Map Book 51 Page 77

20191024000392570 1/1 $34.00
Shelby Cnty Judge of Probate, AL
10/24/2019 02:38:00 PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

THE UNDERSIGNED, STEVEN M. ALLEN, REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND BILLY MASSEY OWNER(S)
HEREBY CERTIFY THAT THIS PLAT OR MAP WAS MADE PURSUANT TO A SURVEY MADE AT THE INSTANCE OF SAID OWNER(S); THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LAND SHOWN THEREIN AND KNOWN AS OR TO BE KNOWN AS "MASSEY SUBDIVISION"
SHOWING SUBDIVISION INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS; GIVING THE LENGTH AND THE ANGLES OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER; SHOWING THE STREETS, ALLEYS, AND PUBLIC GROUNDS; GIVING THE LENGTH, WIDTH, AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK; ALSO SHOWING THE RELATIONS 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) FURTHER CERTIFY THAT THEY ARE THE OWNERS OF SAID PROPERTY AND THAT THE SAME IS NOT SUBJECT TO ANY MORTGAGE EXCEPT AS SHOWN.

I HEREBY STATE 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.

BY: 9.19.19 DATED
STEVEN M. ALLEN
Surveyor, Reg. No. 12944

BY: DATED
BILLY MASSEY

STATE OF ALABAMA
COUNTY OF SHELBY

I, Misty Buchanan Brasher, the undersigned, as Notary Public in and for said County in said State, hereby certify that STEVEN M. ALLEN, whose name is signed to the foregoing instrument as surveyor, who is known to me, acknowledged before me, on this date that, after being duly informed of the contents of the foregoing instrument, executed same voluntarily as such individual with full authority thereof on the day same bears date.

Given under my hand and seal this the 19th day of September, 2016

BY: Notary Public My commission expires

MISTY BUCHANAN BRASHER
My Commission Expires
April 1, 2023

STATE OF ALABAMA
COUNTY OF SHELBY

I, Misty Buchanan Brasher, the undersigned, as Notary Public in and for said County in said State, hereby certify that BILLY MASSEY whose name is signed to the foregoing instrument as owner, who is known to me, acknowledged before me, on this date that, after being duly informed of the contents of the foregoing instrument, executed same voluntarily as such individual with full authority thereof on the day same bears date.

Given under my hand and seal this the 19th day of September, 2016

BY: Notary Public My Commission expires

MISTY BUCHANAN BRASHER
My Commission Expires
APRIL 1, 2023

MISTY BUCHANAN BRASHER
My Commission Expires
NOTARY PUBLIC
04-01-2023
ALABAMA STATE AT LARGE

