Map Book 55 Page 22

20211026000519470 1/1 $34.00
Shelby Cnty Judge of Probate, AL
10/26/2021 01:11:08 PM FILED/CERT

LEGEND

- ● – IRON PIN FOUND 1/2 " OUTSIDE DIAMETER
- ○ – # 5 REBAR SET WITH CAP STAMPED. (IPS)
- – UTILITY POLE.
- I.P.S. – IRON PIN SET
- ROW – RIGHT OF WAY.
- – 1/4 – 1/4 TIE
- –E– – OVERHEAD UTILITY LINE(S).
- –X– – FENCE.
- ☼ – LIGHT POLE
- CONCRETE.
- REC. – RECORDED
- – NOT TO SCALE.
- AC. – ACRES.
- ℄ – CENTERLINE
- D.B. – DEED BOOK.
- M.B. – MAP BOOK
- P.B. – PLAT BOOK
- PG. – PAGE.
- ESMT – EASEMENT.
- M B L MINIMUM BUILDING LINE

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. CITY OF PELHAM 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 CITY OF PELHAM PLANNING COMMISSION.

D. THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE 'X', AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAPS, PANEL # 01117C 0218 E, DATED FEBRUARY 20, 2013.

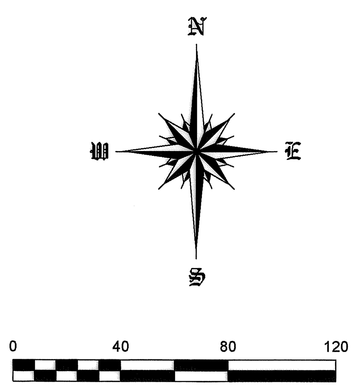
E. MAINTENANCE OF DETENTION PONDS AND ALL ASSOCIATED STRUCTURES AND APPURTENANCES ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

F. ANY CONSTRUCTION OR ENCROACHMENT IN A DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE CITY OF PELHAM FLOOD DAMAGE PREVENTION ORDINANCE.

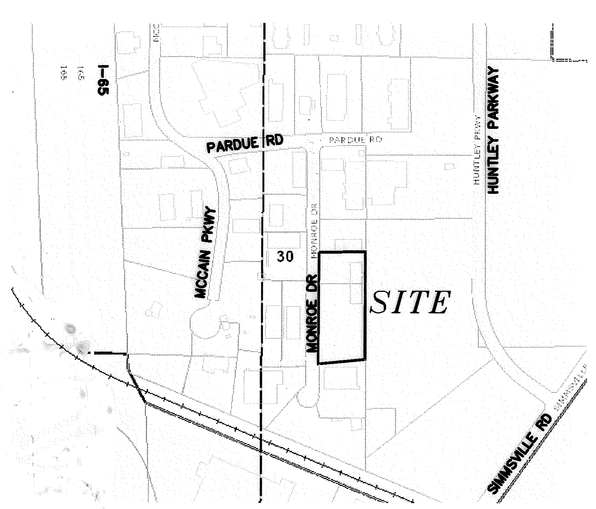
G. NO ENCROACHMENTS, INCLUDING STRUCTURES OR FILL MATERIAL, SHALL BE PLACED WITHIN A DESIGNATED FLOOD PLAIN UNLESS AND UNTIL A FLOOD PLAIN DEVELOPMENT PERMIT HAS BEEN SUBMITTED AND APPROVED BY THE FLOODPLAIN ADMINISTRATOR. ALL DEVELOPMENT WITHIN A DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE CITY OF PELAHM FLOOD DAMAGE PREVENTION ORDINANCE.

I. THE CITY OF PELHAM IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT.

THE PURPOSE OF THIS RESURVEY IS TO COMBINE 2.44 ACRES INTO ONE LOT.



