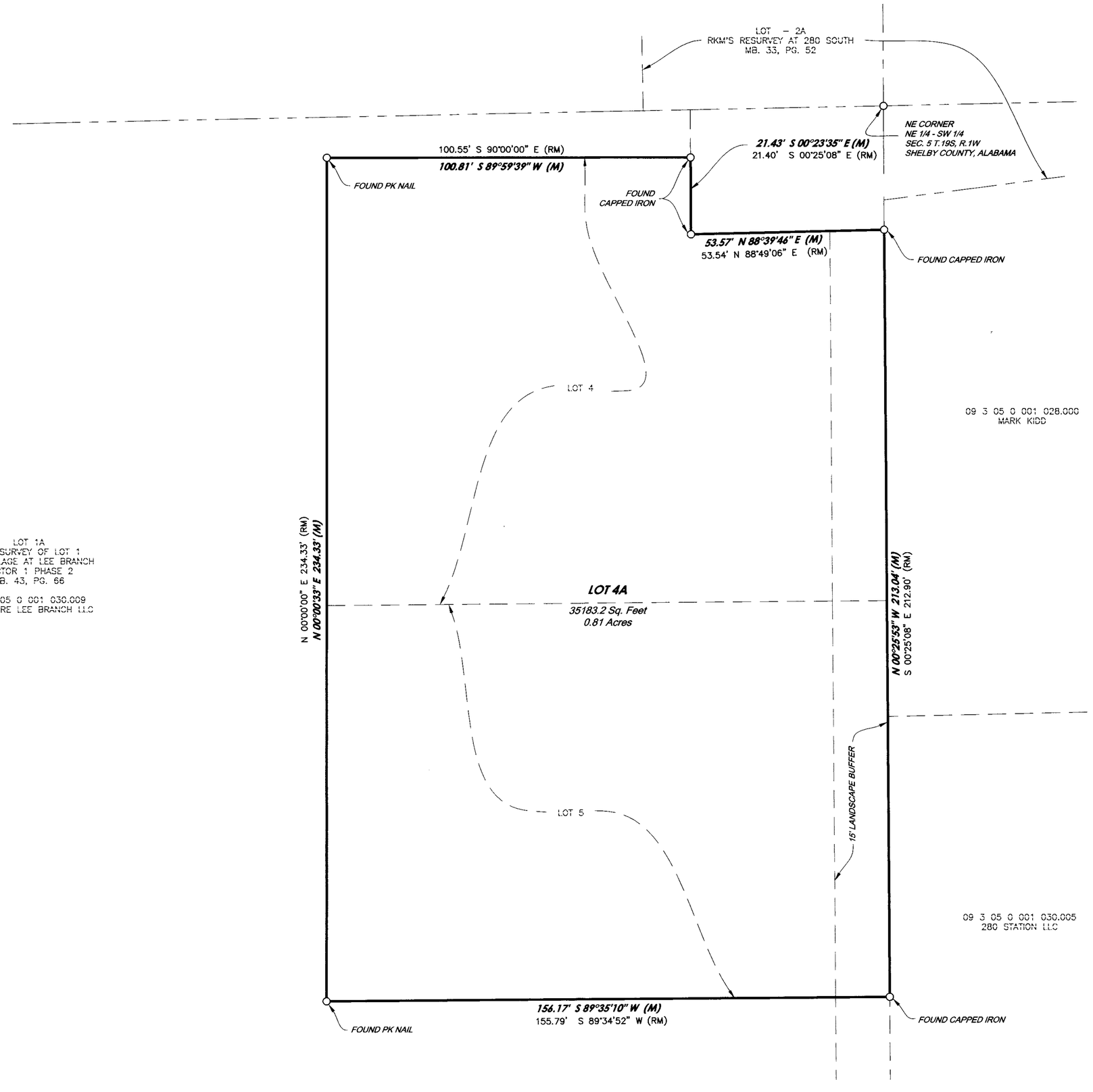
Map Book 45 Page 42

20151001000342040 1/1 $26.00
Shelby Cty Judge of Probate, AL
10/01/2015 08:47:54 AM FILED/CERT

FREDDY'S LEE BRANCH RESURVEY

BEING A RESURVEY OF LOTS 4 AND 5, ACCORDING TO THE SURVEY OF THE VILLAGE AT LEE BRANCH SECTOR 1 – PHASE 2, AS RECORDED IN MAP BOOK 33, PAGE 58, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA

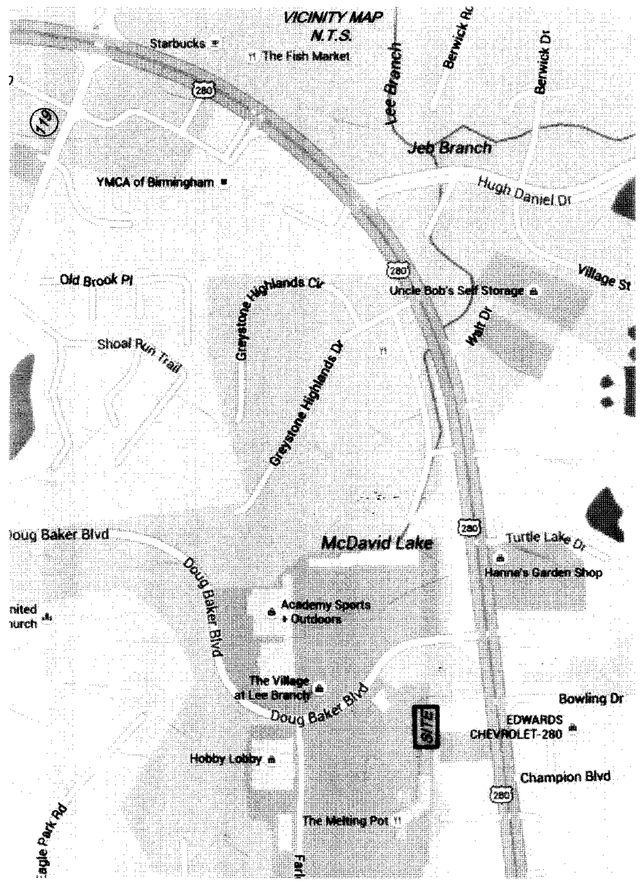


GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

THE PURPOSE OF THIS RESURVEY IS TO COMBINE LOTS 4 AND 5 INTO 1 LOT



STATE OF ALABAMA
COUNTY OF SHELBY

THE UNDERSIGNED JEFF D. ARRINGTON, REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND FYLER OIL LLC, AND LCF LLC, 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 OWNERS; THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN AND KNOWN AS **"FREDDY'S LEE BRANCH RESURVEY"** SHOWING THE SUBDIVISIONS INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVING THE LENGTH 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 THE SURVEY OF THE VILLAGE AT LEE BRANCH SECTOR 1 – PHASE 2, AS RECORDED IN MAP BOOK 33, PAGE 58, 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 DESIGNATED BY SMALL OPEN CIRCLES ON SAID PLAT OR MAP. SAID OWNERS ALSO CERTIFIES THAT THEY ARE THE OWNERS OF SAID LANDS AND THAT THE SAME ARE NOT SUBJECT TO ANY MORTGAGE.

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.

SURVEYOR:

JEFF D. ARRINGTON
ALABAMA LIC. NO:18664

OWNER: FYLER OIL, LLC

BY: _____
MICHAEL A. FYLER – OWNER

OWNER: LCF, LLC

BY: _____
LARRY D. CATTON – OPERATING MANAGER

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT JEFF D. ARRINGTON, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS SURVEYOR, 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 21st DAY OF July, 2015

_____ 06-03-2018
NOTARY PUBLIC MY COMMISSION EXPIRES

STATE OF ~~ALABAMA~~ KANSAS
COUNTY OF ~~MCPHERSON~~

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT MICHAEL A. FYLER, WHOSE NAME AS SIGNED TO THE FOREGOING CERTIFICATE AS OWNER OF FYLER OIL, LLC, 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 24th DAY OF July, 2015.

_____ 08-25-2018
NOTARY PUBLIC MY COMMISSION EXPIRES

STATE OF ~~ALABAMA~~ KANSAS
COUNTY OF ~~MCPHERSON~~

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT LARRY D. CATTON, WHOSE NAME AS SIGNED TO THE FOREGOING CERTIFICATE AS OPERATING MANAGER OF LCF, LLC, 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 24th DAY OF July, 2015.

_____ 08-25-2018
NOTARY PUBLIC MY COMMISSION EXPIRES

NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF HOOVER SPECIFICATIONS.
2. WATER AND SEWER SERVICES ARE AVAILABLE FROM SHELBY COUNTY.
3. DEVELOPER SHOULD HAVE POSSESSION OF THE REQUIRED NPDES PERMIT PRIOR TO CONSTRUCTION BUILDING.
4. ELEVATIONS OF ALL SANITARY LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF BUILDING TO BE SERVICES.
5. "CONTRACTOR" AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEM."
6. "NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE CITY OF HOOVER PLANNING COMMISSION."
7. THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE "X" UNSHADED, AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAP PANEL NUMBER 01117C0091E, UNINCORPORATED AREAS, JEFFERSON COUNTY, ALABAMA, DATED 02/20/2013.
8. HORIZONTAL DATUM IS ALABAMA STATE PLANE WEST ZONE, GRID NORTH, NAD 83 (2011) POSITION WAS OBTAINED FROM R.T.K. OBSERVATION USING THE ALDOT CORS NETWORK AS CONTROL.

C-2 (COMMUNITY BUSINESS DISTRICT)
CITY OF HOOVER

ZONING REQUIREMENTS SETBACKS		
FRONT	50	FEET
REAR	30	FEET
SIDE	15	FEET
MAXIMUM HEIGHT	60	FEET

APPROVED BY: Margie Handley CITY CLERK© CITY OF HOOVER DATE: 9/30/15

APPROVED BY: _____ CITY ENGINEER DATE: 9-18-15

APPROVED BY: _____ CHAIRMAN PLANNING AND ZONING DATE: 9-16-15

N/A APPROVED BY: _____ SHELBY COUNTY HEALTH DEPARTMENT DATE: _____

ARRINGTON ENGINEERING
Civil Engineers - Surveyors - Land Planners
OFFICE: (205) 985-9315
Fax: (205) 985-9385
2032 Valleydale Road
Birmingham AL 35244

DRAWING TITLE	FREDDYS LEE BRANCH RESURVEY
LOCATION & DESCRIPTION	SITUATED IN THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA
DRAWN BY	MBA
CHECKED BY:	JDA
DATE:	07-01-15
SCALE:	1"=20'
PARTY CHIEF	JDA
PROJECT NO.:	58145
SHEET	1 OF 1

STATE OF ALABAMA
REGISTERED
#18664
PROFESSIONAL LAND
SURVEYOR
JEFF D. ARRINGTON

G:\2015 Projects\58145 Freddys Frozen Custard\DWG\58145-RM.dwg