Map Book 59 Page 10

2023120000353040 1/1 $34.00
Shelby Cnty Judge of Probate, AL
12/07/2023 09:58:59 AM FILED/CERT

A RESURVEY OF LOTS 10A & 10B OF A RESURVEY OF LOTS 3,4,6,7,8,9 & 10 LIBERTY SHORES

AS RECORDED IN MAP BOOK 43 ON PAGE 46
IN THE OFFICE OF THE JUDGE OF PROBATE,
SHELBY COUNTY, ALABAMA

SITUATED IN SE 1/4 OF SECTION 20,
AND THE NE 1/4 OF SECTION 29,
TOWNSHIP 19 SOUTH, RANGE 3 EAST,
SHELBY COUNTY, ALABAMA

PREPARED BY:
SURVEYING SOLUTIONS, INC.
2232 CAHABA VALLEY DRIVE SUITE F
BIRMINGHAM, ALABAMA 35242
(205) 991-8965

OWNER:
TYLER CLARK
701 LIBERTY SHORES BLVD
VINCENT, AL 35178
CHRISTOPHER M. & EVETTE ALYCE. CLELAND
200 LORRIN LANE
STERRETT, AL. 35147
(205) 616-5118

0 100' 200' 400'

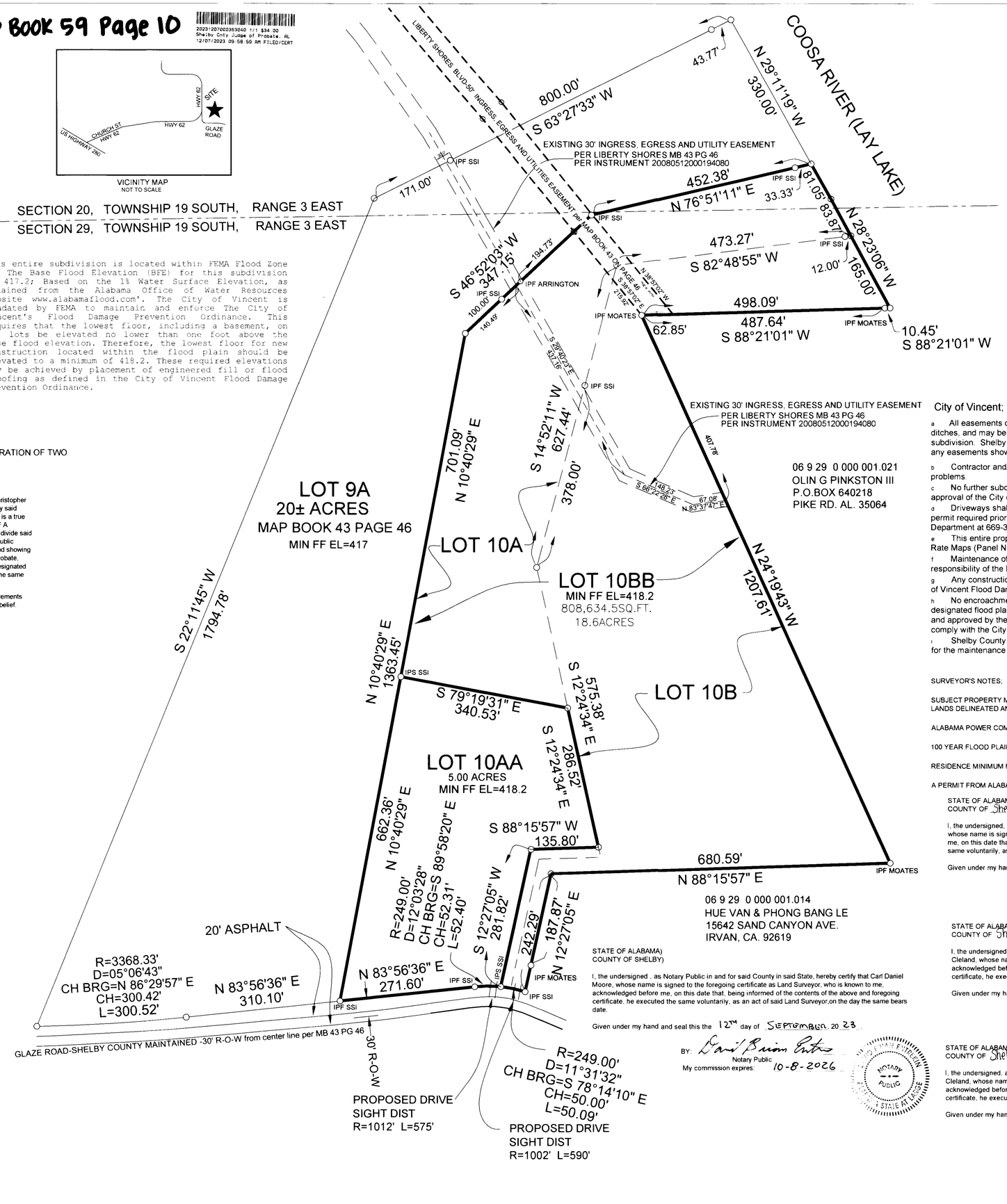
GRAPHIC SCALE: 1" = 100'

