20201027000407640 1/1 $24.00
Shelby Cnty Judge of Probate, AL
10/27/2020 09:23:27 AM FILED/CERT

Map Book 53 Page 46

SHELBY COUNTY STANDARD 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 01117C0093E), DATED FEBRUARY 20, 2013.

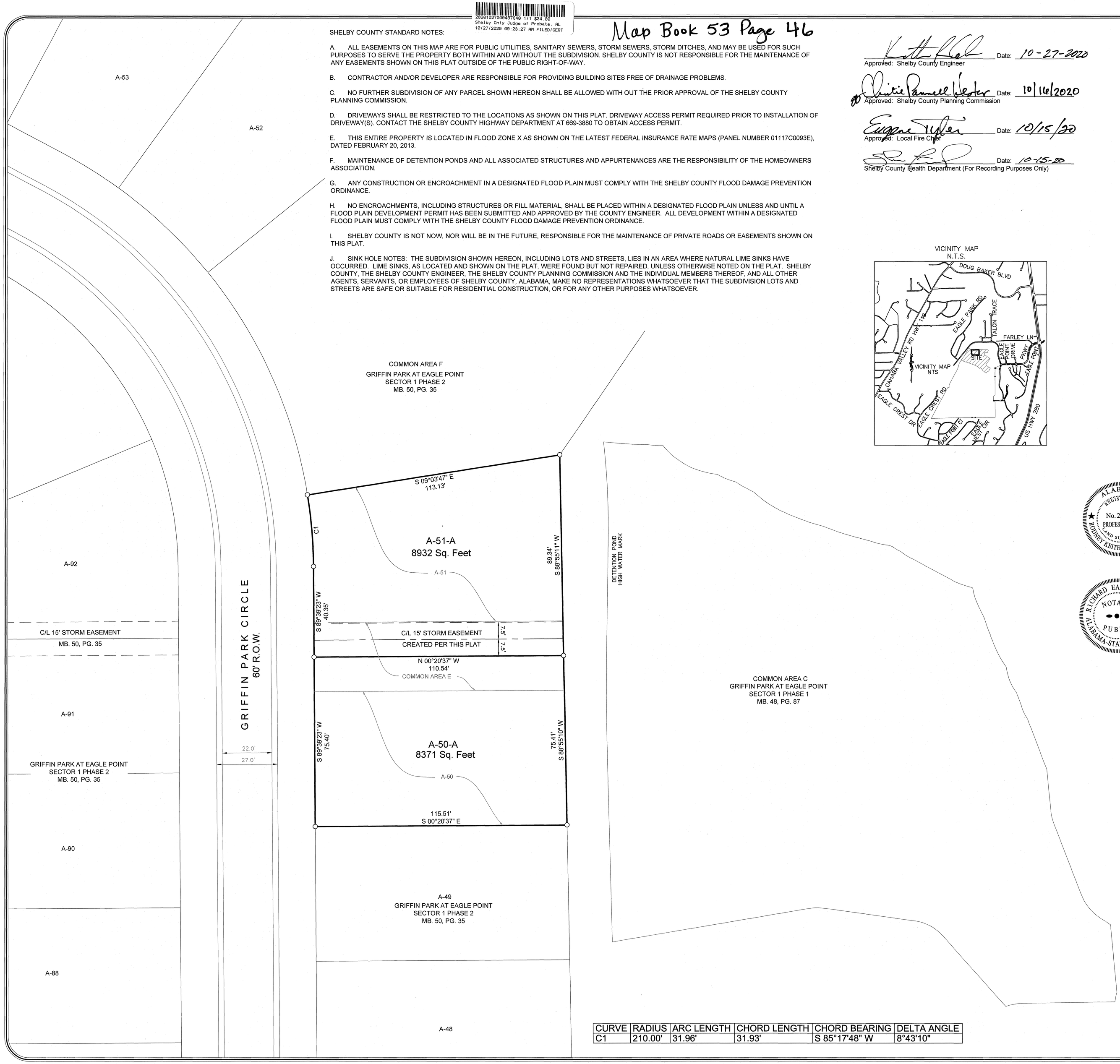
F. MAINTENANCE OF DETENTION PONDS AND ALL ASSOCIATED STRUCTURES AND APPURTENANCES ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

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 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.

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.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	210.00'	31.96'	31.93'	S 85°17'48" W	8°43'10"

Approved: Shelby County Engineer Date: 10-27-2020

Approved: Shelby County Planning Commission Date: 10/16/2020

Approved: Local Fire Chief Date: 10/15/20

Shelby County Health Department (For Recording Purposes Only) Date: 10-15-20

VICINITY MAP
N.T.S.

RESURVEY LOT A50 AND A51 GRIFFIN PARK AT EAGLE POINT SECTOR 1 PHASE 1

Being a Resurvey of Lots A-50, A-51, and Common Area E, according to Griffin Park at Eagle Point Sector 1 Phase 2, as recorded in Map Book 50, Page 35, in the Probate Office of Shelby County, Alabama

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, Township 19 South, Range 1 West, Shelby County, Alabama.

PURPOSE OF THIS RESURVEY IS TO REMOVE THE COMMON AREA BETWEN LOTS A-50 AND A-51 AND COMBINE IT INTO SAID LOTS.

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

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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 RESURVEY LOT A50 AND A51 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 Griffin Park at Eagle Point Sector 1 Phase 2, as recorded in Map Book 50, Page 35, in the Probate Office 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 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 OCTOBER 12, 2020

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: Date: 10-12-2020
Alabama License Number 26013, Rodney K. Cunningham

ALABAMA REGISTERED 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 12th day of October, 2020.

Notary Public My Commission Expires: 12-13-21

RICHARD EARL STUBBS NOTARY PUBLIC ALABAMA STATE AT LARGE

Owner: Newcastle Development, LLC Date: 10/8/20
Manager: Glenn Siddle

STATE OF Alabama
COUNTY Shelby

I, Stephanie Bishop 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 8th day of October, 2020.

Notary Public My Commission Expires: 6-8-2022

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: 10/8/20
Manager: Glenn Siddle

STATE OF Alabama
COUNTY Shelby

I, Stephanie Bishop 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 8th day of October, 2020.

Notary Public My Commission Expires: 6-8-2022

REVISIONS
1. Revisions per Shelby County, Alabama 8-27-2020

DRAWN BY: CM
CHECKED BY: RKC
PROJECT No.: NEWC0006
DATE: 7-29-2020
SCALE: 1" = 20'

PROJECT: RESURVEY LOT A50 AND A51 GRIFFIN PARK AT EAGLE POINT
TITLE: FINAL PLAT

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

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

SHEET NO.
1 OF 1