MAP Book 59 Page 101

STATE OF ALABAMA
SHELBY COUNTY

THE UNDERSIGNED, STEVEN M. ALLEN REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND JAMES H. (DECEASED) AND DARTHY MOORE OWNER(S) HEREBY CERTIFY THAT THIS PLAT OR MAP WAS MADE PURSUANT TO A SURVEY MADE AT THE INSTANCE OF SAID OWNER(S); THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LAND SHOWN THEREIN AND KNOWN AS OR TO BE KNOWN AS "HARRISON FARMS" SHOWING SUBDIVISION INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS; GIVING THE LENGTH AND THE ANGLES OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER; SHOWING THE STREETS, ALLEYS, AND PUBLIC GROUNDS; GIVING THE LENGTH, WIDTH, AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK; ALSO SHOWING THE RELATIONS OF THE LANDS TO THE GOVERNMENT SURVEY; 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(S) FURTHER CERTIFY THAT THEY ARE THE OWNERS OF SAID PROPERTY AND THAT THE SAME IS NOT SUBJECT TO ANY MORTGAGE EXCEPT AS SHOWN.

I HEREBY 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: S M Allen DATED 5-13-24
STEVEN M. ALLEN
Surveyor, Reg. No. 12944

BY: Darthy Moore DATED 5-13-24
DARTHY MOORE, OWNER

STATE OF ALABAMA
COUNTY OF SHELBY
I, Misty Buchanan Brasher, the undersigned, as Notary Public in and for said County in said State, hereby certify that STEVEN M. ALLEN, whose name is signed to the foregoing instrument as surveyor, who is known to me, acknowledged before me, on this date that, after being duly informed of the contents of the foregoing instrument, executed same voluntarily as such individual with full authority thereof on the day same bears date.
Given under my hand and seal this the 17th day of May, 2024
BY: Misty Buchanan Brasher
Notary Public My commission expires 3-24-27

STATE OF ALABAMA
COUNTY OF SHELBY
I, Misty Buchanan Brasher, the undersigned, as Notary Public in and for said County in said State, hereby certify that DARTHY MOORE whose name(s)are signed to the foregoing instrument as owners, who are known to me, acknowledged before me, on this date that, after being duly informed of the contents of the foregoing instrument, executed same voluntarily as such individuals with full authority thereof on the day same bears date.
Given under my hand and seal this the 17 day of May, 2024
BY: Misty Buchanan Brasher
Notary Public My Commission expires 3-24-27

MISTY BUCHANAN BRASHER
MY COMMISSION EXPIRES
MARCH 24, 2027
NOTARY PUBLIC
STATE OF ALABAMA

20240517000147740 1/1 $34.00
Shelby Cnty Judge of Probate, AL
05/17/2024 03:51:13 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY
I, LaDonna Chapman, the undersigned, as Notary Public in and for said County in said State, hereby certify that the ALABASTER WATER BOARD REPRESENTIVE whose name(s)are signed to the foregoing instrument as owners, who are known to me, acknowledged before me, on this date that, after being duly informed of the contents of the foregoing instrument, executed same voluntarily as such individuals with full authority thereof on the day same bears date.
Given under my hand and seal this the 13th day of May, 2024
BY: LaDonna Chapman
Notary Public My Commission expires March 29, 2027

LADONNA CHAPMAN
MY COMMISSION EXPIRES
MARCH
29, 2027
NOTARY PUBLIC
ALABAMA STATE AT LARGE

CITY OF ALABASTER SIGNATURES

Scott Brakefield DATE 5/15/24
MAYOR, CITY OF ALABASTER

Britt Tucker DATE 5/15/24
ALABASTER CITY ENGINEER

Michael R. Allen DATE 5/17/24
PLANNING COMMISSION, CITY OF ALABASTER

Brent Galloway DATE 5/15/24
ALABASTER BUILDING OFFICIAL

DATE 5/15/24
ALABASTER FIRE OFFICIAL

Mark Frame DATE 5/15/24
CITY CLERK

DATE 5/13/24
ALABASTER WATER BOARD REPRESENTIVE

Lynnette Blaxton DATE 5/10/24
SHELBY COUNTY HEALTH DEPARTMENT
FOR RECORDING PURPOSES ONLY

HARRISON FARMS

SITUATED IN THE NE1/4 OF SECTION 15, TWP 21 SOUTH, RANGE 3 WEST AND
CITY OF ALABASTER, SHELBY COUNTY ALABAMA
THE PURPOSE OF THIS SUBDIVISION IS TO CREATE TWO RESIDENTIAL LOTS FROM 1 EXSISTING LOT
DATE: APRIL 2, 2024 TOTAL ACRES SUBDIVIDED= 11.4 ACRES
PROPERTY ZONED A

