Map Book 54 Page 28

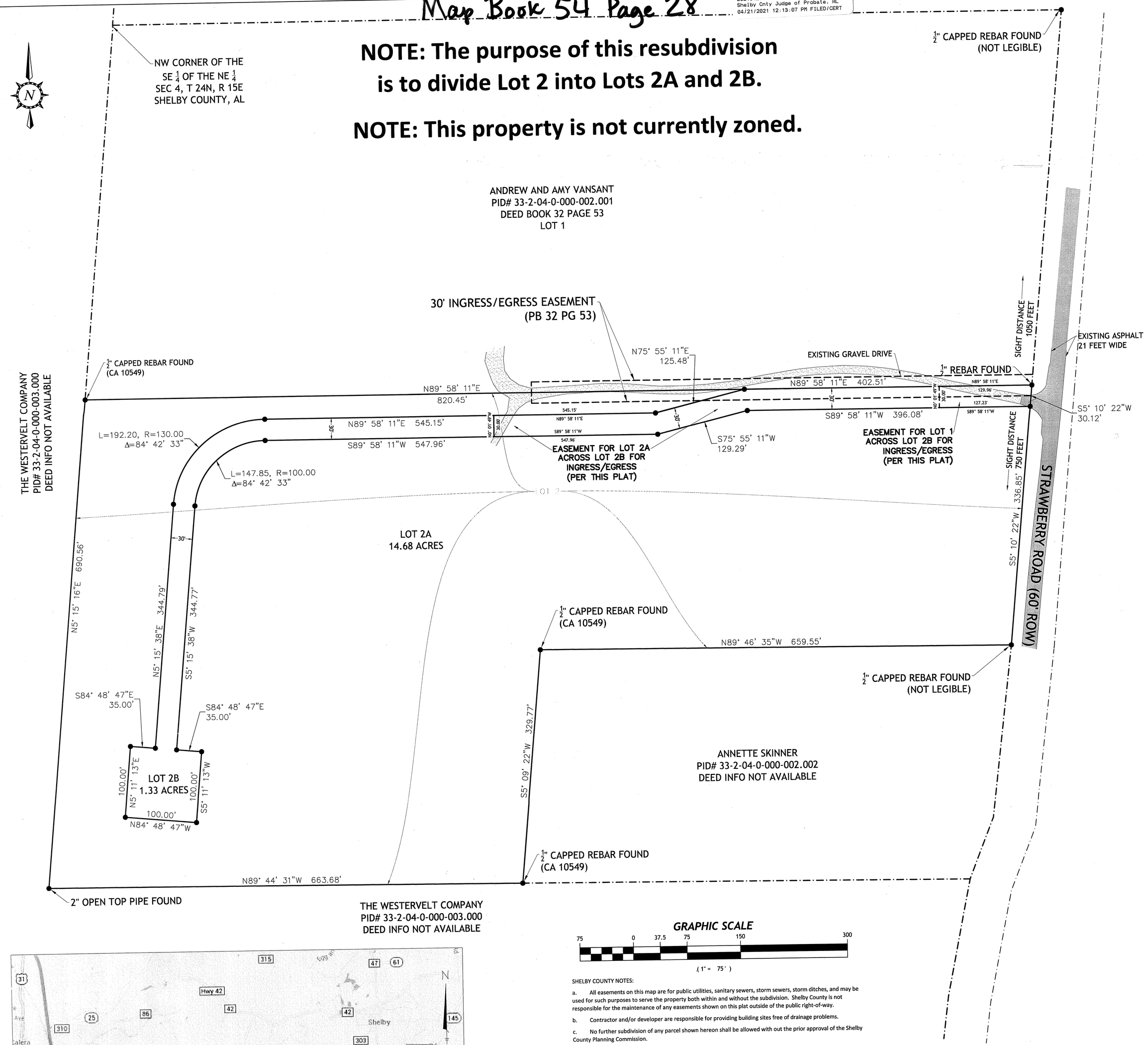
20210421000190710 1/1 $34.00
Shelby Cnty Judge of Probate, AL
04/21/2021 12:13:07 PM FILED/CERT

