Map Book 52 Page 14

Shelby Cnty Judge of Probate, AL
01/22/2020 10:05:36 AM FILED/CERT

A SUBDIVISION FOR SINGLE FAMILY RESIDENCES

A RESURVEY OF LOTS 178B1 & 179B1 OF A RESURVEY OF LOTS 177B, 178 B AND 179B OF MONTAGEL SUBDIVISION

AS RECORDED IN MAP BOOK 28, PAGE 60,
IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

SECTION 35, TOWNSHIP 18 SOUTH,
RANGE 1 WEST, SHELBY COUNTY, ALABAMA

TOTAL ACREAGE OF PROPERTY IS 4.9 ACRES

PREPARED BY:
SURVEYING SOLUTIONS, INC.
2232 CAHABA VALLEY DRIVE SUITE M
BIRMINGHAM, AL 35242
(205) 991-8965

OWNERS:
DAVID C. GRIGSBY &
KATHLEEN C. GRIGSBY
12 MONTAGEL
SHOAL CREEK, AL 35242

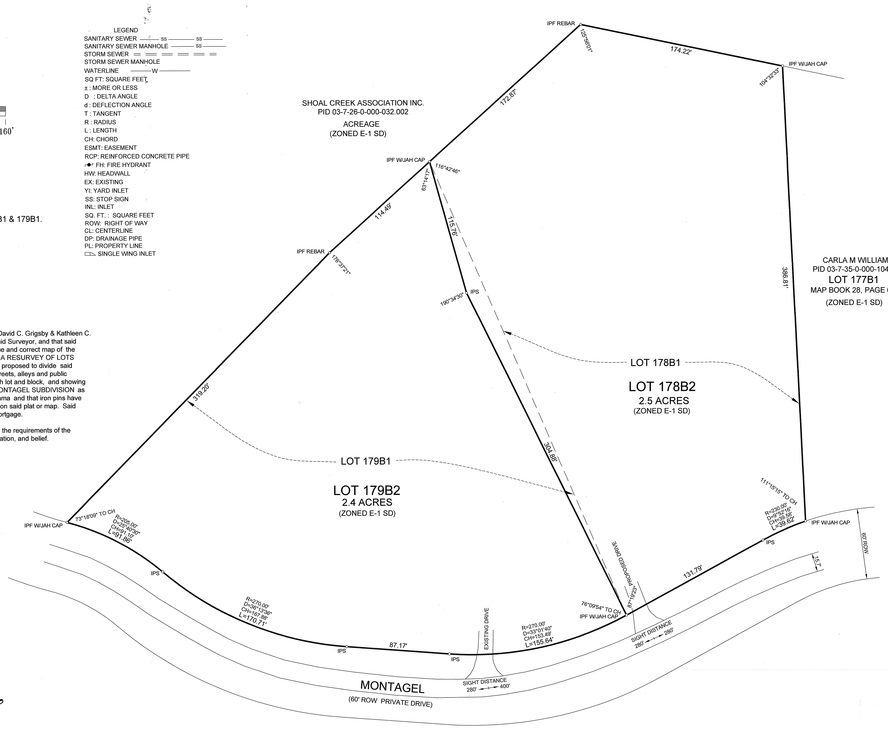
0 40' 80' 160'
GRAPHIC SCALE: 1" = 40'

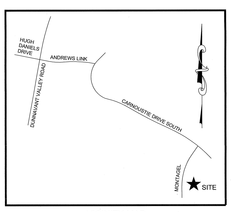
SCALE: 1" = 40' DATE: NOVEMBER 4, 2019

SHELBY COUNTY JURISDICTION

THE PURPOSE OF THIS SUBDIVISION IS TO
RELOCATE THE INTERNAL LOT LINE BETWEEN LOTS 178B1 & 179B1.

LEGEND
SANITARY SEWER ——— SS ———
SANITARY SEWER MANHOLE ——— SS ———
STORM SEWER
STORM SEWER MANHOLE
WATERLINE ———W———
SQ.FT: SQUARE FEET
± : MORE OR LESS
D : DELTA ANGLE
d : DEFLECTION ANGLE
T : TANGENT
R : RADIUS
L : LENGTH
CH: CHORD
ESMT: EASEMENT
RCP: REINFORCED CONCRETE PIPE
FH: FIRE HYDRANT
HW: HEADWALL
EX: EXISTING
YI: YARD INLET
SS: STOP SIGN
INL: INLET
SQ. FT. : SQUARE FEET
ROW: RIGHT OF WAY
CL: CENTERLINE
DP: DRAINAGE PIPE
PL: PROPERTY LINE
SINGLE WING INLET





VICINITY MAP
(NOT TO SCALE)

SHELBY COUNTY NOTES:

a. 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 the 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 building sites free of drainage problems.

c. No further subdivision 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 01117C0115 E), 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 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.

