Map Book 53 Page 89A

20210119000027400 172 $49.00
Shelby Cnty Judge of Probate, AL
01/19/2021 10:16:51 AM FILED/CERT

FINAL PLAT OF

A RESURVEY OF LOTS 1, 2, 3, 4 AND 5 OF BUCKELEW FAMILY SUBDIVISION

AS RECORDED IN MAP BOOK 40, PAGE 58, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

A FAMILY SUBDIVISION SITUATED IN THE SOUTH ½ OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA.

24.07 TOTAL ACREAGE OF UNZONED SUBJECT PROPERTY

THE PURPOSE OF THIS RESURVEY IS TO MODIFY LOTS 1, 2 & 3 SO THEY ALL HAVE ACCESS TO POND AND DIVIDE LOTS 4 & 5 BY THE CENTER OF THE ROAD, FOR RESIDENTIAL USE.

LEGEND

- ● – IRON PIN FOUND 1/2" OUTSIDE DIAMETER
- ○ – ⅝" REBAR SET WITH CAP STAMPED. (IPS)
- – UTILITY POLE.
- ROW – RIGHT OF WAY.
- – 1/4 – 1/4 TIE
- –E– OVERHEAD UTILITY LINE(S).
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- ℄ – CENTERLINE
- M.B. – MAP BOOK
- PG. – PAGE.
- ESMT – EASEMENT.
- M B L MINIMUM BUILDING LINE

N W E S

0.00 60.00 120.00 180.00

SCALE: 1" = 60'

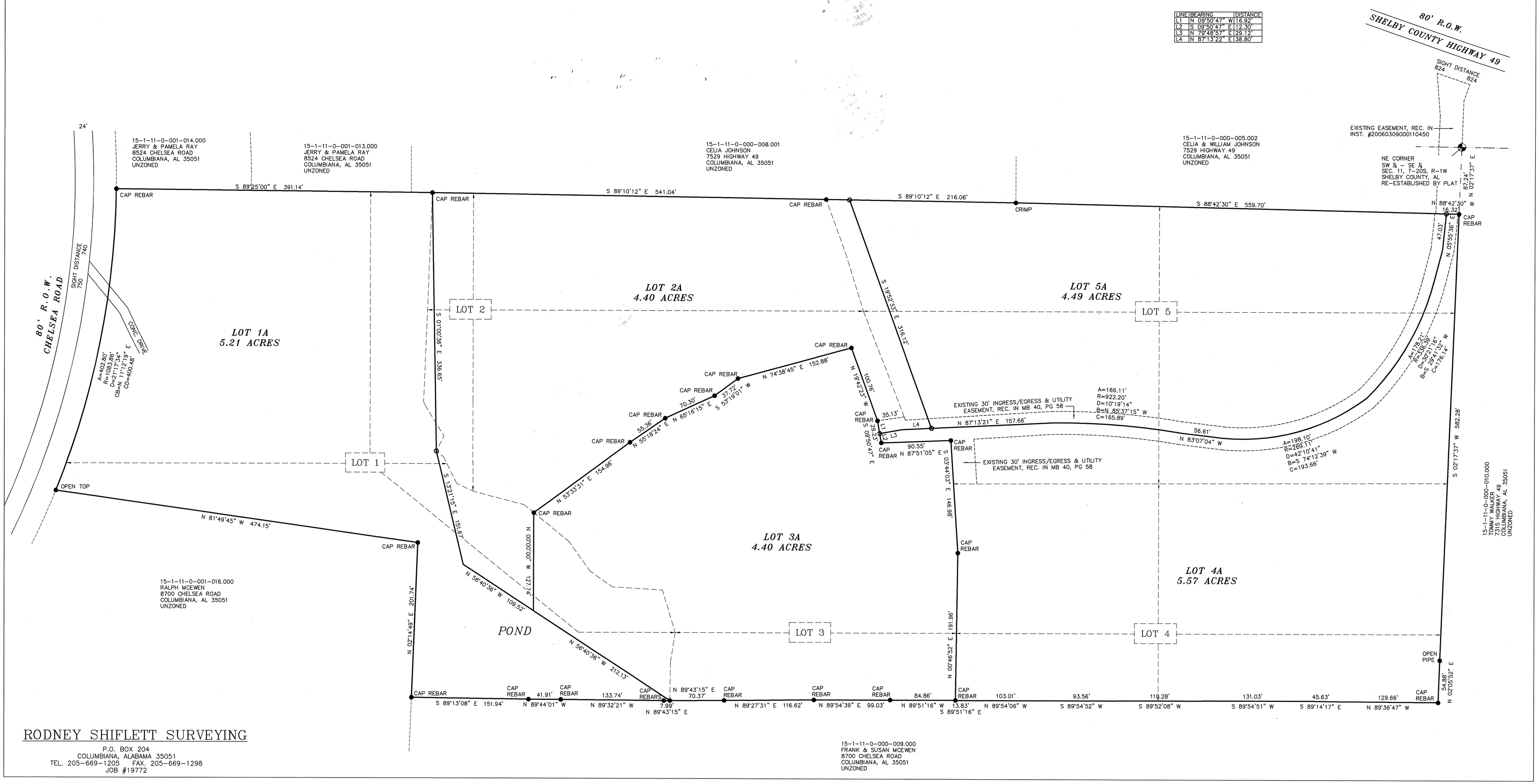
PREPARED FOR:
ELBERT BUCKELEW
P.O. BOX 465
CHELSEA, AL 35043

