Map Book 52 Page 61

20200515000193950 1/1 $34.00
Shelby Cnty Judge of Probate, AL
05/15/2020 01:01:00 PM FILED/CERT

FINAL PLAT
DUNNAVANT VALLEY SINGLE FAMILY ESTATE
OWNER: ROUND TOO INVESTMENTS LLC

PROPERTY LOCATED
NW 1/4 SW 1/4
SW 1/4 SW 1/4
SECTION 16
TOWNSHIP 19 SOUTH
RANGE 1 WEST
SHELBY COUNTY AL
CHELSEA ALABAMA

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. CHELSEA 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 without the prior approval of the CITY OF CHELSEA Planning Commission.

d. OMITTED

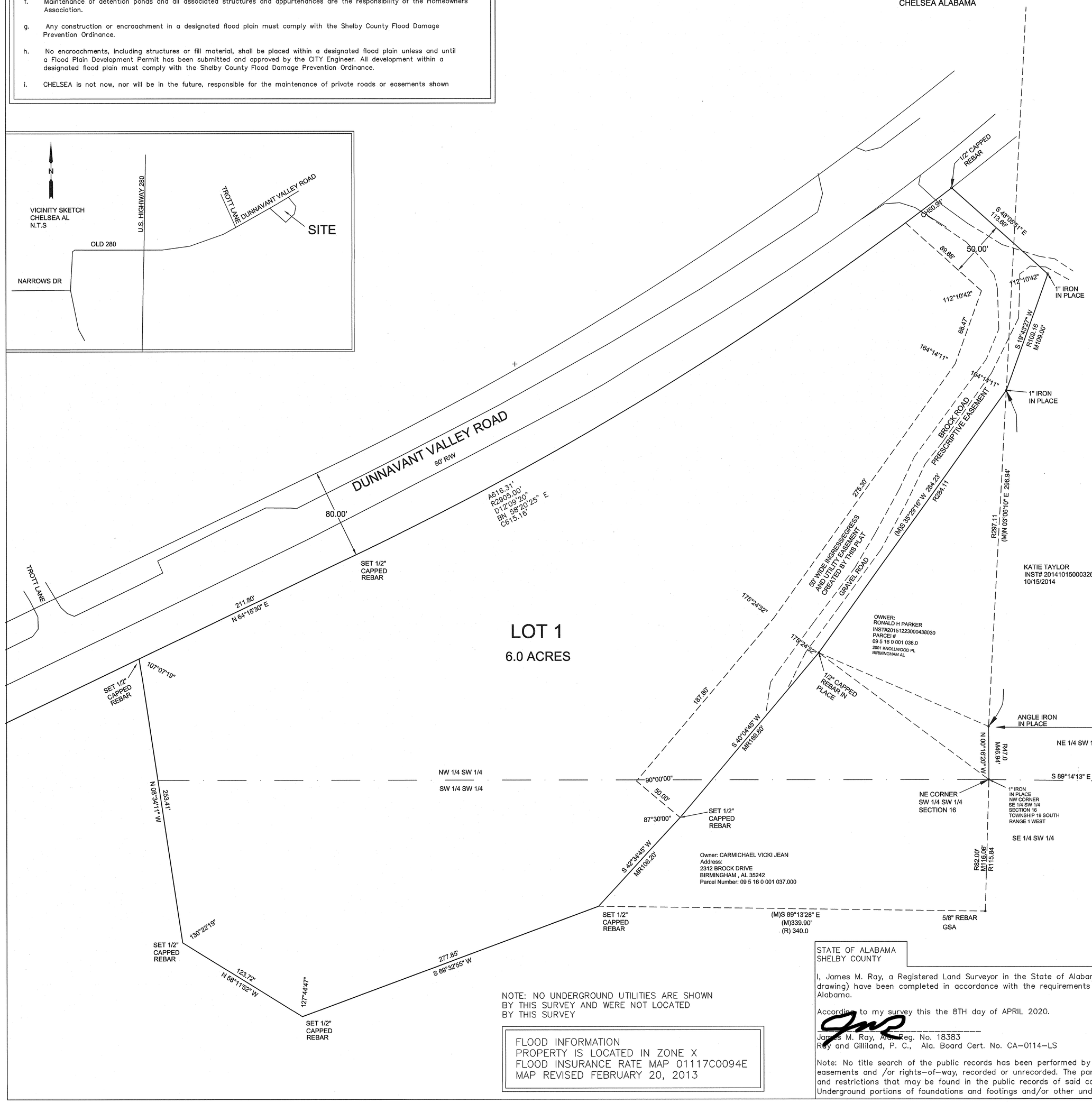
e. This entire property is located in Flood Zone X as shown on the latest Federal Insurance Rate Maps , Panel Number 0111170094E MAP REVISED DATE FEBRUARY 20, 2013 SHELBY COUNTY AL

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 CITY Engineer. All development within a designated flood plain must comply with the Shelby County Flood Damage Prevention Ordinance.

i. CHELSEA is not now, nor will be in the future, responsible for the maintenance of private roads or easements shown



NOTE: NO UNDERGROUND UTILITIES ARE SHOWN BY THIS SURVEY AND WERE NOT LOCATED BY THIS SURVEY

FLOOD INFORMATION
PROPERTY IS LOCATED IN ZONE X
FLOOD INSURANCE RATE MAP 01117C0094E
MAP REVISED FEBRUARY 20, 2013

STATE OF ALABAMA
SHELBY COUNTY

I, James M. Ray, a Registered Land Surveyor in the State of Alabama, hereby certify that all parts of this survey and plat (or drawing) have been completed in accordance with the requirements of the Standards for the Practice of Surveying in the State of Alabama.

