Map Book 55 Page 19

20211021000512250 1/1 $34.00
Shelby Cnty Judge of Probate, AL
10/21/2021 10:21:55 AM FILED/CERT

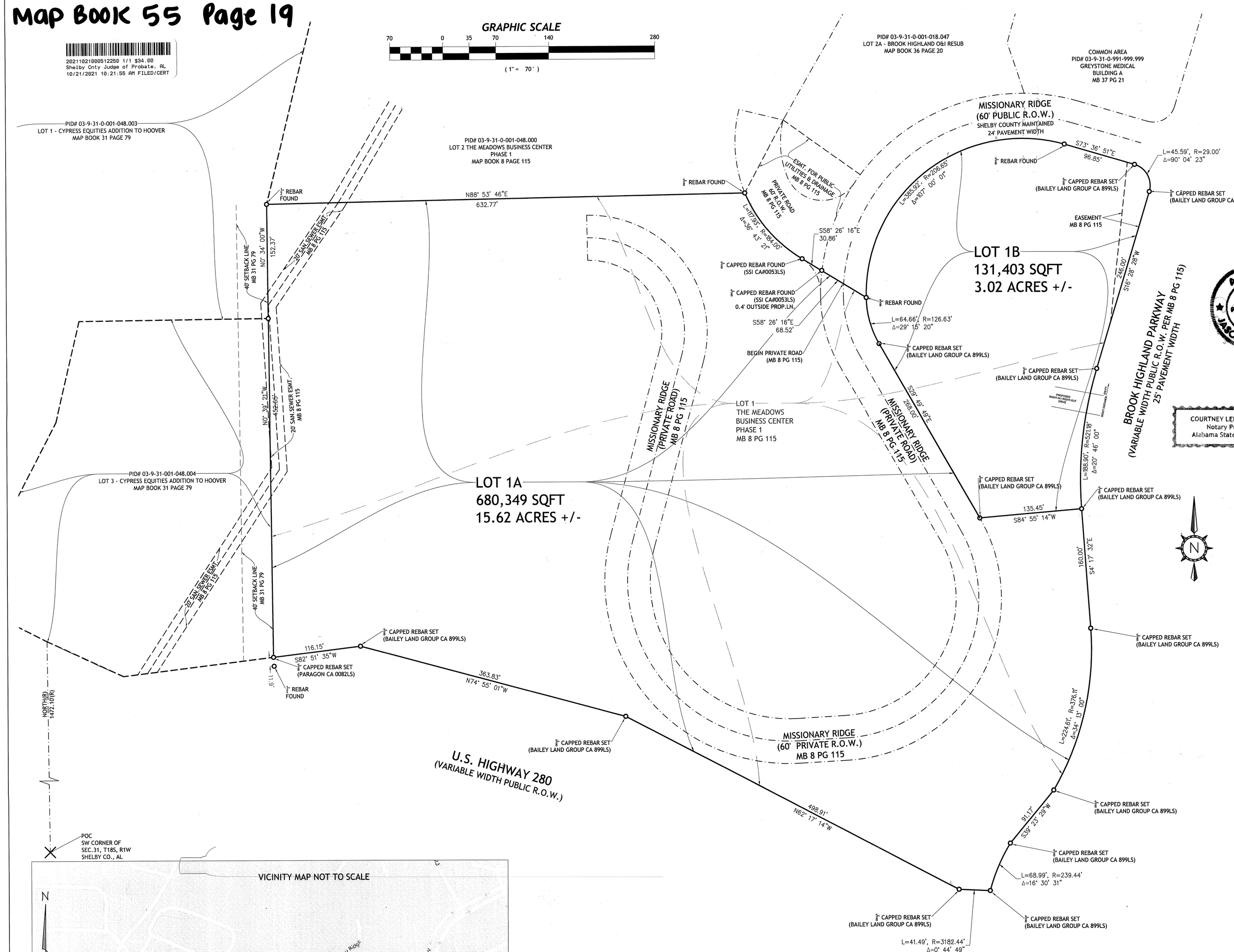
# MISSIONARY RIDGE CAHABA VALLEY FIRE & EMR

