SA20-040

Map Book 53 Page 82

2021013000021000 1of1 $34.00
Shelby Cnty Judge of Probate, AL
01/13/2021 10:42:52 AM FILED/CERT

FAMILY SUBDIVISION

NIX FAMILY SUBDIVISION

SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA

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

OWNERS:
STEPHANY L. NIX
157 Glynn Hollow Circle
BIRMINGHAM, AL 35242

0 100' 200' 400'

GRAPHIC SCALE: 1" = 100'

SCALE: 1" = 100' DATE: November 23, 2020

SHELBY COUNTY JURISDICTION

THE PURPOSE OF THIS SUBDIVISION IS TO DIVIDE 35.715 ACRES INTO FIVE LOTS FOR RESIDENTIAL USE.

STATE OF ALABAMA)
COUNTY OF SHELBY)

The undersigned, Carl Daniel Moore, a registered Land Surveyor, in the State of Alabama, and Stephany L. Nix, 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 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 NIX FAMILY 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 government survey of Section 11, Township 20 South, Range 1 West, 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.

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

DATE: 01-04-2021

ALABAMA REGISTERED No. 12159 PROFESSIONAL LAND SURVEYOR CARL DANIEL MOORE

Owners:
BY: Stephany L. Nix
Stephany L. Nix

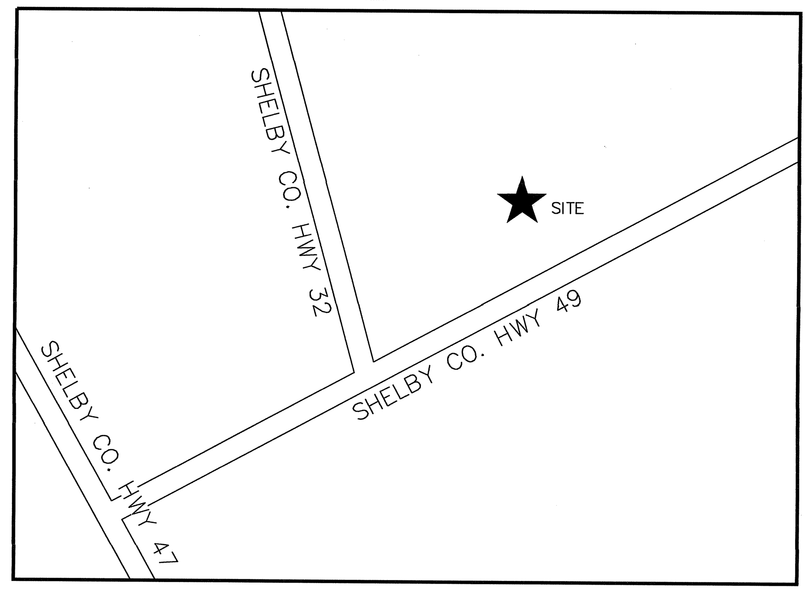
FLOOD NOTE: By graphic plotting only, this property is in Zones X of the Flood Insurance Rate Map, Community Panel Number 01117C0261 E, Shelby County, Alabama, effective date of February 20, 2013, and is not in a Special Flood Hazard. No field surveying was performed to determine this zone and the exact designation can only be determined by an elevation certificate. If the limits of said flood zones are shown hereon, they are shown in approximate locations only as transposed from said Flood Insurance Rate Map and were not located by field survey methods.

APPROVED: Kett R Cole DATE: 1/12/2021
SHELBY COUNTY ENGINEER

APPROVED: Christi Pannell Lepter DATE: 1/11/2021
SHELBY COUNTY PLANNING COMMISSION

APPROVED: Tyler, Fire Marshal DATE: 1/8/21
FIRE CHIEF

APPROVED: DATE: 1-5-21
SHELBY COUNTY HEALTH OFFICER
FOR RECORDING PURPOSES ONLY



VICINITY MAP
(NOT TO SCALE)

THIS PARCEL IS UNZONED

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 4th day of January, 2021.

BY: Diane H. Houston
Notary Public

My commission expires: 8/18/24

DIANE H. HOUSTON 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 Stephany L. Nix, 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, as an act of said owner, on the day the same bears date.

Given under my hand and seal this the 5th day of January, 2021.