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.

SUBDIVISION NOTES:

1. This is a private subdivision for residential, Country Club and related purposes only.

2. Shoal Creek Association, Inc., an Alabama Nonprofit Corporation, will maintain all common area, including roads, dams, easements, drainage, etc. within the subdivision limits.

3. The common area referred to in Section 7 of Article 1 of the Declaration of Covenants and Restrictions of this subdivision is comprised of all right-of-way and all property located within either the marking road right-of-way.

4. The declaration of Covenants and Restrictions of Shoal Creek Subdivision are recorded in Real Volume 19, Page 851 in the Office of the Probate Court of Shelby County, Alabama. Recorded October 31, 1991, Book 370, Pages 928-965.

STATE OF ALABAMA)
COUNTY OF SHELBY)

The undersigned, Carl Daniel Moore, a registered Land Surveyor, in the State of Alabama, and David C. Grigsby & Kathleen C. Grigsby, Owners, 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 the lands shown therein and known or to be known as A RESURVEY OF LOTS 178B1 & 179B1 OF A RESURVEY OF LOTS 177B, 178B AND 179B OF MONTAGEL SUBDIVISION, showing the subdivisions into which it is proposed to divide said lands, giving the length and angles of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the angles, width, length and name of each street, as well as the number of each lot and block, and showing the relations of the land to the survey of A RESURVEY OF LOTS 177B, 178B AND 179B OF MONTAGEL SUBDIVISION as recorded in Map Book 28, Page 60 in the Office of the Judge of Probate of Shelby County, Alabama 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 signee also certifies that it is the owner of said lands and that the same are not subject to any mortgage.

I hereby certify that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

DATE: 1-14-2020

BY: Carl Daniel Moore
Carl Daniel Moore, Reg. L.S. #12159

ALABAMA LICENSED No. 12159 PROFESSIONAL LAND SURVEYOR CARL DANIEL MOORE

Owners:

BY: David C. Grigsby

BY: Kathleen C. Grigsby

APPROVED: DATE: 1/20/2020
SHELBY COUNTY ENGINEER

APPROVED: DATE: 1/16/2020
SHELBY COUNTY PLANNING COMMISSION

APPROVED: DATE: 1-15-20
FIRE CHIEF

APPROVED: DATE: 1-15-20
SHELBY COUNTY HEALTH OFFICER
FOR RECORDING PURPOSES ONLY

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 onsite sewage treatment system that restrict the use of the lots or obligate owners to special maintenance and reporting requirements. These conditions are on file with the said Health Department, and are made part of this plat as if set our hereon.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned , as Notary Public in and for said County in said State, hereby certify that Carl Daniel Moore, whose name is signed to the foregoing certificate as Land Surveyor, who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing certificate, he executed the same voluntarily, as an act of said Land Surveyor, on the day the same bears date.

Given under my hand and seal this the 14TH day of JANUARY 20 20

BY: Kim Brian Corbett
Notary Public

My commission expires: 10-6-2022

KIM BRIAN CORBETT NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned , as Notary Public in and for said County in said State, hereby certify that David C. Grigsby, whose name is signed to the foregoing instrument as Owner, who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing instrument, he executed the same voluntarily, on the day the same bears date.

Given under my hand and seal this the 14th day of January 20 20

BY:
Notary Public

My commission expires: My Commission Expires: September 11, 2022

JEFFERSON DAVIS NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned , as Notary Public in and for said County in said State, hereby certify that Kathleen C. Grigsby, whose name is signed to the foregoing instrument as Owner, who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing instrument, he executed the same voluntarily, on the day the same bears date.

Given under my hand and seal this the 14th day of January 20 20

BY:
Notary Public

My commission expires: My Commission Expires: September 11, 2022

JEFFERSON DAVIS NOTARY PUBLIC ALABAMA STATE AT LARGE

\\CAD\SUBDIVISION\SHELBY COUNTY\MONTAGEL\LOT178B1-179B1 RES MONTAGEL REC.MAP