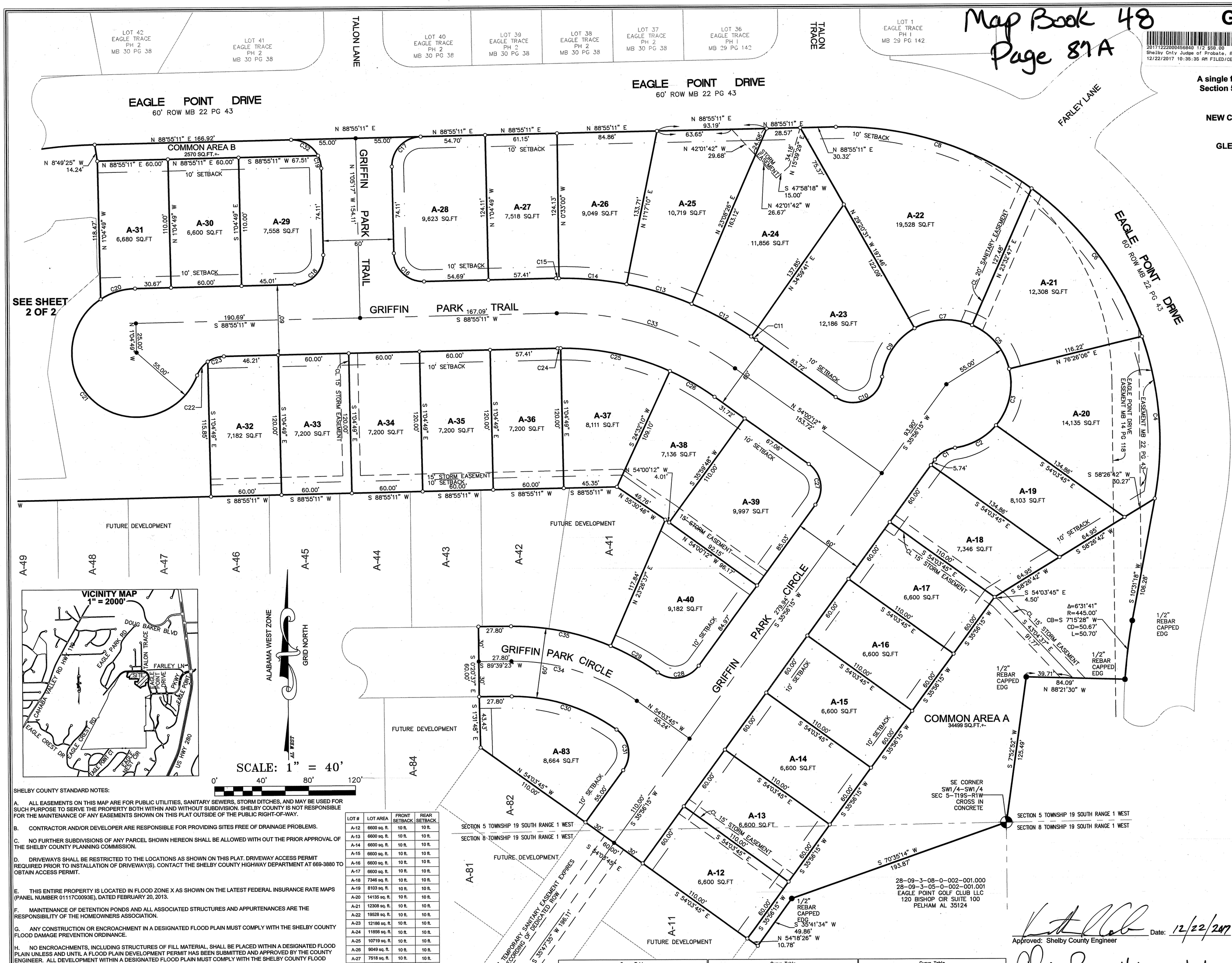
A single family subdivision situated in the SW 1/4 of the SW 1/4 and the SE 1/4 of the SW 1/4 of Section 5, and the NW 1/4 of the NW 1/4 of Section 8, all in Township 19 South, Range 1 West, Shelby County, Alabama.