DATE: APRIL 28, 2023

VICINITY MAP
NOT TO SCALE

SECTION 20, TOWNSHIP 19 SOUTH, RANGE 3 EAST
SECTION 29, TOWNSHIP 19 SOUTH, RANGE 3 EAST

This entire subdivision is located within FEMA Flood Zone 'A. The Base Flood Elevation (BFE) for this subdivision is 417.2; Based on the 1% Water Surface Elevation, as obtained from the Alabama Office of Water Resources website www.alabamaflood.com'. The City of Vincent is mandated by FEMA to maintain and enforce The City of Vincent's Flood Damage Prevention Ordinance. This requires that the lowest floor, including a basement, on all lots be elevated no lower than one foot above the base flood elevation. Therefore, the lowest floor for new construction located within the flood plain should be elevated to a minimum of 418.2. These required elevations may be achieved by placement of engineered fill or flood proofing as defined in the City of Vincent Flood Damage Prevention Ordinance.



06 9 29 0 000 001.021
OLIN G PINKSTON III
P.O.BOX 640218
PIKE RD. AL. 35064

06 9 29 0 000 001.014
HUE VAN & PHONG BANG LE
15642 SAND CANYON AVE.
IRVAN, CA. 92619

LEGEND

AC ACRES
B B BACK TO BACK
BC BACK OF CURB
BRG BEARING
CA COMMON AREA
CH CHORD
CL CENTERLINE
d DEFLECTION ANGLE
D DELTA ANGLE
E EAST
EP EDGE OF PAVING
ESMT. EASEMENT
EX EXISTING
FD FOUND
FH FIRE HYDRANT
GI GRATE INLET
HW HEADWALL
IPF IRON PIN FOUND
IPS IRON PIN SET SSI CAP
L LENGTH
M B MAP BOOK
MH MANHOLE
MIN MINIMUM
N NORTH
NO NUMBER
PG PAGE
R RADIUS
RCP REINFORCED CONCRETE PIPE
REC RECORD
ROW RIGHT OF WAY
S SOUTH
SAN SANITARY
SSI SURVEYING SOLUTIONS, INC
SQ.FT. SQUARE FEET
STM STORM
T TANGENT
W WEST
YI YARD INLET
STORM SEWER
STORM SEWER MANHOLE
WATERLINE —W—W—
± MORE OR LESS
° DEGREES
' MINUTES, IN BEARINGS OR ANGLES
" SECONDS, IN BEARINGS OR ANGLES
' FEET, IN DISTANCES
RI REFERENCE IRON

NOTE: THE PURPOSE OF THIS SUBDIVISION IS TO CHANGE THE LOT CONFIGURATION OF TWO LOTS FOR RESIDENTIAL USE.

STATE OF ALABAMA)
COUNTY OF SHELBY)

The undersigned, Carl Daniel Moore, a registered Land Surveyor, in the State of Alabama, and Tyler Clark and Christopher M. Cleland, Evette A. Cleland, Owners, 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 were made at the instance of said owner; that this plat or map is a true and correct map of the lands shown therein and known or to be known as A RESURVEY OF LOTS 10A & 10B OF A RESURVEY OF LOTS 3,4,6,7,8,9 & 10 LIBERTY SHORES, showing the subdivisions into which it is proposed to divide said lands, giving the length and angles of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the angles, width, length and name of each street, as well as the number of each lot and block, and showing the relation of the land to LIBERTY SHORES, as recorded in Map Book 43, Page 8 in the Office of the Judge of Probate, Shelby County, Alabama and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. Said owner also certify that they are the owners of said lands and that the same are not subject to any mortgage~~, except a mortgage with American Land Management Corporation~~.

I hereby certify 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.