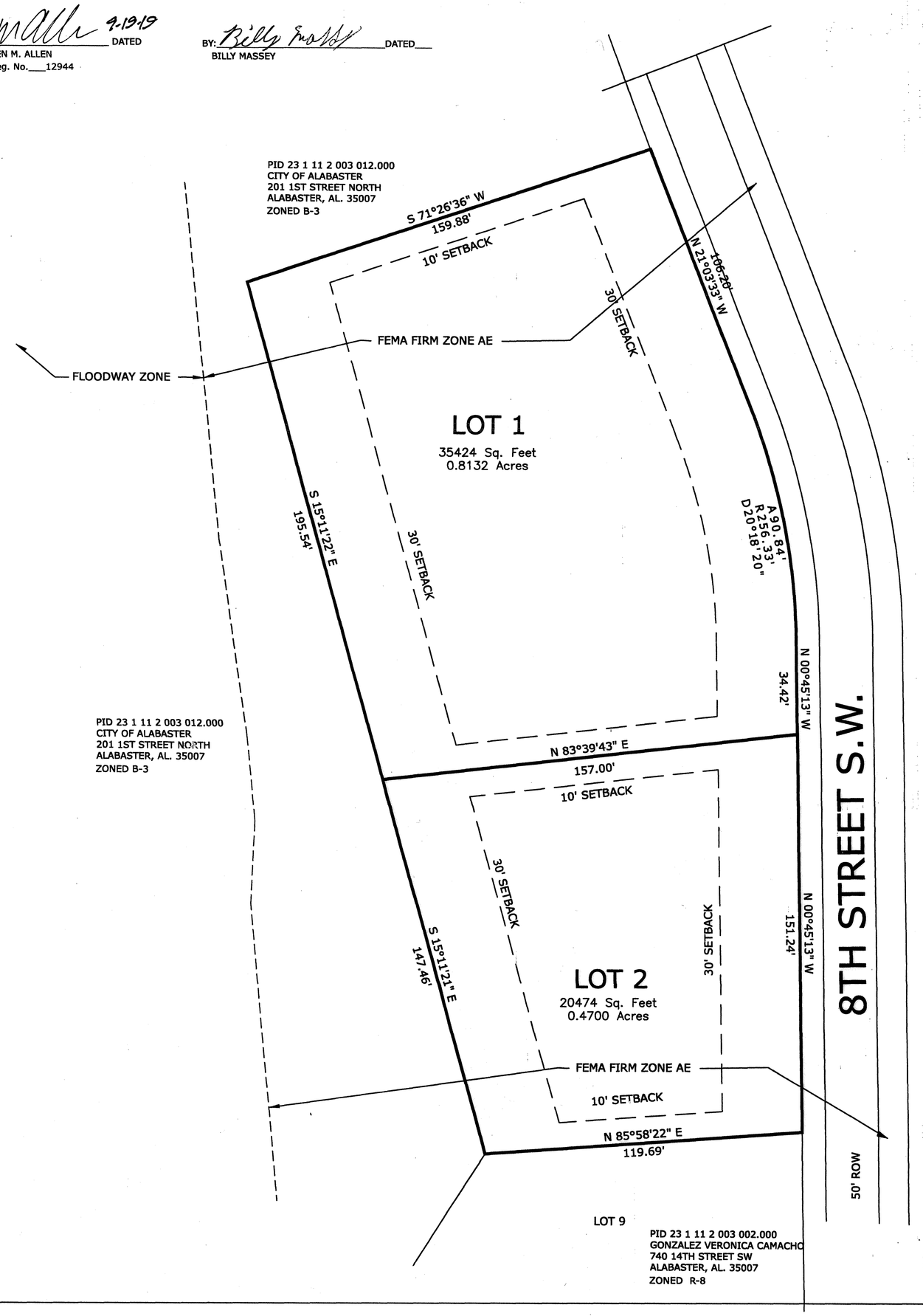
MASSEY SUBDIVISION

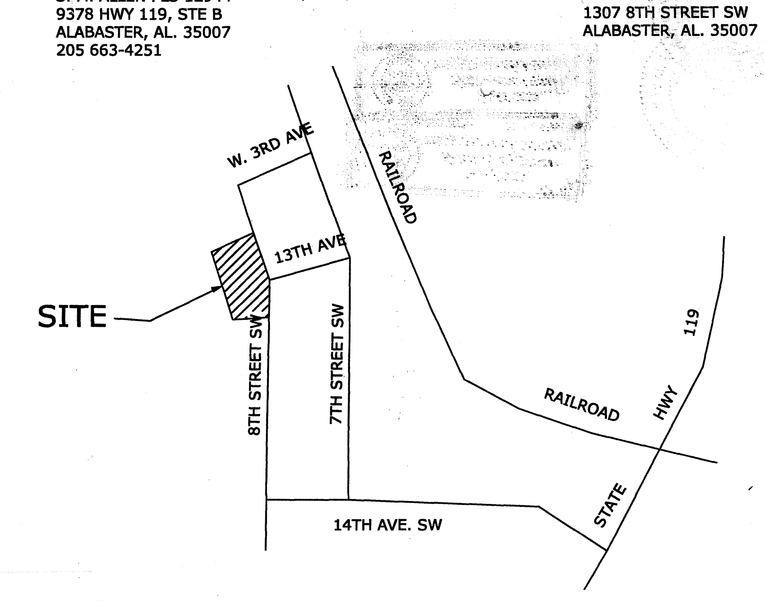
PURPOSE OF SURVEY TO CREATE TWO LOTS OUT OF ONE LOT
DATE: MAY 2019 TOTAL ACRES SUBDIVIDED= 1.28 ACRES
SITUATED IN THE NW1/4 OF SECTION 11, TWP 21 SOUTH, RANGE 3 WEST
CITY OF ALABASTER, SHELBY COUNTY ALABAMA
DATE OF SURVEY - MAY, 2019
PRESENTED TO COMMISSION- JUNE 25, 2019