2017122000468840 1/2 $98.00
Shelby Cnty Judge of Probate, AL
12/22/2017 10:35:35 AM FILED/CERT

OWNER:
NEW CASTLE DEVELOPMENT LLC
121 BISHOP CIRCLE
PELHAM, AL. 35124
GLENN SIDDLE (205) 426-2307

SURVEYOR:
ENGINEERING DESIGN GROUP LLC
120 BISHOP CIRCLE
PELHAM, AL. 35124
RODNEY CUNNINGHAM (205) 403-9158

DECEMBER 19, 2017



SHELBY COUNTY STANDARD NOTES:

A. ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM DITCHES, AND MAY BE USED FOR SUCH PURPOSE TO SERVE THE PROPERTY BOTH WITHIN AND WITHOUT SUBDIVISION. SHELBY COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.

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

C. NO FURTHER SUBDIVISIONS OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITH OUT THE PRIOR APPROVAL OF THE SHELBY COUNTY PLANNING COMMISSION.

D. DRIVEWAYS SHALL BE RESTRICTED TO THE LOCATIONS AS SHOWN ON THIS PLAT. DRIVEWAY ACCESS PERMIT REQUIRED PRIOR TO INSTALLATION OF DRIVEWAY(S). CONTACT THE SHELBY COUNTY HIGHWAY DEPARTMENT AT 669-3880 TO OBTAIN ACCESS PERMIT.

E. THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAPS (PANEL NUMBER 01117C0093E), DATED FEBRUARY 20, 2013.

F. MAINTENANCE OF DETENTION PONDS AND ALL ASSOCIATED STRUCTURES AND APPURTENANCES ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

G. ANY CONSTRUCTION OR ENCROACHMENT IN A DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE SHELBY COUNTY FLOOD DAMAGE PREVENTION ORDINANCE.

H. NO ENCROACHMENTS, INCLUDING STRUCTURES OF FILL MATERIAL, SHALL BE PLACED WITHIN A DESIGNATED FLOOD PLAIN UNLESS AND UNTIL A FLOOD PLAIN DEVELOPMENT PERMIT HAS BEEN SUBMITTED AND APPROVED BY THE COUNTY ENGINEER. ALL DEVELOPMENT WITHIN A DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE SHELBY COUNTY FLOOD DAMAGE PREVENTION ORDINANCE.

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

J. SINK HOLE NOTES: THE SUBDIVISION SHOWN HEREON, INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS HAVE OCCURRED. LIME SINKS, AS LOCATED AND SHOWN ON THE PLAT, WERE FOUND BUT NOT REPAIRED, UNLESS OTHERWISE NOTED ON THE PLAT. SHELBY COUNTY, THE SHELBY COUNTY ENGINEER, THE SHELBY COUNTY PLANNING COMMISSION AND THE INDIVIDUAL MEMBERS THEREOF, AND ALL OTHER AGENTS, SERVANTS, OR EMPLOYEES OF SHELBY COUNTY, ALABAMA, MAKE NO REPRESENTATIONS WHATSOEVER THAT THE SUBDIVISION LOTS AND STREETS ARE SAFE OR SUITABLE FOR RESIDENTIAL CONSTRUCTION, OR FOR ANY OTHER PURPOSES WHATSOEVER.

