Map Book 51 Page 2

2019051400016530 1/1 $27.00
Shelby Cnty Judge of Probate, AL
05/14/2019 03:48:28 PM FILED/CERT

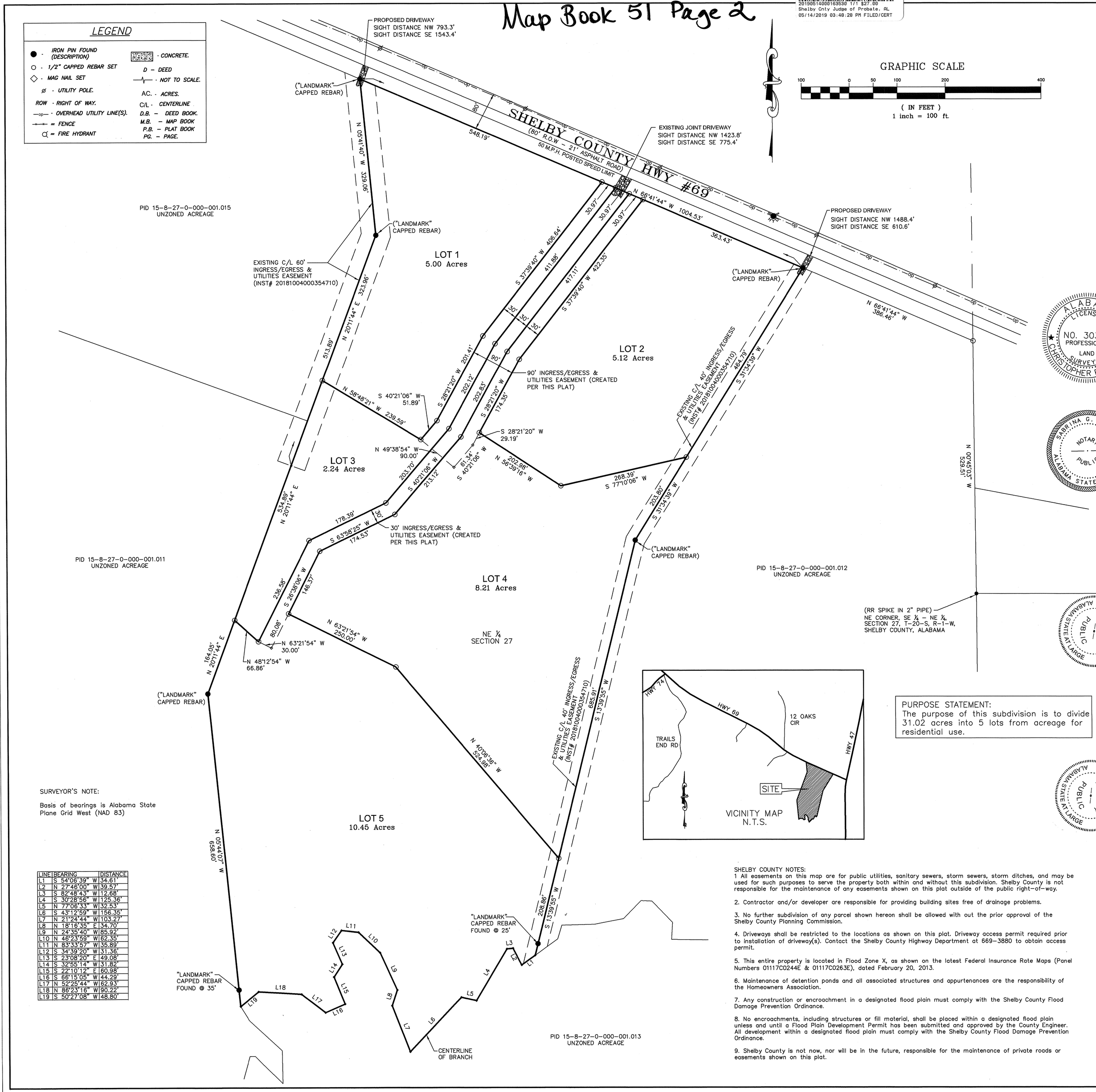
NARNIA SUBDIVISION

A SINGLE FAMILY RESIDENTIAL SUBDIVISION SITUATED IN THE NE ¼ OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA

OWNER
LEWIS INTEGRITY HOMES, INC.
236 HIGHLAND VIEW DRIVE
BIRMINGHAM, AL 35242
CONTACT: JOHN LEWIS

SURVEYOR
LANDMARK PROFESSIONALS, INC.
1072 DUNNAVANT PLACE
BIRMINGHAM, AL 35242
PHONE: (205) 515-7210

PID 15-8-27-0-000-001.014
31.02 ACRES
UNZONED



PURPOSE STATEMENT:
The purpose of this subdivision is to divide 31.02 acres into 5 lots from acreage for residential use.