100 0 100 200 300
Scale: 1" = 100'

CONTACT
GREG CONN
PHONE 205-368-2515

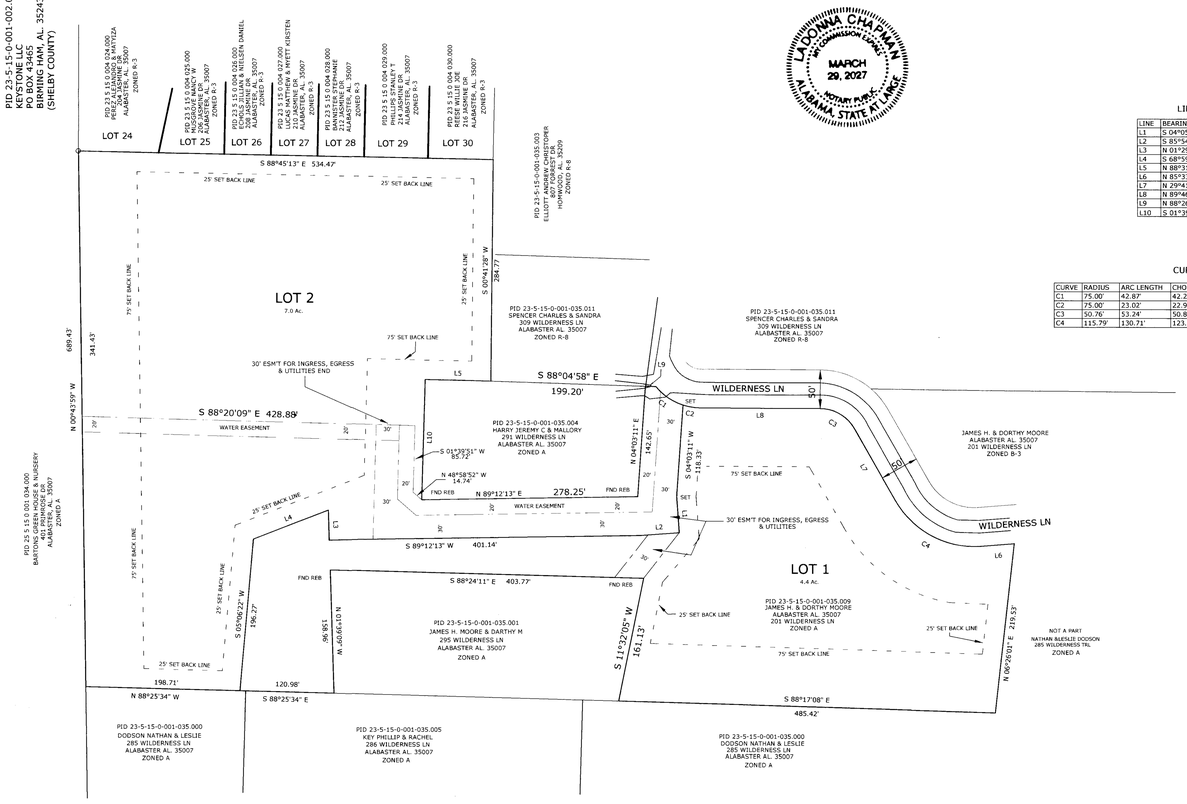
OWNER-PID NO. 23 5 15 0 001 035.000

DARTHY MOORE
201 WILERNESS LANE
ALABASTER, AL. 35007

MAP PREPARED BY
S. M. ALLEN PLS 12944
9378, STE B
ALABASTER AL. 35007
205 663-4251

ALABASTER GENERAL NOTES
1. ALL EASEMENTS ARE FOR UTILITY AND DRAINAGE PURPOSES AND SHALL PROVIDE NEEDS FOR BOTH WITHIN AND WITHOUT THIS SUBDIVISION.
2. NO FENCES WILL BE ALLOWED TO OBSTRUCT THE FLOW OF STORM WATER.
3. FENCING, IF INSTALLED ON AN EASEMENT, MAY BE REMOVED AT THE PROPERTY OWNERS EXPENSE IN ORDER TO ACCESS ANY UTILITY OR EASEMENT.
4. DETENTION/RETENTION POND MAINTENANCE AND UPKEEP WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR PARTY OF OWNERSHIP.
5. THE CITY OF ALABASTER IS NOT NOR WILL EVER BE RESPONSIBLE FOR THE MAINTENANCE OF EASEMENTS OUTSIDE THE RIGHT OF WAY.
6. ALL DECORATIVE SIGNAGE, LIGHTING, ETC. WITHIN A SUBDIVISION IF REMOVED OR DAMAGE WILL BE REPLACED WITH STANDARD CITY OF ALABASTER EQUIPMENT.
7. THE CITY OF ALABASTER IS LOCATED IN AN AREA SUBJECT TO SINK HOLES AND LIMESTONE FORMATIONS. THE CITY DOES NOT MAKE ANY GUARANTEE AGAINST SINK HOLE OR OTHER NATURAL CONDITIONS THAT MAY EXIST OR OCCURS.
8. I FURTHER CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE RATE MAP, 01117C 0379E, DATED 02-20-2013, ZONE X, AND FOUND THAT THE ABOVE DESCRIBED PARCEL DOES NOT LIE IN A SPECIAL HAZARD ZONE.
9. THIS NOTE IS OMITTED
10. THE FINAL PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF ALABASTER ON THE 23 DAY OF April, 2024 SUBJECT TO AN IMPROVEMENT BOND GIVEN BY THE OWNER TO THE CITY OF ALABASTER IN THE AMOUNT OF Ø FOR COMPLETION OF ALL REQUIRED IMPROVEMENTS AND MAINTENANCE.
11. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAYS OF RECORD, EITHER RECORDED OR UNRECORDED.

REVISED THE MEADOWS
MAPBOOK 20 PAGE 26



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 04°05'20" E	46.52'
L2	S 85°54'40" W	50.00'
L3	N 01°29'54" W	38.60'
L4	S 68°59'06" W	103.32'
L5	N 88°31'31" W	84.74'
L6	N 85°33'46" E	43.47'
L7	N 29°41'51" W	107.16'
L8	N 89°46'11" W	153.85'
L9	N 88°26'48" W	13.52'
L10	S 01°39'51" W	155.08'

CURVE TABLE

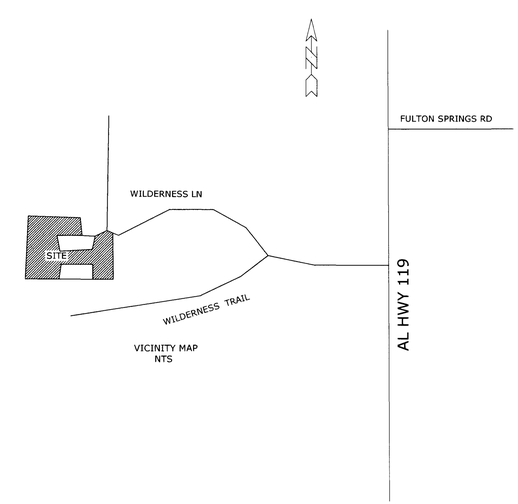
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	75.00'	42.83'	42.28'	S 55°37'10" E	32°44'48"
C2	75.00'	23.02'	22.93'	S 80°46'56" E	17°35'11"
C3	50.76'	53.24'	50.83'	N 59°52'47" W	60°05'31"
C4	115.79'	130.71'	123.88'	S 62°05'59" E	64°40'46"

HEALTH DEPARTMENT NOTE:

THE LOTS ON THIS PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE SHELBY COUNTY LHD. NO REPRESENTATION IS MADE THAT ANY LOT ON THIS PLAT WILL ACCOMADATE 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 CERTAIN CONDITIONS WHICH RESTRICT THE USE OF THE LOT OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS, AND THESE ARE ON FILE WITH SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HERE ON.

ZONING TAB "A"
AREA AND DIMINSIONAL REGULATIONS

MINIMUM LOT AREA	3 ACRE
MINIMUM LOT WIDTH	150 FEET
MAXIMUM BUILDING HEIGHT	
MINIMUM BUILDING SETBACKS:	
FRONT	75 FEET
REAR	75 FEET
SIDE	25 FEET
MINIMUM LIVEABLE FLOOR AREA	
ONE STORY BUILDING	1000 SQUARE FET
MORE THAN ONE STORY DWELLING:	
FIRSET FLOOR	1800 SQUARE FEET
TOTAL DWELLING	1300 SQUARE FEET



VICINITY MAP
NTS

RE-2024-0039

NO.	DESCRIPTION	BY	DATE

REVISIONS

DWN. BY
CKD. BY
JOB NO. 16894
DISK
SCALE 1"=100'
DATE 4-3-24

CLIENT: DARTHY MOORE
PROJECT HARRISON FARMS
TITLE FINAL PLAT

S. M. ALLEN
9378 SUITE B Hwy: 119
ALABASTER, ALABAMA 35007
(205) 663-4251

SHEET NO.
1 OF 1