K. NO LOTS SHALL HAVE DIRECT ACCESS TO EAGLE POINT DRIVE.

LOT #	LOT AREA	FRONT SETBACK	REAR SETBACK
A-12	6600 sq. ft.	10 ft.	10 ft.
A-13	6600 sq. ft.	10 ft.	10 ft.
A-14	6600 sq. ft.	10 ft.	10 ft.
A-15	6600 sq. ft.	10 ft.	10 ft.
A-16	6600 sq. ft.	10 ft.	10 ft.
A-17	6600 sq. ft.	10 ft.	10 ft.
A-18	7346 sq. ft.	10 ft.	10 ft.
A-19	8103 sq. ft.	10 ft.	10 ft.
A-20	14135 sq. ft.	10 ft.	10 ft.
A-21	12308 sq. ft.	10 ft.	10 ft.
A-22	19528 sq. ft.	10 ft.	10 ft.
A-23	12186 sq. ft.	10 ft.	10 ft.
A-24	11856 sq. ft.	10 ft.	10 ft.
A-25	10719 sq. ft.	10 ft.	10 ft.
A-26	9049 sq. ft.	10 ft.	10 ft.
A-27	7518 sq. ft.	10 ft.	10 ft.
A-28	9623 sq. ft.	10 ft.	10 ft.
A-29	7558 sq. ft.	10 ft.	10 ft.
A-30	6600 sq. ft.	10 ft.	10 ft.
A-31	6680 sq. ft.	10 ft.	10 ft.
A-32	7182 sq. ft.	10 ft.	10 ft.
A-33	7200 sq. ft.	10 ft.	10 ft.
A-34	7200 sq. ft.	10 ft.	10 ft.
A-35	7200 sq. ft.	10 ft.	10 ft.
A-36	7200 sq. ft.	10 ft.	10 ft.
A-37	8111 sq. ft.	10 ft.	10 ft.
A-38	7136 sq. ft.	10 ft.	10 ft.
A-39	9997 sq. ft.	10 ft.	10 ft.
A-40	9182 sq. ft.	10 ft.	10 ft.
A-83	8664 sq. ft.	10 ft.	10 ft.

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	20.32'	25.00'	46°34'03"	N 59°13'16" E	19.76'
C2	40.86'	55.00'	42°33'54"	N 61°13'20" E	39.93'
C3	51.36'	55.00'	53°30'18"	N 13°11'15" E	49.52'
C4	140.78'	270.00'	29°52'25"	S 4°24'54" E	139.19'
C5	50.77'	55.00'	52°53'18"	N 40°00'33" W	48.99'
C6	160.17'	270.00'	33°59'22"	S 36°20'48" E	157.83'
C7	50.77'	55.00'	52°53'18"	S 87°06'08" W	48.99'
C8	177.84'	270.00'	37°44'21"	S 72°12'39" E	174.64'
C9	51.60'	55.00'	53°45'11"	S 33°46'53" W	49.73'
C10	51.96'	25.00'	119°05'31"	S 66°27'03" W	43.10'
C11	4.90'	280.00'	1°00'07"	N 54°30'15" W	4.90'
C12	57.93'	280.00'	11°51'15"	N 60°55'57" W	57.83'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Dist.
C13	57.93'	280.00'	11°51'15"	N 72°47'12" W	57.83'
C14	57.84'	280.00'	11°50'10"	N 84°37'55" W	57.74'
C15	2.59'	280.00'	0°31'50"	S 89°11'06" W	2.59'
C16	39.27'	25.00'	89°59'32"	N 46°05'03" W	35.35'
C17	39.27'	25.00'	90°00'28"	N 43°54'57" E	35.36'
C18	39.27'	25.00'	90°00'28"	N 43°54'57" E	35.36'
C19	11.26'	25.00'	25°48'35"	N 13°59'35" W	11.17'
C20	30.93'	55.00'	32°13'31"	S 72°46'25" W	30.53'
C21	207.11'	55.00'	215°45'02"	S 51°10'51" E	104.69'
C22	15.05'	25.00'	34°30'09"	S 38°11'43" W	14.83'
C23	14.61'	25.00'	33°28'24"	N 72°10'59" E	14.40'
C24	2.59'	180.93'	0°49'16"	N 88°55'11" E	2.59'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Dist.
C25	95.77'	220.37'	24°53'57"	S 77°55'32" E	95.02'
C26	44.01'	220.00'	11°27'39"	S 59°44'01" E	43.93'
C27	39.24'	25.00'	89°56'26"	S 9°01'58" E	35.34'
C28	39.30'	25.00'	90°03'34"	S 80°58'02" W	35.37'
C29	46.01'	210.00'	12°33'11"	N 60°16'47" W	45.92'
C30	95.28'	150.00'	36°23'34"	N 72°08'50" W	93.68'
C31	39.22'	25.00'	89°53'18"	N 9°00'24" W	35.32'
C32	28.00'	25.00'	64°10'57"	S 58°59'21" E	26.56'
C33	161.78'	250.00'	37°04'38"	S 72°32'30" W	158.97'
C34	113.98'	180.00'	36°16'52"	N 72°12'11" W	112.09'
C35	87.19'	210.00'	23°47'14"	N 78°27'00" W	86.56'

