MAP BOOK 57 page 88

20230425000119490 1/1 $34.00
Shelby Cnty Judge of Probate, AL
04/25/2023 08:46:26 AM FILED/CERT

LEGEND

- ● – IRON PIN FOUND 1/2 " OUTSIDE DIAMETER
- ○ – # 5 REBAR SET WITH CAP STAMPED. (IPS)
- – UTILITY POLE.
- MBL – MINIMUM BUILDING LINE
- 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

CITY OF CALERA NOTES:

A. ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWER, STORM SEWERS, STORM DITCHES AND MAY BE USED FOR SUCH PURPOSES TO SERVE THE PROPERTY BOTH WITHIN AND WITHOUT THE SUBDIVISION. CITY OF CALERA 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 CALERA PLANNING COMMISSION.

D. THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE 'X', AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAPS, PANEL # 01117C 0507 E, DATED FEBRUARY 20, 2013.

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

GENERAL NOTES:

THE CURRENT ZONING FOR THIS SUBDIVISION IS R-1.

THE PURPOSE OF THIS RESURVEY IS TO COMBINE FOUR LOTS INTO ONE LOT, FOR RESIDENTIAL USE.

FINAL PLAT OF

A RESURVEY OF LOTS 9-12, BLOCK 67, DUNSTANS MAP OF CALERA

SITUATED IN THE SW 1/4 OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 2 WEST, CITY OF CALERA, SHELBY COUNTY, ALABAMA.