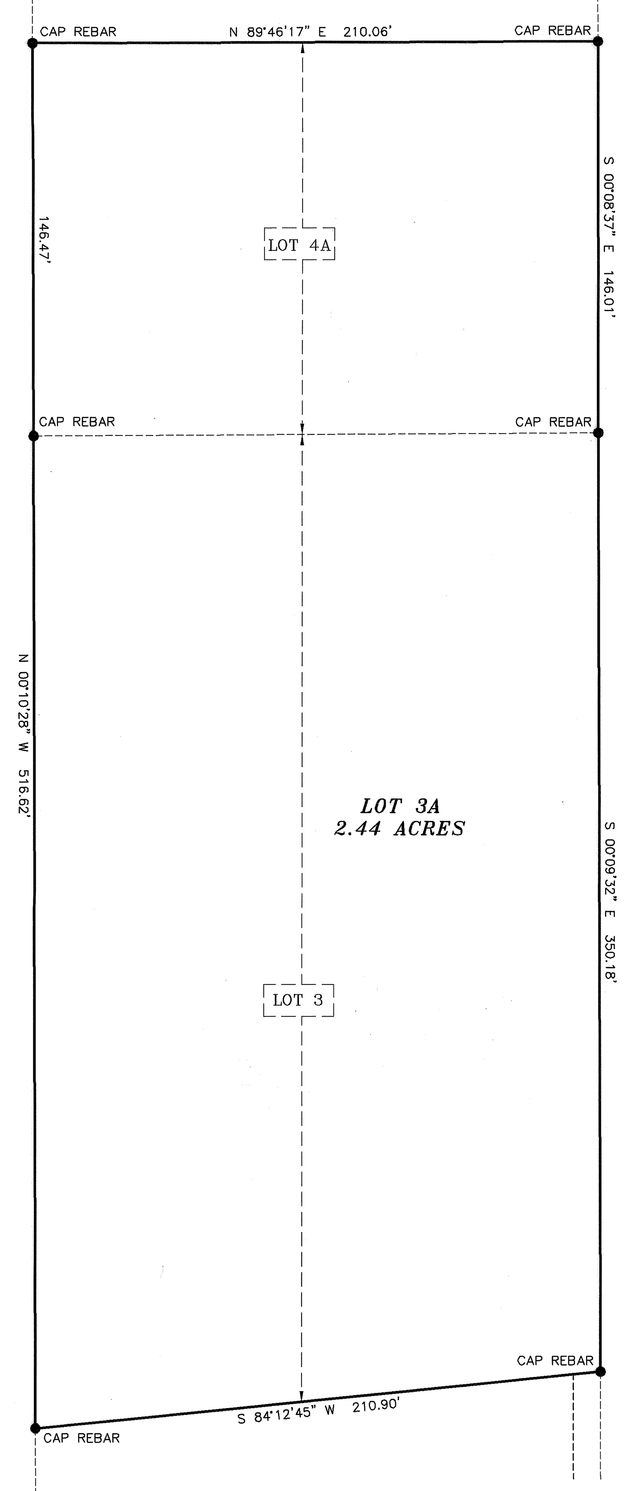
SCALE: 1" = 40'



VICINITY MAP (NOT TO SCALE)

RODNEY SHIFLETT SURVEYING
P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298
JOB #21613

14-9-30-0-000-002.025
FC PROPERTY, INC.
7 MONROE DRIVE
PELHAM, AL 35124
LOT 4A
RESURVEY LOT 4 MONROE'S ADDITION
TO MCCAIN INDUSTRIAL PARK
MB 28, PG 40



MONROE DRIVE – 60' R.O.W.

14-9-30-0-000-002.011
H MONROE PROPERTIES, LLC
2325 TANGLEWOOD BROOK LANE
BIRMINIGHAM, AL 35243

14-9-30-0-000-002.026
H MONROE PROPERTIES, LLC
2325 TANGLEWOOD BROOK LANE
BIRMINIGHAM, AL 35243
LOT 1A
MONROE'S INDUSTRIAL PARK
4TH ADDITION
MB 31, PG 117

FINAL PLAT OF

A RESURVEY OF LOT 3 OF MONROE'S ADDITION TO MCCAIN INDUSTRIAL PARK AND LOT 4A OF A RESURVEY OF LOT 4 OF MONROE'S ADDITION TO MCCAIN INDUSTRIAL PARK

AS RECORDED IN MAP BOOK 27, PAGE 10 AND MAP BOOK 28, PAGE 40, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

A SUBDIVISION SITUATED IN THE EAST 1/2 OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 2 WEST, CITY OF PELHAM, SHELBY COUNTY, ALABAMA.

2.44 TOTAL ACREAGE OF SUBJECT PROPERTY

PREPARED FOR:
MARTIN DEVELOPMENT, LLC
4969 SUSSEX ROAD
BIRMINGHAM, AL 35242

PREPARED BY:
RODNEY SHIFLETT
P.O. BOX 204
COLUMBIANA, AL 35051
205-669-1205

STATE OF ALABAMA
SHELBY COUNTY
AUGUST 5, 2021

The undersigned, Rodney Shiflett, a Licensed Land Surveyor, State of Alabama and Martin Development, LLC, 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 LOT 3 OF MONROE'S ADDITION TO MCCAIN INDUSTRIAL PARK AND LOT 4A OF A RESURVEY OF LOT 4 OF MONROE'S ADDITION TO MCCAIN INDUSTRIAL PARK, 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 Map Book 27, Page 10 and Map Book 28, Page 40, in the Office of the Judge of Probate of Shelby County, Alabama, 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, except a mortgage held by Renasant Bank and Double B, LLC. 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 5TH day of AUGUST 20 21

By: Rodney Shiflett Date: 8/5/21
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 5TH day of AUGUST 2021

Heather Letts
Notary Public

10/15/23
My Commission Expires

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

By: Jeff Martin Date 8/5/21
Martin Development, LLC
Jeff Martin

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Jeff Martin, 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 5 day of August 2021

Melissa Jeanette Brooker
Notary Public

8/15/2022
My Commission Expires

MELISSA JEANETTE BROOKER My Commission Expires August 15, 2022

City of Pelham, Mayor — Date 8/16/21

City Of Pelham, Planning Commission — Date 8·16·21

City of Pelham, City Clerk — Date 8-16-2021

City of Pelham, Engineer — Date 8-17-21

City of Pelham, Developmental Services and Public Works Director — Date 8/13/21