PREPARED FOR:
JOHN & ALLISON HOWARD
7441 HIGHWAY 49
COLUMBIANA, AL 35051

PREPARED FOR:
MATTHEW & LAURA MOORE
7431 HIGHWAY 49
COLUMBIANA, AL 35051

PREPARED FOR:
BRYAN & MEREDITH COYNE
7431 HIGHWAY 49
COLUMBIANA, AL 35051

LINE	BEARING	DISTANCE
L1	N 09°50'47" W	16.92'
L2	S 09°50'47" E	12.30'
L3	N 79°48'57" E	29.12'
L4	N 87°13'22" E	38.80'



RODNEY SHIFLETT SURVEYING
P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298
JOB #19772

Map Book 53 Page 89 B

20210119000027480 2/2 $49.00
Shelby Cnty Judge of Probate, AL
01/19/2021 10:16:51 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY
DECEMBER 8, 2020

The undersigned, Rodney Shiflett, a Licensed Land Surveyor, State of Alabama, Elbert Buckelew, Jr., John Howard, Allison Howard, Matthew Moore, Laura Moore, Bryan Coyne and Meredith Coyne, as 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 was made at the instance of said owner; that this plat or map is a true and correct map of lands shown therein known as, A RESURVEY OF LOTS 1, 2, 3, 4 AND 5 OF BUCKELEW FAMILY SUBDIVISION, showing the sub-divisions into which it is proposed to divide said lands, giving the lengths and bearings of each lot line and its number, showing the streets, alleys and public grounds, giving the length and width and name of each street as well as the number of each lot and showing the relation to the government survey, and that iron pins have been found or installed at all lot corners and curve points as shown and are designated by small open circles for set irons and small closed circles for found irons on said plat or map. Said owners also certifies that they are the owner of said lands and that the same is not subject to any mortgage. I further state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for the Practice of Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

In witness thereof, said surveyor executed these presents this 8TH day of December, 20 20

By: Rodney S. Shiflett Date: 12/8/2020
Rodney Shiflett P.L.S. #21784
P.O. Box 204
Columbiana, AL 35051
205-669-1205

ALABAMA LICENSED PROFESSIONAL No. 21784 LAND SURVEYOR RODNEY Y. SHIFLETT

I, Heather Letts, a Notary Public in and for said county and state, do hereby certify that Rodney Shiflett, whose name is signed to the foregoing certificate as surveyor, and who is known to me, acknowledged before me, on this date, that after being duly informed of the contents of said certificate, does execute same voluntarily as such individual with full authority thereof.

Given under my hand and seal this the 8TH day of December, 20 20

Heather Letts — Notary Public
10/15/2023 — My Commission Expires

By: Elbert Buckelew Date 1-4-21
Elbert Buckelew, Jr.

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Elbert Buckelew, Jr., whose name is signed to the foregoing certificate as owner, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, do execute same voluntarily as such individuals with full authority thereof.

Given under my hand and seal this the 4 day of January, 2021

Heather Letts — Notary Public
10-15-23 — My Commission Expires

By: John Howard Date 1-4-21
John Howard

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, John Howard, whose name is signed to the foregoing certificate as owner, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, do execute same voluntarily as such individuals with full authority thereof.

Given under my hand and seal this the 4 day of January, 2021

Heather Letts — Notary Public
10-15-23 — My Commission Expires

By: Allison Howard Date 1-4-21
Allison Howard

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Allison Howard, whose name is signed to the foregoing certificate as owner, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, do execute same voluntarily as such individuals with full authority thereof.

Given under my hand and seal this the 4 day of January, 2021

Heather Letts — Notary Public
10-15-23 — My Commission Expires

By: M S Moore Date 1-4-21
Matthew Moore

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Matthew Moore, whose name is signed to the foregoing certificate as owner, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, do execute same voluntarily as such individuals with full authority thereof.