BY: Diane H. Houston
Notary Public

My commission expires: 8/18/24

DIANE H. HOUSTON NOTARY PUBLIC ALABAMA STATE AT LARGE

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 Zones X as shown on the latest Federal Insurance Rate Maps (Panel Number 01117C0261 E), dated February 20, 2013.

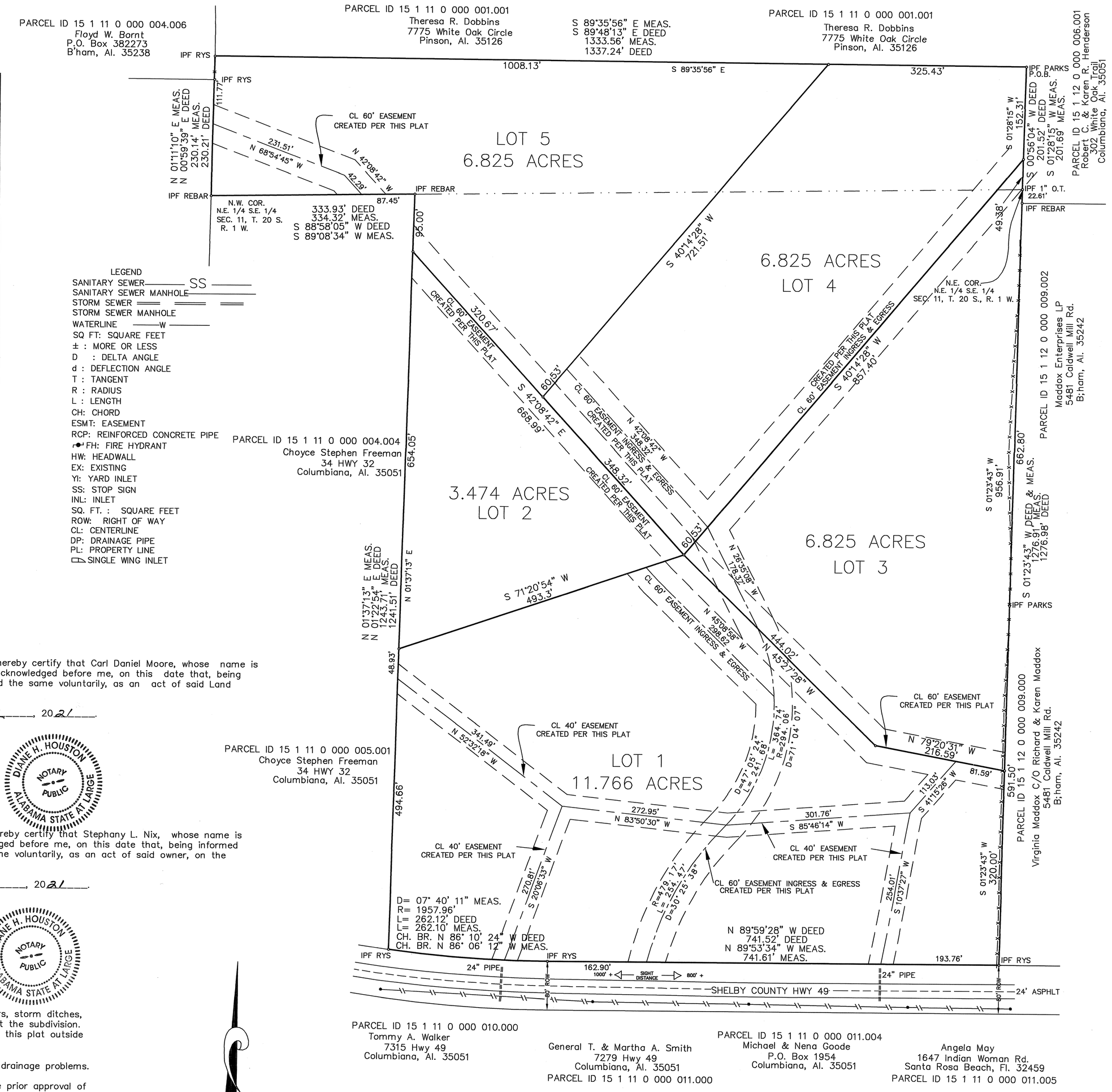
f. Maintenance of detention ponds and all associated structures and appurtenances are the responsibility of the Homeowners Association.

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.

LEGEND
SANITARY SEWER —— SS ——
SANITARY SEWER MANHOLE
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



SCALE: 1" = 100'