0 30 60 90
Scale: 1" = 30'

MAP PREPARED BY
S. M. ALLEN PLS 12944
9378 HWY 119, STE B
ALABASTER, AL. 35007
205 663-4251

PID 23 1 11 2 003 001.000
OWNER
BILLY MASSEY
1307 8TH STREET SW
ALABASTER, AL. 35007





VICINITY MAP
NTS

CITY OF ALABASTER SIGNATURES

APPROVED: MAYOR, CITY OF ALABASTER DATE 10/7/19

APPROVED: ALABASTER CITY ENGINEER DATE 10/1/2019

APPROVED: Michael R. Allen PLANNING COMMISSION, CITY OF ALABASTER DATE 9/24/19

APPROVED: ALABASTER BUILDING OFFICIAL DATE 9/25/19

APPROVED: ALABASTER FIRE OFFICIAL DATE 10-4-19

APPROVED: Mark Frey CITY CLERK DATE 10-09-2019

R-8 ZONING TAB	
MINIMUM LOT AREA	10,000 S.F.
MINIMUM LOT WIDTH	80 FEET
MINIMUM BUILDG HEIGHT	35 FEET
MINIMUM BUILDING SETBACKS	
FRONT	30 FEET
REAR	30 FEET
SIDE	10 FEET
MINIMUM LIVABLE FLOOR AREA	1,200 S.F.

ALABASTER GENERAL NOTES

1. ALL EASEMENTS ARE FOR UTILITY AND DRAINAGE PURPOSES AND SHALL PROVIDE NEEDS FOR BOTH WITHIN AND WITHOUT THIS SUBDIVISION.
2. NO FENCES WILL BE ALLOWED TO OBSTRUCT THE FLOW OF STORM WATER.
3. FENCING, IF INSTALLED ON AN EASEMENT, MAY BE REMOVED AT THE PROPERTY OWNERS EXPENSE IN ORDER TO ACCESS ANY UTILITY OR EASEMENT.
4. DETENTION/RETENTION POND MAINTENANCE AND UPKEEP WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR PARTY OF OWNERSHIP.
5. THE CITY OF ALABASTER, SHELBY COUNTY IS NOT NOR WILL EVER BE RESPONSIBLE FOR THE MAINTENANCE OF EASEMENTS OUTSIDE THE RIGHT OF WAY.
6. ALL DECORATIVE SIGNAGE, LIGHTING, ETC. WITHIN A SUBDIVISION IF REMOVED OR DAMAGE WILL BE REPLACED WITH STANDARD CITY OF ALABASTER EQUIPMENT.
7. THE CITY OF ALABASTER, SHELBY COUNTY IS LOCATED IN AN AREA SUBJECT TO SINK HOLES AND LIMESTONE FORMATIONS. THE CITY/COUNTY DOES NOT MAKE ANY GUARANTEE AGAINST SINK HOLE OR OTHER NATURAL CONDITIONS THAT MAY EXIST OR OCCURS.
8. I FURTHER CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE RATE MAP, (FIRM) (COMMUNITY PANEL), 01117C 0377E, DATED 02-20-2013, ZONE AE, AND FOUND THAT THE ABOVE DESCRIBED PARCEL DOES LIE IN A SPECIAL HAZARD ZONE. BFE= 478.0
9. THIS NOTE IS OMITTED
   Potions of this property are in the floodplain as identified by the Federal Emergency Management Administration and the Owner, its successors, heirs, and assigns are subject to a Release and Indemnity Agreement, a copy of which is recorded as Instrument Number 20191024000392560 in the Office of the Judge of Probate of Shelby County Alabama.
10. THIS NOTE IS OMITTED
11. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAYS OF RECORD, EITHER RECORDED OR UNRECORDED.

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

DWN. BY	
CKD. BY	
JOB NO.	15679
DISK	
SCALE	1"=30'
DATE	5-20-19

CLIENT: BILLY MASSEY
PROJECT: MASSEY SUBDIVISION
TITLE: FINAL PLAT

ALABAMA LICENSED No. 12944 LAND SURVEYOR STEVEN M. ALLEN

ALLSURV, LLC
9378 HWY 119, STE B
ALABASTER, AL. 35007
(205) 663-4251
leftanair@yahoo.com

SHEET NO.
___ OF ___