Map Book 58 page 87 RESURVEY OF LOT 1-A OF STATE OF ALABAMA) COUNTY OF SHELBY) TO BE KNOWN AS "RESURVEY OF LOT 1-A CLEARVIEW, A RESURVEY OF LOT 15 B-2 AND ACREAGE", A PART OF SHELBY COUNTY, ALABAMA, AND THAT THE STREETS, ALLEYS, EASEMENTS AND PUBLIC GROUNDS AS SHOWN ON SAID PLAT ARE HERE BY DEDICATED TO THE USE OF THE PUBLIC. CLEARVIEW ESTATES, A RESURVEY MATTHEW PARKER, OWNER 10/23/2023 09:12:52 AM FILED/CERT OF LOT 15 B-2 AND ACREAGE STATE OF ALABAMA) COUNTY OF SHELBY) STATE OF ALABAMA) COUNTY OF SHELBY) EXCEPT A MORTGAGE OR MORTGAGES HELD BY THE FOLLOWING MORTGAGEE: CENTRAL STATE BANK. WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS OWNER, WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME, ON I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF I. THE UNDERSIGNED. AS NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT CENTRAL STATE BANK AS RECORDED IN MAP BOOK 54, PAGE 73 IN THE OFFICE VOLUNTARILY, AS AND ACT OF SAID OWNER, ON THE DAY THE SAME BEARS DATE. WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS MORTGAGEE, WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA. ON THIS DATE THAT, BEING INFORMED OF THE CONTENTS OF THE ABOVE AND FOREGOING CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, AS AND ACT OF SAID OWNER, ON THE DAY THE SAME BEARS DATE. GIVEN UNDER MY HAND AND SEAL ON THIS THE 16 DAY OF COLORS, 2023. SITUATED IN SECTION 1, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA PROFESSIONAL THE PURPOSE OF THIS RESURVEY IS TO VACATE A 50' WIDE STRIP I, ERIN PARKER, AS OWNER, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED A AID OUT AND PLATTED TO BE KNOWN AS "RESURVEY OF LOT 1-A CLEARVIEW, A RESURVEY OF LOT 15 B-2 AND ACREAGE", A PART OF SHELBY COUNTY, FROM AN 80' WIDE INGRESS/EGRESS EASEMENT MAKING IT 30' WIDE. STATE OF ALABAMA) COUNTY OF SHELBY) VIÇINITY MAP AND ACT OF SAID LAND SURVEYOR, ON THE DAY THE SAME BEARS DATE GIVEN UNDER MY HAND AND SEAL ON THIS THE 13TH DAY OF DECORSE., 2023. STATE OF ALABAMA)
COUNTY OF SHELBY) NOTARY BY: Olyana D. Mitchell
NOTARY PUBLIC APPROVED THE SHELBY COUNTY HEALTH OFFICER MY COMMISSION EXPIRES: 10-4-15 GIVEN UNDER MY HAND AND SEAL ON THIS THE 16 DAY OF OCTOBER, 2023. ARE MADE A PART OF THIS PLAT AS IF SET OUT HEREON. MY COMMISSION EXPIRES: 8-17-26 CLEARVIEW ESTATES A RESURVEY OF LOTS 15 B-2 AND ACREAGE FOUND REBAR MAP BOOK 54, PAGE 73 N 88°47'20" W 623.92' CITY OF COLUMBIANA NOTES: . 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, THE CITY OF COLUMBIANA IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY NEW EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT-OF-WAY. CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITH OUT THE PRIOR APPROVAL OF THE CITY OF COLUMBIANA PLANNING AND ZONING BOARDS. DRIVEWAYS CAN BE RESTRICTED BY SHELBY COUNTY HIGHWAY DEPARTMENT, DRIVEWAY ACCESS PERMIT REQUIRED PRIOR TO INSTALLATION OF DRIVEWAY(S). CONTACT THE SHELBY COUNTY HIGHWAY DEPARTMENT AT 205-869-3850 TO OBTAIN ACCESS PERMIT THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAPS (PANEL NUMBER 01117C0405E), DATED FEBRUARY 20, 2013. FOUND REBAR MAINTENANCE OF DETENTION PONDS AND ALL ASSOCIATED STRUCTURES AND APPURTENANCES ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. . ANY CONSTRUCTION OR ENCROACHMENT IN A DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE CITY OF COLUMBIANA FLOOD DAMAGE NO ENCROACHMENTS, INCLUDING STRUCTURES OR FILL MATERIAL. LOT 1-AA SHALL BE PLACED WITHIN A DESIGNATED FLOOD PLANE UNLESS AND **5.82 ACRES** UNTIL A HOOD PLAN DEVELOPMENT PERMIT HAS BEEN SUBMITTED AND APPROVED BY THE COUNTY ENGINEER. ALL DEVELOPMENT WITHIN A DESIGNATED FLOOD PLANE MUST COMPLY WITH THE CITY OF COLUMBIANA FLOOD DAMAGE PREVENTION ORDINANCE. SHELBY COUNTY AND THE CITY OF COLUMBIANA, ARE NOT NOW, NOR LOT 1-A WILL BE IN THE FUTURE, BE RESPONSIBLE FOR THE MAINTENANCE OF **CLEARVIEW ESTATES** PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT. A RESURVEY OF LOTS 15 B-2 AND ACREAGE MAP BOOK 54, PAGE 73 SURVEYOR NOTES: NORTH ARROW IS BASED ON PLAT. THE PURPOSE OF THIS RESURVEY IS TO VACATE A 50' WIDE STRIP FROM AN 80' WIDE INGRESS/EGRESS EASEMENT, MAKING IT 30' WIDE. **CLEARVIEW ESTATES** A RESURVEY OF LOTS 15 B-2 AND ACREAGE MAP BOOK 54, PAGE 73 FOUND REBAR R=173.50' Δ=28°19'54 LQT 1-B L=85.79' **CLEARVIEW ESTATES** CB=N 09°38'07" W A RESURVEY OF LOTS 15 B-2 AND ACREAGE MAP BOOK 54, PAGE 73 N 86°29'28" W 621.47' 22-1-11-0-000-001.003 22-1-11-0-000-001.002