Map 55 Page 89

20220323000119170 1/1 $44.00
Shelby Cnty Judge of Probate, AL
03/23/2022 03:51:15 PM FILED/CERT

CAMELLIA RIDGE SUBDIVISION
PHASE 3, SECTOR 1

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 2
TOWNSHIP 20 SOUTH, RANGE 3 WEST,
SHELBY COUNTY, ALABAMA

PURPOSE OF THIS PLAT IS TO RECORD 9 LOTS IN
CAMELLIA RIDGE SUBDIVISION PHASE 3 SECTOR 1

ALABAMA WEST ZONE NAD 83

GRID NORTH

GRAPHIC SCALE

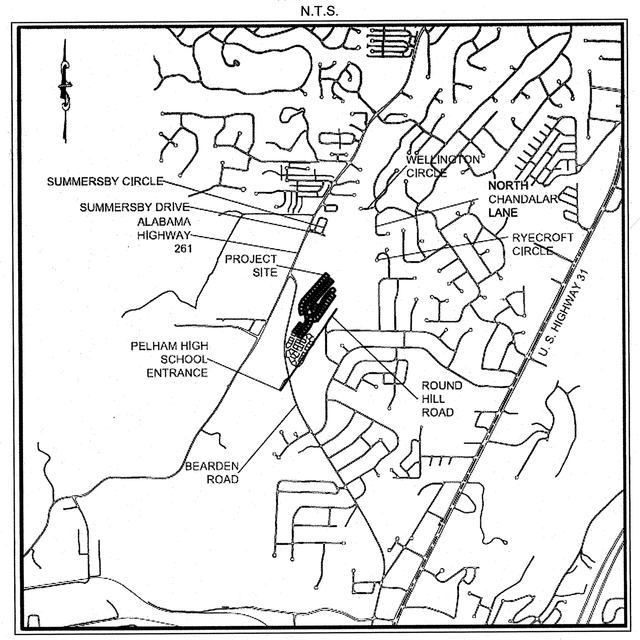
50 0 25 50 100 200

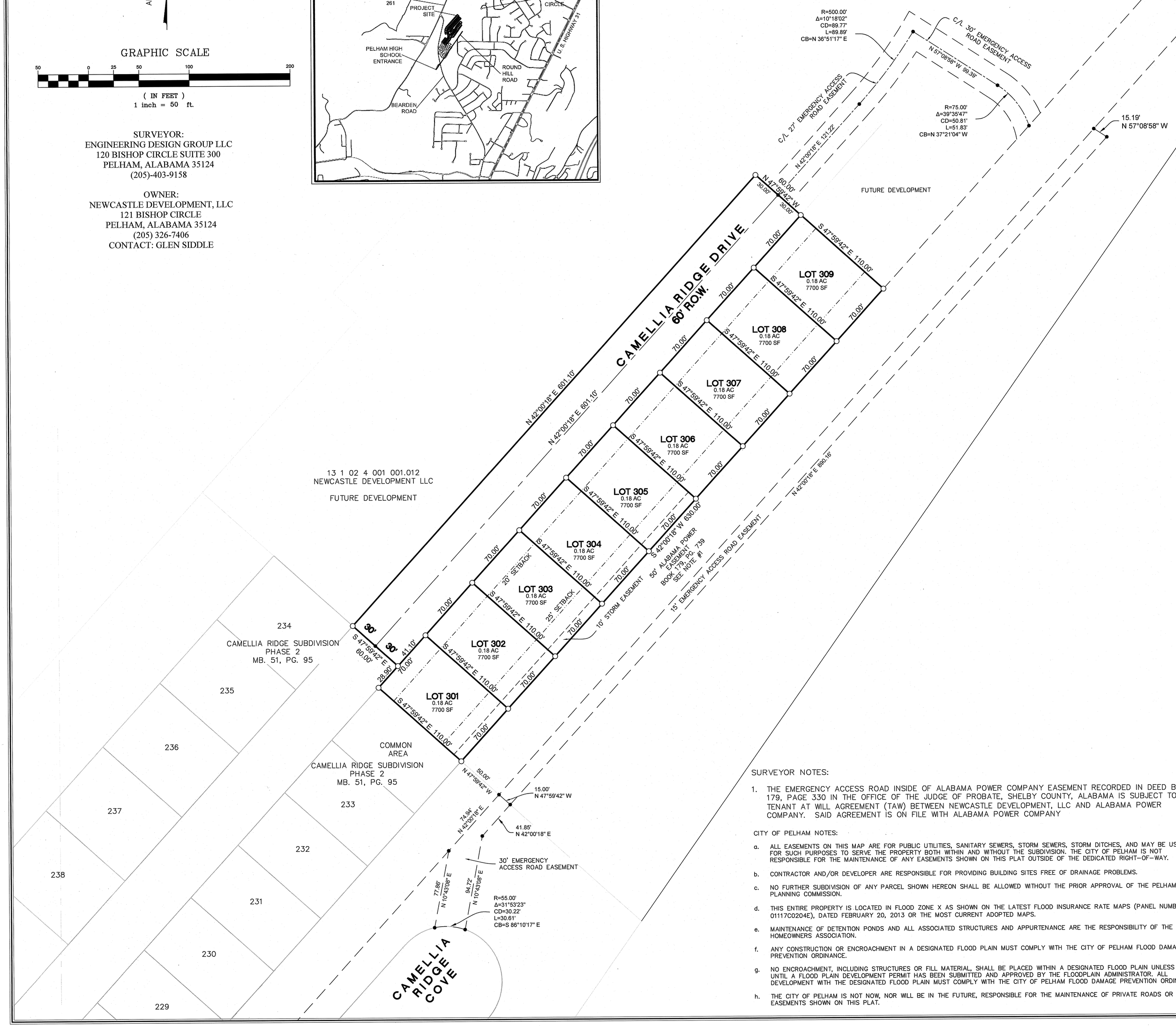
(IN FEET)
1 inch = 50 ft.

