Map Book 55 Page 27

20211118000556560 1/1 $34.00
Shelby Cnty Judge of Probate, AL
11/18/2021 01:33:33 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.
- 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

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	19.14'	470.00'	S 04°37'36" E	19.13'
C2	53.64'	130.00'	S 15°16'50" E	53.26'

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 0360 E), DATED FEBRUARY 20, 2013.

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

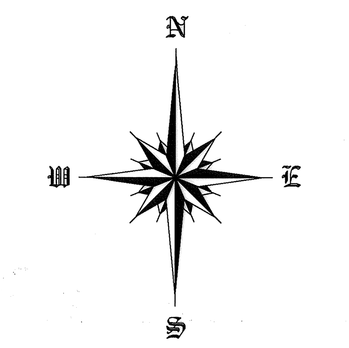
G. ANY CONSTRUCTION OR ENCROACHMENT IN A DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE SHELBY COUNTY FLOOD DAMAGE PREVENTION ORDINANCE.

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.

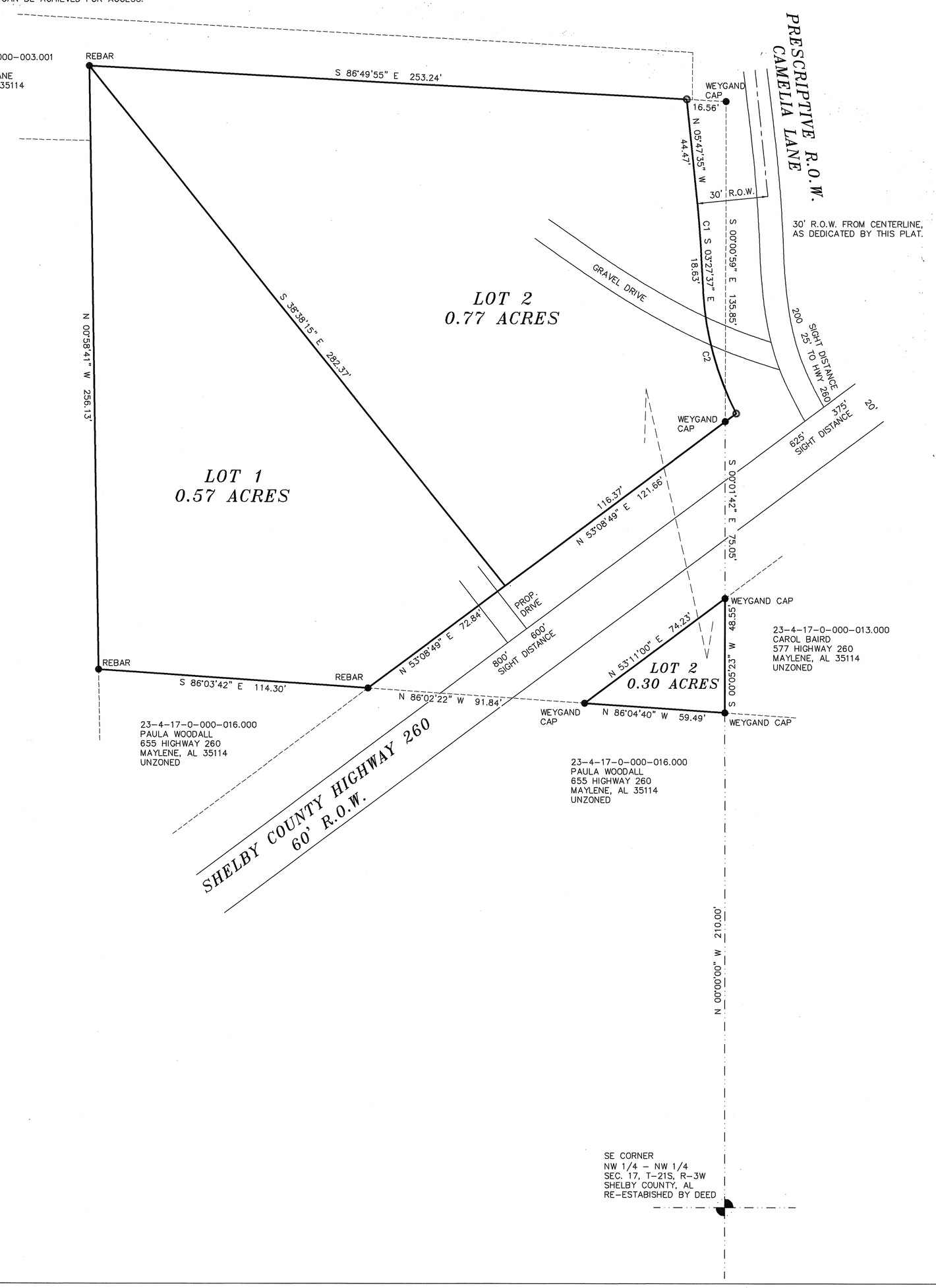
NOTE: AT THE TIME OF THIS PLAT, THE PORTION OF LOT 2 LOCATED SOUTHEAST OF HIGHWAY 260 IS UNABLE TO ACHIEVE SUFFICIENT SIGHT DISTANCE AND WILL NOT BE ISSUED PERMITS FOR CONSTRUCTION UNTIL SUCH A TIME THAT SUFFICIENT SIGHT DISTANCE CAN BE ACHIEVED FOR ACCESS.