According to my survey this the 8TH day of APRIL 2020.

James M. Ray, Ala. Reg. No. 18383
Ray and Gilliland, P. C., Ala. Board Cert. No. CA-0114-LS

Note: No title search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and /or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city.
Underground portions of foundations and footings and/or other underground structures, utilities, cemeteries or burial sites.

Commence at a 1" iron in place being the Southeast corner of the Northwest one-fourth of the Southwest one-fourth of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed North 03° 06' 10" East along the East boundary of said quarter-quarter section for a distance of 296.94 feet to a 1" iron in place, said point being the point of beginning. From this beginning point proceed South 35° 29' 16" West for a distance of 284.23 feet to a ½ capped rebar in place; thence proceed South 40° 04' 45" West for a distance of 189.80 feet (set ½" rebar CA-0114-LS); thence proceed South 42° 34' 45" West for a distance of 106.20 feet (set ½" rebar CA-0114-LS); thence proceed South 69° 32' 55" West for a distance of 277.85 feet (set ½" rebar CA-0114-LS); thence proceed North 58° 11' 52" West for a distance of 123.72 feet (set ½" rebar CA-0114-LS); thence proceed North 08° 34' 11" West for a distance of 253.41 feet (set ½" rebar CA-0114-LS) to a point on the Southerly right-of-way of Dunnavant Valley Road; thence proceed North 64° 18' 30" East along the Southerly right-of-way of said road for a distance of 211.80 feet (set ½" rebar CA-0114-LS), said point being the P. C. of a concave curve right have a delta angle of 12° 09' 20" and a radius of 2905.0 feet; thence proceed Northeasterly along the Southerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 58° 20' 25" East, 615.16 feet to a ½" capped rebar in place; thence proceed South 48° 05' 51" East for a distance of 113.69 feet to a 1" iron in place; thence proceed South 19° 43' 27" West for a distance of 109.00 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Southwest one-fourth and the Southwest one-fourth of the Southwest one-fourth of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama and contains 6.0 acres

0' 50' 100' 150'
BEARING REFERENCE– GEODETIC
SCALE 1"=50'
BOUNDARY SURVEY
M–MEASURED BY THIS SURVEY
R– PER A RECORD DOCUMENT
N

The undersigned, James M. Ray, a Registered Land Surveyor in the State of Alabama and ROUND TOO INVESTMENTS LLC, as owner hereby certify that this plat or map waspursuant to a survey made by said surveyor and that survey and this plat or map were made at the instance of said owner: that this plat or map is a true and correct map of lands shown therein and known as DUNNAVANT VALLEY SINGLE VALLEY ESTATE SUBDIVISION, 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 also certifies that they are the owners of said lands and that the same are not subject to any mortgage.

Dated this the 9TH day of APRIL 2020.

James M. Ray, Reg. No. 18383
Ray and Gilliland, P. C.
Ala. Cert. No. CA-0114-LS

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

CONNOR FARMER
Member: ROUND TOO INVESTMENTS, LLC

STATE OF ALABAMA
SHELBY COUNTY

I, Jessica Hughes, *a Notary Public in and for said County and State, do hereby 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 having been duly informed of the contents of said certificate, he executed same voluntarily as such individual with full authority therefor.*

Given under my hand and seal this the 6th *day of* May, *2020.*

Jessica Earnest Hughes
Notary Public
My Commission Expires: 3/21/2022

STATE OF ALABAMA
SHELBY COUNTY

I, Shady T. Herrington, *a Notary Public in and for said County and State, do hereby certify that CONNOR FARMER, whose name is signed to the foregoing certificate as owner and who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificate, she executed same voluntarily as such individual with full authority therefor.*

Given under my hand and seal this the 6th *day of* May, *2020.*

Shady T. Herrington
Notary Public My Commission Expires
My Commission Expires: February 21, 2022

SHADY T. HERRINGTON
Notary Public
Alabama State at Large

This the 11th *day of* May, *2020.*
Crystal Etheredge
CITY CLERK

This the 13th *day of* May, *2020.*
CHELSEA PLANNING COMMISSION

THE LOT ON THIS PLAT IS SUBJECT TO APPROVAL OR DELETION BY THE SHELBY COUNTY LHD. NO REPRESENTATION IS MADE THAT ANY LOT ON THIS PLAT WILL ACCOMMODATE AN ONSITE SEWAGE SYSTEM (OSS). THE APPROPRIATENESS OF A LOT FOR WASTEWATER (SEWAGE) TREATMENT AND DISPOSAL SHALL BE DETERMINED WHEN AN APPLICATION IS SUBMITTED. IF PERMITTED, THE LOT APPROVAL MAY CONTAIN CERTAIN CONDITIONS WHICH RESTRICT THE USE OF THE LOT OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS, AND THESE ARE ON FILE WITH THE SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HERE ON.

This the 7TH *day of* MAY, *2020.*
Health Department

(RECORDING PURPOSES ONLY)

I, _____,

This the 14TH *day of* MAY, *2020*
Fire Chief

This the 14th *day of* May, *2020*
MAYOR CITY OF CHELSEA

This the 13TH *day of* May, *2020.*
CITY ENGINEER CITY OF CHELSEA

INSITE ENGINEERING
5800 FELDSPAR WAY
HOOVER, AL 35244

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: CHELSEAVILLAGE
DRAWN BY: JMR	SCALE: 1" = 50'