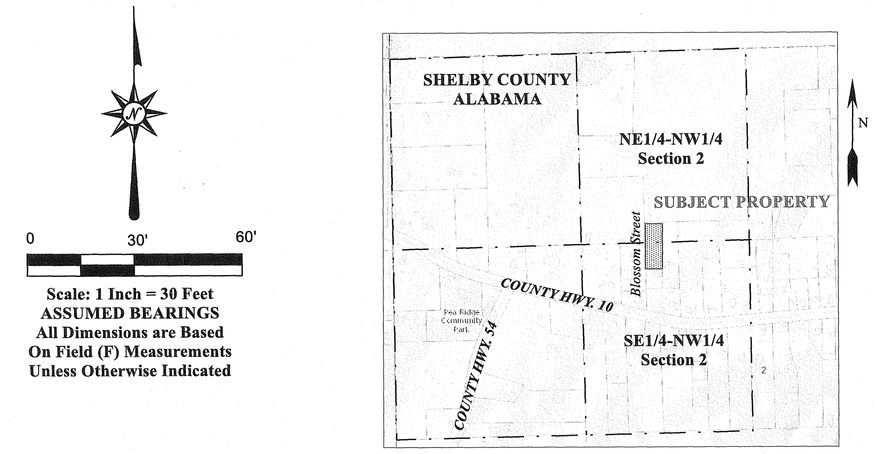
Map Book 53 Page 90

20210121000033300 1/1 $34.00
Shelby Cnty Judge of Probate, AL
01/21/2021 09:49:50 AM FILED/CERT

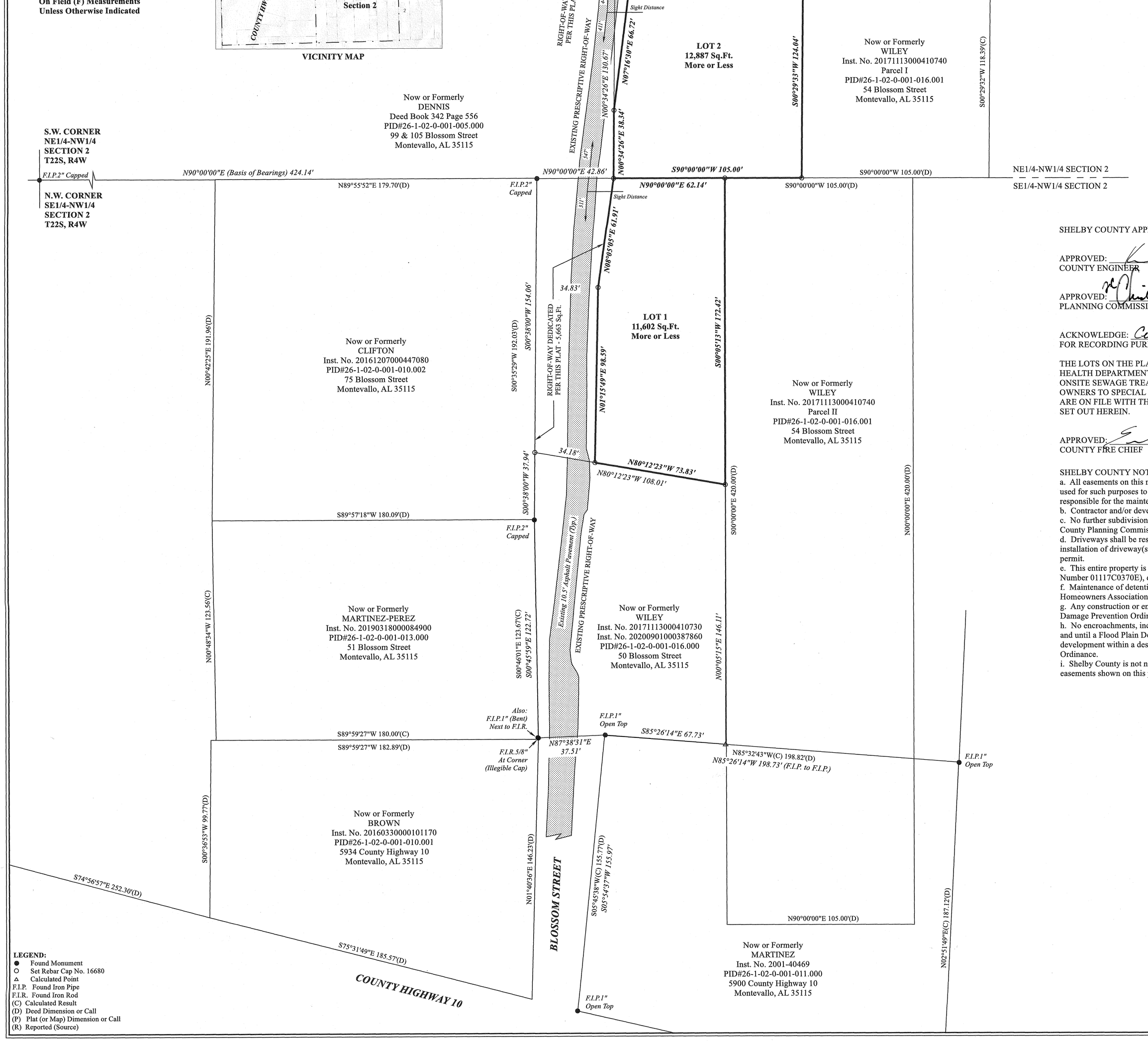
MORENO FAMILY SUBDIVISION
Located in
NE1/4 - NW1/4 and SE1/4 - NW1/4
Section 2, Township 22 South, Range 4 West
Shelby County, Alabama