Approved: Shelby County Engineer Date: 12/22/2017

Approved: Shelby County Planning Commission Date: 12/20/2017

Approved: Local Fire Chief Date: 12/20/17

Shelby County Health Department (For Recording Purposes Only) Date: 12/20/17

THE STATE OF ALABAMA
SHELBY COUNTY

The undersigned Rodney K. Cunningham, Registered Land Surveyor, State of Alabama, and Newcastle Development, LLC, owner(s) 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 owner(s); that this plat or map is a true and correct map of lands shown therein and known as GRIFFIN PARK AT EAGLE POINT SECTOR 1 PHASE 1 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, length, width and name of each street, as well as the number of each lot and block, and showing the relation of 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 owner(s) also certifies (certify) that he (she, they, it) is (are) the owner(s) of said lands and that the same are not subject to any mortgage, except a mortgage or mortgages held by the following mortgage(s). ServisFirst Bank.

Date Dec. 19th, 2017

I hereby certify that 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 to the best of my knowledge, information, and belief.

Surveyor: Rodney K. Cunningham Date: 12-19-2017
Alabama License Number 26013, Rodney K. Cunningham

ALABAMA LICENSED No. 26013 PROFESSIONAL LAND SURVEYOR RODNEY KEITH CUNNINGHAM

STATE OF ALABAMA
COUNTY OF SHELBY

I, Richard Earl Stubbs, as Notary Public in and for said County and State, do hereby certify that Rodney K. Cunningham, whose name is signed to the foregoing certificate as a surveyor, and is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, they executed same voluntarily as such individuals (or in any other capacities) with full authority thereof.

Given under my hand and seal this 19th day of December, 2017.

Notary Public My Commission Expires: 2-7-18

RICHARD EARL STUBBS NOTARY PUBLIC ALABAMA-STATE AT LARGE

Owner: Newcastle Development, LLC Date: 12/18/17
Manager: Glenn Siddle

STATE OF Alabama
COUNTY Shelby

I, Bethany Snodgrass David, as Notary Public in and for said County and State, do hereby certify that Glenn Siddle, whose name is signed to the foregoing certificate as Manager of Newcastle Development LLC, and is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, they executed same voluntarily as such individuals (or in any other capacities) with full authority thereof.

Given under my hand and seal this 18 day of December, 2017.

Notary Public My Commission Expires: February 8, 2018

Mortgagee: ServisFirst Bank Date: 12/19/17
ITS:

STATE OF Alabama
COUNTY OF Shelby

I, Bethany Snodgrass David, as Notary Public in and for said County and State, do hereby certify that Clark Zimmerman, whose name is signed to the foregoing certificate as Vice President of ServisFirst Bank, and is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, they executed same voluntarily as such individuals (or in any other capacities) with full authority thereof.

Given under my hand and seal this 19 day of December, 2017.

Notary Public My Commission Expires: February 8, 2018

I / we Newcastle Development, LLC as owner(s) have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Griffin Park at Eagle Point Sector 1 Phase 1, a part of Shelby County, Alabama, and that the streets, alleys, easements, public grounds as shown on said plat are hereby dedicated to the use of the public.

Owner: Newcastle Development, LLC Date: 12/18/17
Manager: Glenn Siddle

STATE OF Alabama
COUNTY Shelby

I, Bethany Snodgrass David, as Notary Public in and for said County and State, do hereby certify that Glenn Siddle, whose name is signed to the foregoing certificate as Manager of Newcastle Development LLC, and is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, they executed same voluntarily as such individuals (or in any other capacities) with full authority thereof.

Given under my hand and seal this 18 day of December, 2017.

Notary Public My Commission Expires: February 8, 2018

REVISIONS

DRAWN BY: RES
CHECKED BY: RKC
PROJECT No.: NEW0006
CAD FILE: RECORD MAP PH 1.dwg
DATE: DECEMBER 19, 2017

PROJECT: SITUATED IN THE SW 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 5, AND THE NW 1/4 OF THE NW 1/4 OF SECTION 8, ALL IN TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA.