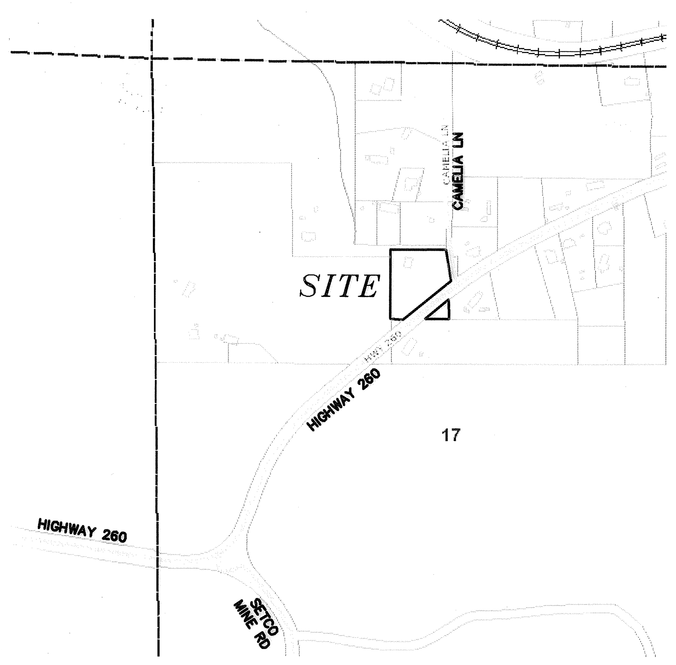
THE PURPOSE OF THIS SUBDIVISION IS TO DIVIDE 1.64 ACRES INTO TWO LOTS, FOR RESIDENTIAL USE.



0 30 60 90

SCALE: 1" = 30'





VICINITY MAP (NOT TO SCALE)

RODNEY SHIFLETT SURVEYING
P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205–669–1205 FAX. 205–669–1298
JOB #21606

FINAL PLAT OF

DANICA AND DAHLIA ESTATES

A SUBDIVISION SITUATED IN THE NW 1/4 OF SECTION 7, TOWNSHIP 24 NORTH, RANGE 13 EAST, SHELBY COUNTY, ALABAMA.

1.64 TOTAL ACREAGE OF UNZONED SUBJECT PROPERTY

PREPARED FOR:
TORREALBA TERRITORIES, LLC
102 1ST STREET NORTH
ALABASTER, AL 35007

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

STATE OF ALABAMA
SHELBY COUNTY
OCTOBER 27, 2021

The undersigned, Rodney Shiflett, a Licensed Land Surveyor, State of Alabama, and Torrealba Territories, 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, DANICA AND DAHLIA ESTATES, 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 27TH day of OCTOBER, 20 21

By: Rodney Shiflett Date: 10/27/21
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 27TH day of OCTOBER, 2021.

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

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

By: _____ Date 11-9-21
Dennis Torrealba – Managing Member
Torrealba Territories, LLC

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Dennis Torrealba, 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 9 day of November, 2021.

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

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

I, Torrealba Territories, LLC, as owner(s) have caused the land embraced in the within plat to be surveyed, laid out and platted to be know as Torrealba 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.

Dennis Torrealba
Managing Member

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Dennis Torrealba, whose name is signed to the foregoing certificate as owner(s), 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 9 day of November, 2021

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

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

Shelby County Planning Commission — Date 11/15/2021

Shelby County Engineer — Date 11-18-2021

Jason Carter
Fire Chief — Date 10/27/21

SHELBY COUNTY HEALTH DEPARTMENT — Date 11-12-21
(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.

SA21-050