SURVEYOR:
ENGINEERING DESIGN GROUP LLC
120 BISHOP CIRCLE SUITE 300
PELHAM, ALABAMA 35124
(205)-403-9158

OWNER:
NEWCASTLE DEVELOPMENT, LLC
121 BISHOP CIRCLE
PELHAM, ALABAMA 35124
(205) 326-7406
CONTACT: GLEN SIDDLE

VICINITY MAP
N.T.S.





SURVEYOR NOTES:

1. THE EMERGENCY ACCESS ROAD INSIDE OF ALABAMA POWER COMPANY EASEMENT RECORDED IN DEED BOOK 179, PAGE 330 IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA IS SUBJECT TO A TENANT AT WILL AGREEMENT (TAW) BETWEEN NEWCASTLE DEVELOPMENT, LLC AND ALABAMA POWER COMPANY. SAID AGREEMENT IS ON FILE WITH ALABAMA POWER COMPANY

CITY OF PELHAM 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. THE CITY OF PELHAM IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE DEDICATED 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 PELHAM PLANNING COMMISSION.

d. THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON THE LATEST FLOOD INSURANCE RATE MAPS (PANEL NUMBER 01117C0204E), DATED FEBRUARY 20, 2013 OR THE MOST CURRENT ADOPTED MAPS.

e. MAINTENANCE OF DETENTION PONDS AND ALL ASSOCIATED STRUCTURES AND APPURTENANCE 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 ENCROACHMENT, 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 WITH THE DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE CITY OF PELHAM FLOOD DAMAGE PREVENTION ORDINANCE.

h. 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.