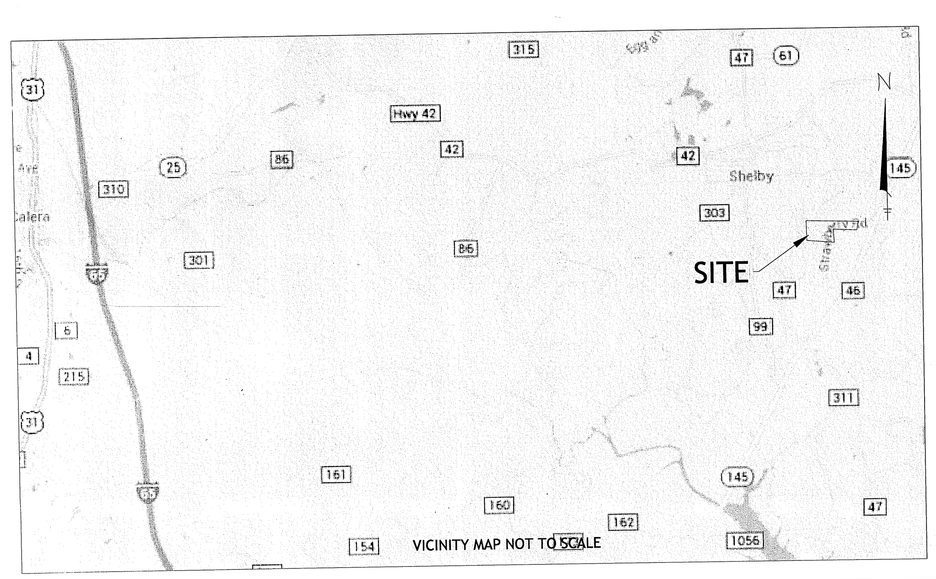
RESUBDIVISION OF LOT 2
VANSANT & SHIRLEY SUBDIVISION

AS RECORDED IN MAP BOOK 32 PAGE 53, A SUBDIVISION SITUATED IN THE SE ¼ OF THE NE ¼ OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 15 EAST, SHELBY COUNTY, AL (PROPERTY IS NOT CURRENTLY ZONED.)

NOTE: The purpose of this resubdivision is to divide Lot 2 into Lots 2A and 2B.

NOTE: This property is not currently zoned.





VICINITY MAP NOT TO SCALE

GRAPHIC SCALE

75 0 37.5 75 150 300

(1" = 75')

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 for Shelby County, Alabama Community Number 010191 (Panel Number **01117C0555E**), 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.

CLIENT: MICHAEL SHIRLEY
121 SHORTCAKE LANE
SHELBY, AL 35143

SURVEYOR: BAILEY LAND GROUP
4126 HIGHWAY 119
MONTEVALLO, AL 35115
PHONE 205-978-0080
FAX 205-476-8392

THE STATE OF ALABAMA
SHELBY COUNTY

The undersigned Jason E. Bailey, Registered Land Surveyor, State of Alabama, and Michael Shirley, 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 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 OF LOT 2, VANSANT & SHIRLEY 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 survey of VANSANT & SHIRLEY SUBDIVISION as recorded in the office of Probate Judge of Shelby County in map book 32, page 53; 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 owners also certify that they are the owners of said lands and that the same are not subject to any mortgage, except a mortgage or mortgages held by Quicken Loans Inc.

By: _____ Date 4/2/21
Jason E. Bailey, P.L.S.
AL Reg. No. 28567

ALABAMA LICENSED No. 28567 PROFESSIONAL LAND SURVEYOR JASON E. BAILEY

I, Courtney Smith, as Notary Public in and for said County and State, do hereby certify that Jason E. Bailey, whose name is signed to the foregoing certificate as a surveyor, and who 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 with full authority thereof.

Given under my hand and seal this 2nd day of April, 2021.

_____ Courtney Smith
Notary Public — My Commission Expires ~~July 30, 2024~~

COURTNEY LEIGH SMITH Notary Public Alabama State at Large

By: Michael Shirley
Michael Shirley — Date 4-14-21

I, Paul Charlton, as Notary Public in and for said County and State, do hereby certify that Michael Shirley, 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 certificates, they executed same voluntarily as such individuals with full authority thereof.

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

_____ Paul Charlton
Notary Public — My Commission Expires 8-3-2021

By: _____
Officer, Quicken Loans Inc., Mortgagee — Date 4-1-21

PAUL CHARLTON MY COMMISSION EXPIRES AUGUST 3, 2021 NOTARY PUBLIC STATE OF ALABAMA

I, Paul Charlton, as Notary Public in and for said County and State, do hereby certify that Quicken Loans Inc., whose name is signed to the foregoing certificate as mortgagee, and who 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 with full authority thereof.

Given under my hand and seal this 1st day of April, 2021

_____ Paul Charlton
Notary Public — My Commission Expires 8-3-2021

PAUL CHARLTON MY COMMISSION EXPIRES AUGUST 3, 2021 NOTARY PUBLIC STATE OF ALABAMA

Approved: _____ Date 4/19/2021
Shelby County Planning Commission

Approved: _____ Date 4-21-2021
Shelby County Engineer

Approved: _____ Date 4-16-21
Local Fire Chief

The lots on this plot are subject to approval or deletion by the Shelby County Health Department. The approvals may contain conditions pertaining to the sewage treatment system that restricts the use of the lots or obligate owners to special maintenance and reporting requirements. These conditions are on file with said health department and are made a part of this plot as if set out hereon.

Approved: _____ Date 4-14-21
Shelby County Health Department

FOR COUNTY USE ONLY

Prepared by:

BAILEY LAND GROUP
LAND SURVEYING & ENGINEERING
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Montevallo, AL 35115
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PLAN NOT VALID WITHOUT SEAL & SIGNATURE

C:\Dropbox (Bailey Land Group)\Project\2013\13276 Verizon - Shelby\CADD\13276.dwg Apr 02, 2021 - 2:33pm Scott Blasingame