SURVEYOR'S NOTE:

Basis of bearings is Alabama State Plane Grid West (NAD 83)

LINE	BEARING	DISTANCE
L1	S 54°06'39" W	34.61'
L2	N 27°46'00" W	39.57'
L3	S 82°48'43" W	12.68'
L4	S 30°28'56" W	125.36'
L5	N 77°08'33" W	32.53'
L6	S 43°12'59" W	156.35'
L7	N 21°24'44" W	103.27'
L8	N 18°16'35" E	34.70'
L9	N 24°35'40" W	85.92'
L10	N 46°23'59" W	62.35'
L11	N 83°33'57" W	35.89'
L12	S 34°39'20" W	31.36'
L13	S 23°08'20" E	49.08'
L14	S 32°55'14" W	31.82'
L15	S 22°10'12" E	60.98'
L16	S 66°15'05" W	44.29'
L17	N 52°25'44" W	62.93'
L18	N 88°23'16" W	90.22'
L19	S 50°27'08" W	48.80'

SHELBY COUNTY NOTES:
1 All easements on this map are for public utilities, sanitary sewers, storm sewers, storm ditches, and may be used for such purposes to serve the property both within and without this subdivision. Shelby County is not responsible for the maintenance of any easements shown on this plat outside of the public right-of-way.

2. Contractor and/or developer are responsible for providing building sites free of drainage problems.

3. No further subdivision of any parcel shown hereon shall be allowed with out the prior approval of the Shelby County Planning Commission.

4. 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.

5. This entire property is located in Flood Zone X, as shown on the latest Federal Insurance Rate Maps (Panel Numbers 01117C0244E & 01117C0263E), dated February 20, 2013.

6. Maintenance of detention ponds and all associated structures and appurtenances are the responsibility of the Homeowners Association.

7. Any construction or encroachment in a designated flood plain must comply with the Shelby County Flood Damage Prevention Ordinance.

8. No encroachments, including structures or 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.

9. Shelby County is not now, nor will be in the future, responsible for the maintenance of private roads or easements shown on this plat.

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, Christopher P. DeLucia, Registered Land Surveyor in the State of Alabama and Lewis Integrity Homes, Inc., 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 in the instance of said owner; that this plat or map is a true and correct map of lands shown therein known as ***NARNIA SUBDIVISION***, showing the subdivisions into which it is proposed to divide said lands, giving the lengths and angles of each lot 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 lands to the government survey, and that iron pins have been installed at all lot corners and curve points as shown and are designated by small open circles on said plat or map and 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. Said owner also certifies that they are the owner of said lands and that the same are subject to a mortgage held by Millennial Bank.

By: _____ Date 05-03-2019
Christopher P. DeLucia, P.L.S.
Al Reg No 30342

ALABAMA LICENSED NO. 30342 PROFESSIONAL LAND SURVEYOR CHRISTOPHER P. DELUCIA

STATE OF ALABAMA
SHELBY COUNTY

I, Sabrina G. Collum, as Notary Public in and for said county and state, do hereby certify that Christopher P. DeLucia, whose name is signed to the foregoing certificate as a 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 individuals with full authority thereof.

Given under my hand and seal this the 3rd day of May, 2019

_____ My Commission Expires 2/12/2020
Notary Public

SABRINA G. COLLUM NOTARY PUBLIC ALABAMA STATE AT LARGE

By: _____ DATE 5-6-19
Lewis Integrity Homes, Inc., Owner
John Lewis, President

STATE OF ALABAMA
SHELBY COUNTY

I, Leslie Jane McGee, a Notary Public in and for said county and state, do hereby certify that John Lewis, whose name is signed to the foregoing certificate as President of Lewis Integrity Homes, Inc., 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 6th day of May, 2019.

Leslie Jane McGee My Commission Expires 8/3/21
Notary Public

LESLIE JANE MCGEE NOTARY PUBLIC ALABAMA STATE AT LARGE

By: _____ DATE 5-6-2019
Millennial Bank, Mortgagee

STATE OF ALABAMA
Jefferson COUNTY

I, Leslie Jane McGee, Notary Public in and for said county and state, do hereby certify that Matt Rockett, whose name is signed to the foregoing certificate as officer of Millennial Bank, Mortgagee, 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 6th day of May, 2019.

Leslie Jane McGee My Commission Expires 8/3/21
Notary Public

LESLIE JANE MCGEE NOTARY PUBLIC ALABAMA STATE AT LARGE

APPROVED: _____ Date 5/9/2019
Shelby County Planning Commission

APPROVED: _____ Date 5/14/2019
Shelby County Engineer

APPROVED: _____ Date 5/6/19
Chelsea Fire Department

The lots on this plat are subject to approval or deletion by the Shelby County Health Department. The approvals may contain conditions pertaining to the sewage treatment system that restricts the use of the lots or obligate owners to special maintenance and reporting requirements. These conditions are on file with said health department and are made a part of this plat as if set out hereon.

APPROVED: _____ Date 5/7/19
Shelby County Health Department

No.	Date	By:	Remarks

REVISIONS

Landmark Professionals, Inc.
RESIDENTIAL & COMMERCIAL LAND SURVEYING
1072 DUNNAVANT PLACE
BIRMINGHAM, ALABAMA 35242
PHONE: 205-515-7210
EMAIL: chris@landmarkpro.org

PROJECT: NARNIA SUBDIVISION
SHELBY COUNTY, ALABAMA

CLIENT: LEWIS INTEGRITY HOMES, INC.
236 HIGHLAND VIEW DRIVE
BIRMINGHAM, AL 35242

DWG. No.: 1 of 1

PROJECT NO: 19-02022