STATE OF ALABAMA
SHELBY COUNTY

THE UNDERSIGNED, RICHARD EARL STUBBS, REGISTERED LAND SURVEYOR, STATE OF ALABAMA, NEWCASTLE DEVELOPMENT, LLC, AS OWNER, HEREBY STATE 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 OWNERS; THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN KNOWN AS **"CAMELLIA RIDGE SUBDIVISION PHASE 3 SECTOR 1"**, SHOWING THE SUBDIVISION INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVING THE LENGTHS 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 CAMELLIA RIDGE SUBDIVISION PHASE 2, AS RECORDED IN MAP BOOK 41, PAGE 95, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THAT IRON PINS HAVE BEEN INSTALLED AT ALL LOT CORNERS AND CURVE POINTS AS SHOWN AND ARE 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 SUBJECT TO A MORTGAGE HELD BY METRO BANK. 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 SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

BY: _____
RICHARD EARL STUBBS
ALABAMA LIC. NO:30358

ALABAMA REGISTERED No. 30358 PROFESSIONAL LAND SURVEYOR RICHARD EARL STUBBS

STATE OF ALABAMA
COUNTY OF SHELBY

I, CAROL D. JOHNSON, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT RICHARD EARL STUBBS, 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 11 DAY OF March, 2022.

_____ MY COMMISSION EXPIRES DEC. 18, 2022.
NOTARY PUBLIC

CAROL D. JOHNSON NOTARY PUBLIC ALABAMA-STATE AT LARGE

OWNER: NEWCASTLE DEVELOPMENT, LLC

BY: Glenn Siddle

ITS: Managing Member

STATE OF Alabama
COUNTY OF Shelby

I, Stephanie Bishop, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT J. Glenn Siddle WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS Owner OF NEWCASTLE DEVELOPMENT, LLC, OWNER, 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 11th DAY OF march, 2022.

_____ MY COMMISSION EXPIRES 6/8/2022
NOTARY PUBLIC

STEPHANIE BISHOP My Commission Expires June 8, 2022

MORTGAGEE: METRO BANK

BY: Jason Dorough
JASON DOROUGH: PRESIDENT

STATE OF ALABAMA
COUNTY OF St. Clair

I, Juanita T. Cole, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT JASON DOROUGH, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS PRESIDENT OF METRO BANK, MORTGAGEE, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS 15 DAY OF March, 2022.

_____ My Commission Expires October 28, 2024
NOTARY PUBLIC MY COMMISSION EXPIRES

JUANITA T. COLE NOTARY PUBLIC ALABAMA-STATE AT LARGE

BE IT RESOLVED, BY THE CITY OF PELHAM THAT THE ASSENT OF THE BODY BE, AND THE SAME HEREBY IS, GIVEN TO THE DEDICATION OF THE STREETS, ALLEYS, AND PUBLIC GROUNDS AS SHOWN ON PLAT OR MAP OF CAMELLA RIDGE SUBDIVISION PHASE 3 SECTOR 1, WHICH SAID PLAT OR MAP IS CERTIFIED TO HAVE BEEN MADE BY RICHARD EARL STUBBS, AS SURVEYOR, AT THE INSTANCE OF NEWCASTLE DEVELOPMENT, LLC, AS OWNER AND HAS BEEN EXHIBITED TO THIS BOARD; SAID PLAT OR MAP BEING FURTHER IDENTIFIED BY A RECITAL OF THE APPROVAL OF THIS BOARD, SIGNED BY Tommy Lee, PELHAM CITY CLERK, OF EVEN DATE HEREWITH.

GIVEN UNDER MY HAND AND SEAL THIS THE 12th DAY OF MARCH, 2022.

_____
MAYOR, CITY OF PELHAM

_____
CITY ENGINEER

_____
PLANNING COMMISSION, CITY OF PELHAM

_____
CITY CLERK, CITY OF PELHAM

_____
CITY OF PELHAM'S DIRECTOR OF DEVELOPMENT SERVICES AND PUBLIC WORKS

REVISIONS

DRAWN BY:	MBA
CHECKED BY:	RKC
PROJECT No.:	NEWC0004
DATE:	March 11, 2022
SCALE:	1" = 50'

PROJECT: CAMELLIA RIDGE SUBDIVISION PHASE 3, PHASE 1

TITLE: FINAL PLAT

120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
FAX - (205) 403-9175

EDG
ENGINEERING DESIGN GROUP, LLC
CIVIL ENGINEERING • LAND SURVEYING
(205) 403-9158

SHEET NO.
1 OF 1

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