VICINITY MAP

0 30' 60'

Scale: 1 Inch = 30 Feet
ASSUMED BEARINGS
All Dimensions are Based On Field (F) Measurements Unless Otherwise Indicated



LEGEND:
- ● Found Monument
- ○ Set Rebar Cap No. 16680
- ▲ Calculated Point
- F.I.P. Found Iron Pipe
- F.I.R. Found Iron Rod
- (C) Calculated Result
- (D) Deed Dimension or Call
- (P) Plat (or Map) Dimension or Call
- (R) Reported (Source)

OWNER INFORMATION:
BIANCA MORENO
127 COUNTY ROAD 54
MONTEVALLO, AL 35115

PURPOSE:
The Purpose of this Subdivision is to Divide 0.70 Acres into Two Lots for Residential Use

TOTAL SUBDIVISION AREA
0.70 Acres, More or Less

GENERAL NOTE
This subdivision plat was made in accordance with a Boundary Surveyor of the Subject Property made by Southland Surveying Company, LLC, under the supervision of Jeffery N. Lucas, PLS, dated August 11, 2020.

SHELBY COUNTY APPROVALS:

APPROVED: _____ DATE: 1-20-2021
COUNTY ENGINEER

APPROVED: Christie Pannell Hoker DATE: 1/20/2021
PLANNING COMMISSION

ACKNOWLEDGE: Cindy Goocher DATE: 1/19/2021
FOR RECORDING PURPOSE ONLY. SHELBY COUNTY HEALTH DEPARTMENT.

THE LOTS ON THE 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 OUT HEREIN.

APPROVED: _____ DATE: 1-12-2021 SHELBY
COUNTY FIRE CHIEF

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 01117C0370E), 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.

STATE OF ALABAMA
SHELBY COUNTY

The undersigned Jeffery N. Lucas, Registered Land Surveyor, State of Alabama, and BIANCA MORENO, owner, hereby certify that this plat or map was made pursuant to survey made by said surveyor and that said 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 MORENO FAMILY 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 bearing, length, width and name of each street, as well as the number of each lot and block, and showing the relation to 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 she is the owner of said lands and that the same are not subject to any mortgage.

BY: _____ Date: 1/11/2021
Jeffery N. Lucas, AL PLS No. 16680

By: _____ Date: 1/14/2021
(Owner)

STATE OF ALABAMA
SHELBY COUNTY

I, Carla L. Gamble, as Notary Public in the for said County and State, do hereby certify that Jeffery N. Lucas, whose name is signed to the foregoing certificate as a surveyor, who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificate, executed same voluntarily as such surveyor with full knowledge thereof.

Given under my hand and seal this 11th day of Jan, 2021.

By: Carla L. Gamble
Notary Public (seal)

My commission expires: 01-23-2023

CARLA L. GAMBLE MY COMMISSION EXPIRES NOTARY PUBLIC JANUARY 23, 2023 ALABAMA STATE AT LARGE

STATE OF ALABAMA
SHELBY COUNTY

I, Colby Key, as Notary Public in the for said County and State, do hereby certify that BIANCA MORENO, whose name is signed to the foregoing certificate as owner, who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificate, executed same voluntarily as such owner with full knowledge thereof.

Given under my hand and seal this 14th day of Jan, 2021.

By: _____
Notary Public (seal)

My commission expires: 7/13/2021

COLBY KEY NOTARY PUBLIC ALABAMA STATE AT LARGE

~~I, BIANCA MORENO as owner have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as MORENO FAMILY SUBDIVISION, 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.~~

~~By: _____ Date: _____~~
~~(Owner)~~

~~STATE OF ALABAMA~~
~~SHELBY COUNTY~~

~~I, _____, as Notary Public in the for said County and State, do hereby certify that BIANCA MORENO, whose name is signed to the foregoing certificate as a owner, who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificate, executed same voluntarily as such owner with full knowledge thereof.~~

~~Given under my hand and seal this ____ day of _____, 20____~~

~~By: _____~~
~~Notary Public (seal)~~

~~My commission expires: _____~~

SURVEYOR'S CERTIFICATE
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.

ALABAMA REGISTERED LAND SURVEYOR JEFFERY N. LUCAS 16680

Jeffery N. Lucas
Alabama Professional Land Surveyor No. 16680

RESERVED FOR COUNTY USE

SOUTHLAND SURVEYING COMPANY, LLC
Post Office Box 361606 - Birmingham, Alabama 35236-1606
Ph: 205-425-5200 - Fax: 205-425-5253
Date of Field Survey: AUGUST 11, 2020
Date of Map Preparation: AUGUST 31, 2020
Client: BIANCA MORENO
Site Address: 76 and 104 BLOSSOM STREET
MONTEVALLO, AL 35115
Last Revision:
12/02/2020 Review Comments
11/11/2020 Review Comments
10/14/2020 Review Comments
09/17/2020 General Revisions
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PROJECT NO.: 20-0608
Sheet 1 of 1