TITLE: FINAL PLAT
GRIFFIN PARK AT EAGLE POINT
SECTOR 1 PHASE 1

EDG
ENGINEERING DESIGN GROUP, LLC
CIVIL ENGINEERING • LAND SURVEYING
(205) 403-9158
120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
FAX - (205) 403-9175

Map Book 48
Page 87B

GRIFFIN PARK AT EAGLE POINT
SECTOR 1 PHASE 1

20171222000456840 2/2 $98.00
Shelby Cnty Judge of Probate, AL
12/22/2017 10:35:35 AM FILED/CERT

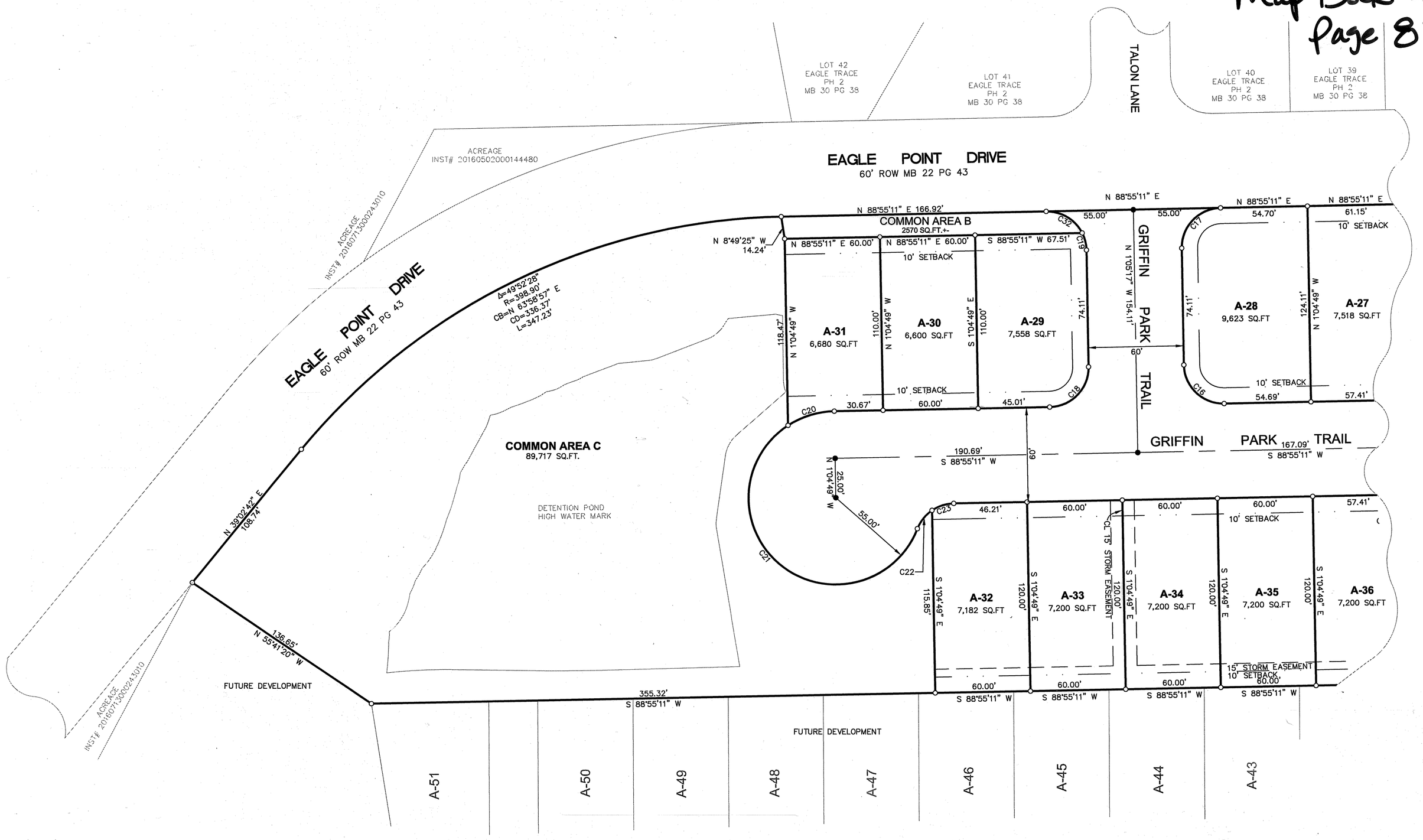
9.15 ACRES +- ZONED R-2 SD

PART OF TAX ID 58-09-3-05-0-002-001.004 & 58-09-3-08-0-002-001.001

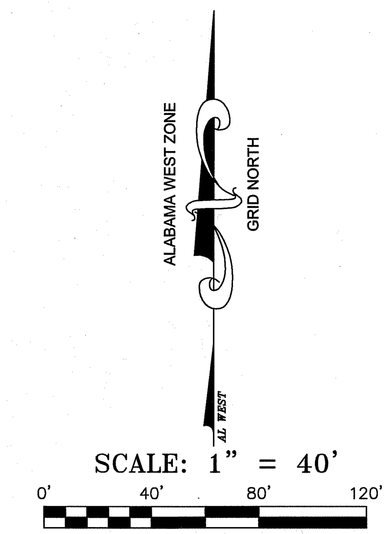
A single family subdivision situated in the SW 1/4 of the SW 1/4 and the SE 1/4 of the SW 1/4 of Section 5, and the NW 1/4 of the NW 1/4 of Section 8, all in Township 19 South, Range 1 West, Shelby County, Alabama.

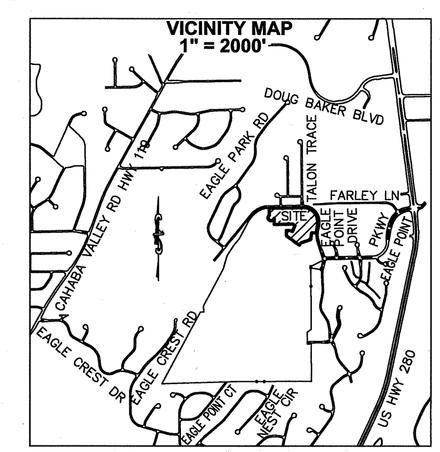
OWNER:
NEW CASTLE DEVELOPMENT LLC
121 BISHOP CIRCLE
PELHAM, AL. 35124
GLENN SIDDLE (205) 426-2307

SURVEYOR:
ENGINEERING DESIGN GROUP LLC
120 BISHOP CIRCLE
PELHAM, AL. 35124
RODNEY CUNNINGHAM (205) 403-9158