DATE: 9-12-2023

BY: Carl Daniel Moore
Carl Daniel Moore, Reg. L.S. # 12159

ALABAMA REGISTERED No. 12159 PROFESSIONAL LAND SURVEYOR CARL D. MOORE

OWNER: Christopher M. Cleland
Christopher M. Cleland Lot 10AA

OWNER: Evette Alyce Cleland
Evette Alyce Cleland Lot 10AA

OWNER:
TYLER CLARK Lot 10BB

~~STATE OF ALABAMA)~~
~~COUNTY OF _____)~~ Mortgage Paid off (see file)

~~I, the undersigned, as Notary Public in and for said County in said State, hereby certify that _____ whose name is signed to the foregoing certificate of _____ of Penny Mac Mortgage, and who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing certificate, he executed the same voluntarily, as an act of said officer, on the day the same bears date.~~

~~Given under my hand and seal this the _____ day of _____, 20_____.~~

~~BY: _____~~
~~Notary Public~~
~~My commission expires: _____~~

APPROVED: _____ DATE: 12-2-23
MAYOR, TOWN OF VINCENT

APPROVED: _____ DATE: 12-5-2023
TOWN OF VINCENT PLANNING COMMISSION

APPROVED: Robert L. Green DATE: 12-5-2023
FIRE CHIEF, TOWN OF VINCENT

APPROVED: Lynn Tiesler DATE: 12-1-23
SHELBY COUNTY HEALTH OFFICER
FOR RECORDING PURPOSES ONLY

THE LOTS ON THE PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE SHELBY COUNTY HEALTH DEPARTMENT. THE APPROVALS MAY CONTAIN CONDITIONS PERTAINING TO ONSITE SEWAGE TREATMENT SYSTEM THAT RESTRICT THE USE OF THE LOTS OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS. THESE CONDITIONS ARE ON FILE WITH THE SAID HEALTH DEPARTMENT, AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HEREON.

City of Vincent; 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. Shelby County and the City of Vincent are 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 with out the prior approval of the City of Vincent Planning and Zoning Board.

d Driveways shall be restricted to the locations as 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 A as shown on the latest Federal Insurance Rate Maps (Panel Number 01117C0301E), 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 City of Vincent 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 City of Vincent Flood Damage prevention Ordinance.

i Shelby County and the City of Vincent is not now, nor will be in the future, responsible for the maintenance of private roads or easements shown on this plat.

SURVEYOR'S NOTES:

SUBJECT PROPERTY MAY CONTAIN WET LANDS, ITS THE OWNERS RESPONSIBILITY TO HAVE WET LANDS DELINEATED AND LOCATED IF REQUIRED.

ALABAMA POWER COMPANY HAS A FLOOD EASEMENT TO THE 408 ELEVATION.

100 YEAR FLOOD PLAIN PER CORP OF ENGINEERS ELEVATION 415

RESIDENCE MINIMUM FINISHED FLOOR ELEVATION 418.2

A PERMIT FROM ALABAMA POWER MUST BE OBTAINED TO BUILD ANY SEA WALLS, DOCKS OR PIERS.

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, as Notary Public in and for said County in said State, hereby certify that Tyler Clark, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing certificate, he executed the same voluntarily, as an act of said owner, on the day the same bears date.

Given under my hand and seal this the 10th day of September, 2023.

BY: Tiffney Triesler
Notary Public
My commission expires: 6/19/23

TIFFNEY TRIESLER
My Commission Expires
June 19, 2024

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, as Notary Public in and for said County in said State, hereby certify that Christopher M. Cleland, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing certificate, he executed the same voluntarily, as an act of said owner, on the day the same bears date.

Given under my hand and seal this the 18th day of September, 2023.

BY: Tiffney Triesler
Notary Public
My commission expires: 6-19-23

TIFFNEY TRIESLER
My Commission Expires
June 19, 2024

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, as Notary Public in and for said County in said State, hereby certify that Evettte Alyce Cleland, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing certificate, he executed the same voluntarily, as an act of said owner, on the day the same bears date.

Given under my hand and seal this the 18th day of September, 2023.

BY: Tiffney Triesler
Notary Public
My commission expires: 6/19/23

TIFFNEY TRIESLER
My Commission Expires
June 19, 2024

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, as Notary Public in and for said County in said State, hereby certify that Carl Daniel Moore, whose name is signed to the foregoing certificate as Land Surveyor, who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing certificate, he executed the same voluntarily, as an act of said Land Surveyor,on the day the same bears date.

Given under my hand and seal this the 12TH day of SEPTEMBER, 20 23.

BY: Carl Brian Entrop
Notary Public
My commission expires: 10-8-2026

NOTARY PUBLIC STATE AT LARGE