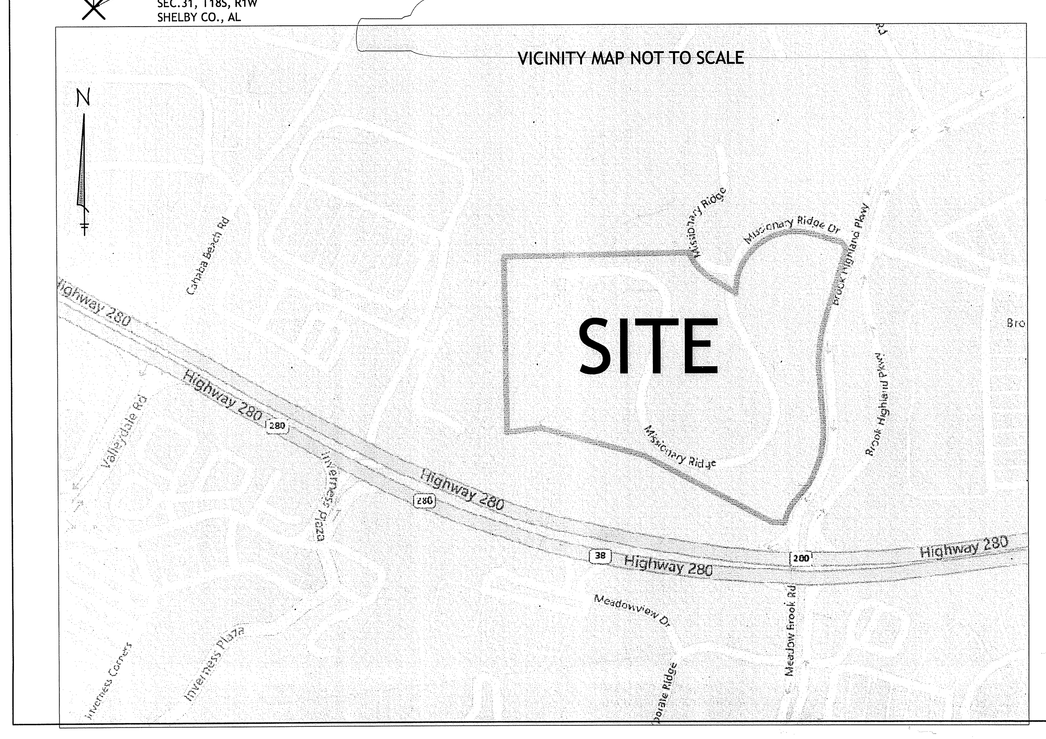
BEING A RESURVEY OF PART OF LOT 1, "THE MEADOWS" BUSINESS CENTER FIRST SECTOR RECORDED IN MAP BOOK 8 PAGE 115 AND SITUATED IN THE SW $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SHELBY COUNTY, AL (PROPERTY CURRENTLY ZONED O-I(2))

The purpose of this subdivision is to divide 18.64 acres (total acreage) into two lots for commercial use.

CLIENT: WOMANS MISSIONARY UNION AUXILIARY
P.O. BOX C10
BIRMINGHAM, AL 35283

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 Womans Missionary Union Auxiliary to Southern Baptist Convention, an Alabama Non-Profit Corporation, 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 MISSIONARY RIDGE 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 "The Meadows" Business Center First Sector recorded in the office of Probate Judge of Shelby County in Map Book 8, Page 115; 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.

By: _____ Date 10-7-2021
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 7th day of Oct., 2021

Courtney Smith
Notary Public

My Commission Expires
July 30, 2024

My Commission Expires _____

COURTNEY LEIGH SMITH
Notary Public
Alabama State at Large

By: Sandra J. Wilson-Martin Date 10-15-2021
For: Womans Missionary Union Auxiliary to Southern Baptist Convention, an Alabama Non-Profit Corporation

I, Laura Nichols, as Notary Public in and for said County and State, do hereby certify that Sandra J Wilson-Martin whose name is signed to the foregoing certificate as an authorized representative of the 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 15 day of Oct., 2021.

Notary Public

My Commission Expires Oct 18, 2022

LAURA NICHOLS
My Commission Expires
October 18, 2022

Approved: _____ Date 10/19/2021
Shelby County Planning Commission

Approved: _____ Date 10-21-2021
Shelby County Engineer

Approved: _____ Date Oct 18, 2021
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: Cindy Goocher Date 10/19/2021
Shelby County Health Department

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 Numbers **01117C0087E** and **0117C0091E**), 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.

Prepared by:

**BAILEY LAND GROUP**
LAND SURVEYING & ENGINEERING
4126 Highway 119
Montevallo, AL 35115
P: 205.978.0080 F: 205.476.8392
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BLG #21.101

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