Given under my hand and seal this the 4 day of January, 2021

Heather Letts — Notary Public
10-15-23 — My Commission Expires

By: Laura Moore Date 1-4-21
Laura Moore

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Laura Moore, whose name is signed to the foregoing certificate as owner, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, do execute same voluntarily as such individuals with full authority thereof.

Given under my hand and seal this the 4 day of January, 2021

Heather Letts — Notary Public
10-15-23 — My Commission Expires

Heather Letts My Commission Expires 10/15/2023 Notary Public Alabama State at Large

By: Bryan Coyne Date 1-4-21

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Bryan Coyne, whose name is signed to the foregoing certificate as owner, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, do execute same voluntarily as such individuals with full authority thereof.

Given under my hand and seal this the 4th day of January, 2021

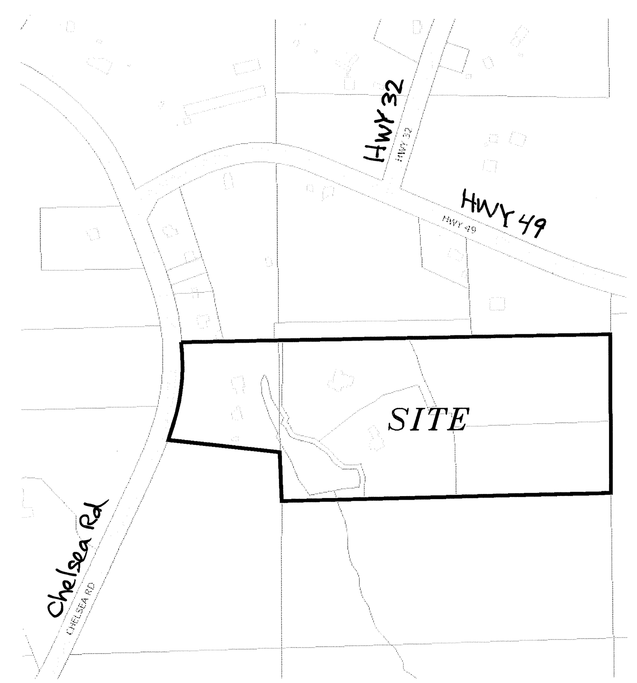
Heather Letts — Notary Public
10-15-23 — My Commission Expires

By: Meredith Coyne Date 1-4-21
Meredith Coyne

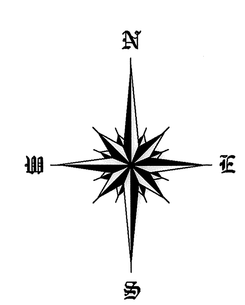
I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Meredith Coyne, whose name is signed to the foregoing certificate as owner, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, do execute same voluntarily as such individuals with full authority thereof.

Given under my hand and seal this the 4th day of January, 2021

Heather Letts — Notary Public
10-15-23 — My Commission Expires



VICINITY MAP (NOT TO SCALE)



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SCALE: 1" = 60'

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ELBERT BUCKELEW	JOHN & ALLISON HOWARD	MATTEW & LAURA MOORE	BRYAN & MEREDITH COYNE
P.O. BOX 465	7441 HIGHWAY 49	7431 HIGHWAY 49	7431 HIGHWAY 49
CHELSEA, AL 35043	COLUMBIANA, AL 35051	COLUMBIANA, AL 35051	COLUMBIANA, AL 35051

Shelby County Planning Commission — Date 1/14/2021

Shelby County Engineer — Date 1-18-2021

Fire Chief, Fire Marshal — Date 1/8/21

SHELBY COUNTY HEALTH DEPARTMENT — Date 1-19-21
(For recording purposes only.)

THE LOTS ON THE PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE SHELBY COUNTY HEALTH DEPARTMENT. 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 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 PART OF THIS PLAT AS IF SET OUT HEREON.

SHELBY COUNTY NOTES:

A. ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWER, STORM SEWERS, STORM DITCHES AND MAYBE 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 WITHOUT THE PRIOR APPROVAL OF THE SHELBY COUNTY PLANNING COMMISSION.

D. DRIVEWAY(S) SHALL BE RESTRICTED TO THE LOCATION(S) 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 # 01117C 0261 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

- IRON PIN FOUND 1/2" OUTSIDE DIAMETER
- # 5 REBAR SET WITH CAP STAMPED. (IPS)
- UTILITY POLE.
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- 1/4 – 1/4 TIE
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