SEE SHEET 1 OF 2





LOT #	LOT AREA	FRONT SETBACK	REAR SETBACK
A-12	6600 sq. ft.	10 ft.	10 ft.
A-13	6600 sq. ft.	10 ft.	10 ft.
A-14	6600 sq. ft.	10 ft.	10 ft.
A-15	6600 sq. ft.	10 ft.	10 ft.
A-16	6600 sq. ft.	10 ft.	10 ft.
A-17	6600 sq. ft.	10 ft.	10 ft.
A-18	7346 sq. ft.	10 ft.	10 ft.
A-19	8103 sq. ft.	10 ft.	10 ft.
A-20	14135 sq. ft.	10 ft.	10 ft.
A-21	12308 sq. ft.	10 ft.	10 ft.
A-22	19628 sq. ft.	10 ft.	10 ft.
A-23	12186 sq. ft.	10 ft.	10 ft.
A-24	11856 sq. ft.	10 ft.	10 ft.
A-25	10719 sq. ft.	10 ft.	10 ft.
A-26	9049 sq. ft.	10 ft.	10 ft.
A-27	7518 sq. ft.	10 ft.	10 ft.
A-28	9623 sq. ft.	10 ft.	10 ft.
A-29	7558 sq. ft.	10 ft.	10 ft.
A-30	6600 sq. ft.	10 ft.	10 ft.
A-31	6680 sq. ft.	10 ft.	10 ft.
A-32	7182 sq. ft.	10 ft.	10 ft.
A-33	7200 sq. ft.	10 ft.	10 ft.
A-34	7200 sq. ft.	10 ft.	10 ft.
A-35	7200 sq. ft.	10 ft.	10 ft.
A-36	7200 sq. ft.	10 ft.	10 ft.
A-37	8111 sq. ft.	10 ft.	10 ft.
A-38	7136 sq. ft.	10 ft.	10 ft.
A-39	9997 sq. ft.	10 ft.	10 ft.
A-40	9182 sq. ft.	10 ft.	10 ft.
A-83	8664 sq. ft.	10 ft.	10 ft.