0.92 TOTAL ACREAGE OF SUBJECT PROPERTY

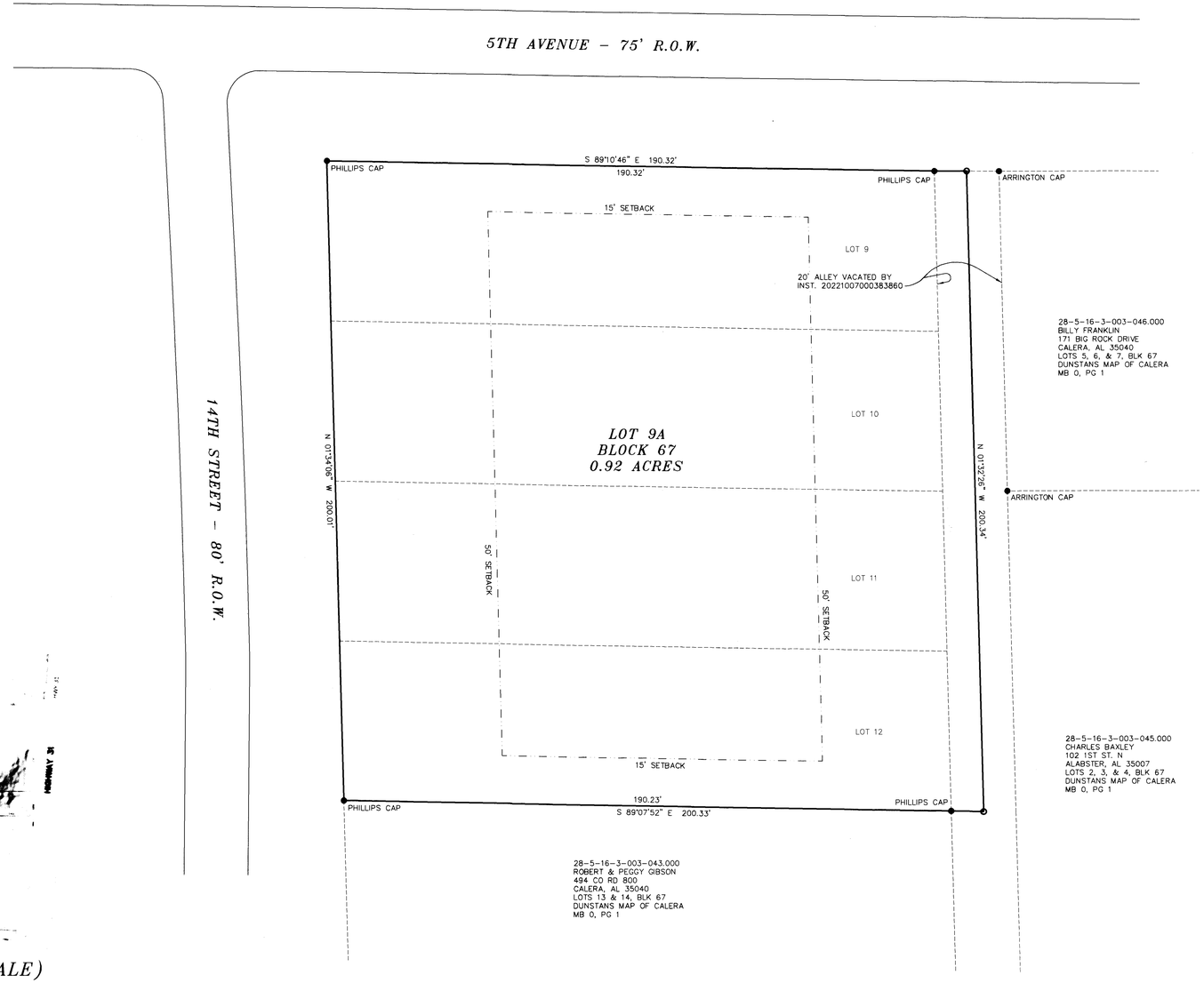
PREPARED FOR:
DOUGLAS SCURLOCK
515 14TH STREET
CALERA, AL 35040

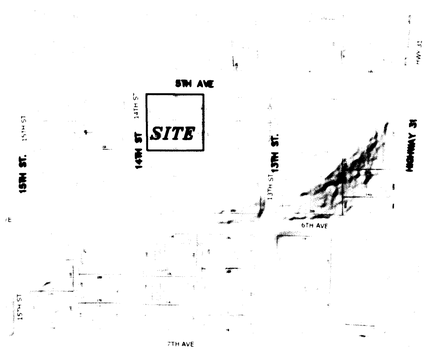
PREPARED BY:
RODNEY SHIFLETT
P.O. BOX 204
COLUMBIANA, AL 35051
205-669-1205

N
W E
S

0 20 40 60

SCALE: 1" = 20'





VICINITY MAP (NOT TO SCALE)

STATE OF ALABAMA
SHELBY COUNTY
JANUARY 5, 2023

The undersigned, Rodney Shiflett, a Licensed Land Surveyor, State of Alabama and Douglas Scurlock, as owner(s) hereby certify 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 LOTS 9-12, BLOCK 67 OF DUNSTANS MAP OF CALERA, 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 Dunstan's Map of Calera, as recorded in Map Book 0, Page 1, 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 LeaderOne Financial Corporation. 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 JANUARY 20 23

By: Rodney Shiflett Date: 01/05/23
Rodney Shiflett, P.L.S. #18184
P.O. Box 204
Columbiana, AL 35051
205-669-1205

ALABAMA LICENSED PROFESSIONAL LAND SURVEYOR RODNEY 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 JANUARY 20 23

Heather Letts
Notary Public

10/15/23
My Commission Expires

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

By: Douglas Scurlock Date 1-11-23
Douglas Scurlock

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Douglas Scurlock, 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 11 day of January 20 23

Heather Letts
Notary Public

10-15-23
My Commission Expires

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

By: Colleen Barnett Date 2-23-2023
Officer MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS MORTGAGEE, AS NOMINEE FOR
LeaderOne Financial Corporation, ITS SUCCESSOR AND ASSIGNS
7500 College Blvd, Suite 1150
Overland Park, KS 66210

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Colleen Barnett, whose name is signed to the foregoing certificate as mortgagee, 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 23 day of FEBRUARY 20 23

Sylvia Ramirez
Notary Public Sylvia Ramirez

MAR 07 2023
My Commission Expires

SYLVIA RAMIREZ
Notary Public, State of Texas
Comm. Expires 03-07-2023
Notary ID 131921660

Mayor – City of Calera — Date 3-8-2023

Calera Planning Commission — Date 3-7-23

City of Calera – City Clerk — Date 3-7-23

Zoning Administrator – City of Calera — Date 2/28/23

City of Calera Engineer — Date 2/28/23

City of Calera Building Official — Date 3/7/2023

RODNEY SHIFLETT SURVEYING
P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298
JOB #22812