Curve Table

Curve	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	20.32'	25.00'	46°34'03"	N 59°13'16" E	19.76'
C2	40.86'	55.00'	42°33'54"	N 61°13'20" E	39.93'
C3	51.36'	55.00'	53°30'16"	N 13°11'15" E	49.52'
C4	140.78'	270.00'	29°52'25"	S 4°24'54" E	139.19'
C5	50.77'	55.00'	52°53'18"	N 40°00'33" W	48.99'
C6	160.17'	270.00'	33°59'22"	S 36°20'48" E	157.83'
C7	50.77'	55.00'	52°53'18"	S 87°06'08" W	48.99'
C8	177.84'	270.00'	37°44'21"	S 72°12'39" E	174.64'
C9	51.60'	55.00'	53°45'11"	S 33°46'53" W	49.73'
C10	51.98'	25.00'	119°05'31"	S 66°27'03" W	43.10'
C11	4.90'	280.00'	1°00'07"	N 54°30'15" W	4.90'
C12	57.93'	280.00'	11°51'15"	N 60°55'57" W	57.83'

Curve Table

Curve	Length	Radius	Delta	Chord Bearing	Chord Dist.
C13	57.93'	280.00'	11°51'15"	N 72°47'12" W	57.83'
C14	57.84'	280.00'	11°50'10"	N 84°37'55" W	57.74'
C15	2.59'	280.00'	0°31'50"	S 89°11'06" W	2.59'
C16	39.27'	25.00'	89°59'32"	N 46°05'03" W	35.35'
C17	39.27'	25.00'	90°00'28"	N 43°54'57" E	35.36'
C18	39.27'	25.00'	90°00'28"	N 43°54'57" E	35.36'
C19	11.26'	25.00'	25°48'35"	N 13°59'35" W	11.17'
C20	30.93'	55.00'	32°13'31"	S 72°46'25" W	30.53'
C21	207.11'	55.00'	215°45'02"	S 51°10'51" E	104.69'
C22	15.05'	25.00'	34°30'09"	S 38°11'43" W	14.83'
C23	14.61'	25.00'	33°28'24"	N 72°10'59" E	14.40'
C24	2.59'	180.93'	0°49'16"	N 88°55'11" E	2.59'

Curve Table

Curve	Length	Radius	Delta	Chord Bearing	Chord Dist.
C25	95.77'	220.37'	24°53'57"	S 77°55'32" E	95.02'
C26	44.01'	220.00'	11°27'39"	S 59°44'01" E	43.93'
C27	39.24'	25.00'	89°56'26"	S 9°01'58" E	35.34'
C28	39.30'	25.00'	90°03'34"	S 80°58'02" W	35.37'
C29	46.01'	210.00'	12°33'11"	N 60°16'47" W	45.92'
C30	95.28'	150.00'	36°23'34"	N 72°08'50" W	93.68'
C31	39.22'	25.00'	89°53'18"	N 9°00'24" W	35.32'
C32	28.00'	25.00'	64°10'57"	S 58°59'21" E	26.56'
C33	161.78'	250.00'	37°04'38"	S 72°32'30" W	158.97'
C34	113.98'	180.00'	36°16'52"	N 72°12'11" W	112.09'
C35	87.19'	210.00'	23°47'14"	N 78°27'00" W	86.56'

REVISIONS

DRAWN BY: RES
CHECKED BY: RKC
PROJECT No.: NEW0006
CAD FILE: RECORD MAP PH 1.dwg
DATE: DECEMBER 19, 2017

PROJECT: SITUATED IN THE SW 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 5, AND THE NW 1/4 OF THE NW 1/4 OF SECTION 8, ALL IN TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA.

TITLE: FINAL PLAT
GRIFFIN PARK AT EAGLE POINT
SECTOR 1 PHASE 1

120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
FAX - (205) 403-9175

EDG
ENGINEERING DESIGN GROUP, LLC
CIVIL ENGINEERING AND SURVEYING
(205) 403-9158

SHEET NO.
2 OF 2