Map Book 47 Page 93

20170518000174460 1/1 $27.00
Shelby Cnty Judge of Probate, AL
05/18/2017 04:00:32 PM FILED/CERT

A SUBDIVISION FOR SINGLE FAMILY RESIDENCES

LEGACY MEADOWS

SITUATED IN THE SOUTHEAST 1/4
OF THE SOUTHEAST 1/4 OF
SECTION 21, TOWNSHIP 18 SOUTH,
RANGE 1 WEST, SHELBY COUNTY, ALABAMA

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

OWNER:
Gilbert Family Partnership, LTD
by Hwy 9, LLC
by Randolph H. Gilbert,
its sole Member

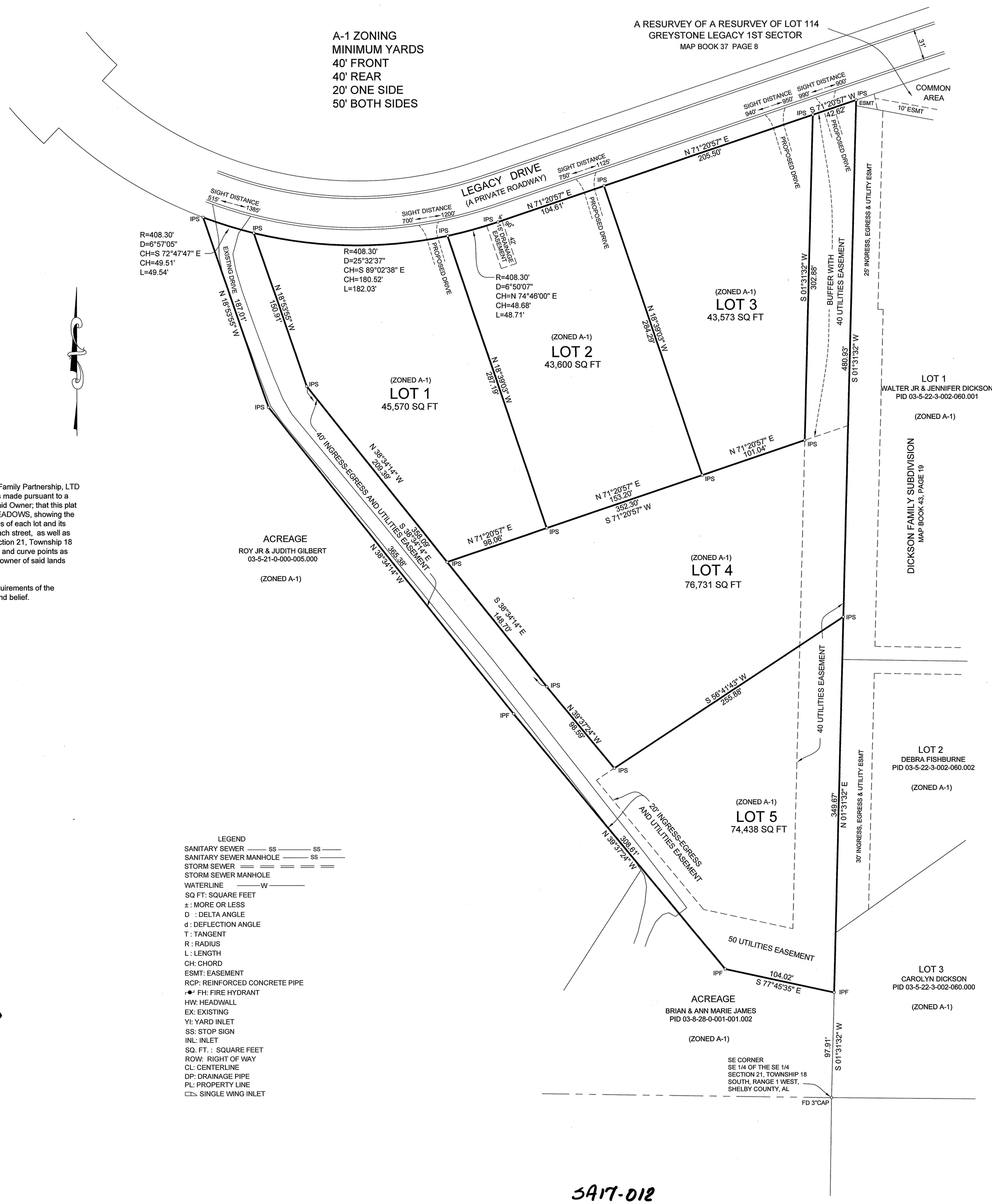
0 50' 100' 200'

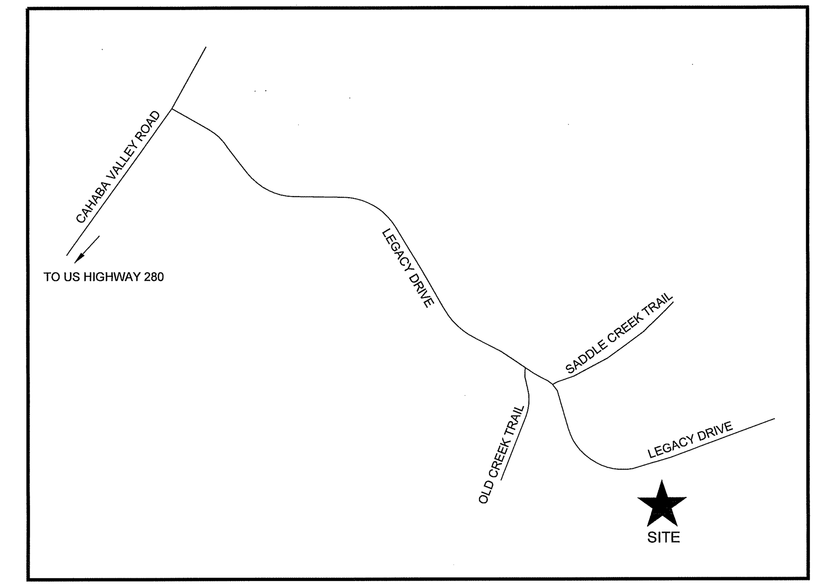
GRAPHIC SCALE: 1" = 50'

SCALE: 1" = 50' DATE: FEBRUARY 6, 2017

SHELBY COUNTY JURISDICTION

THE PURPOSE OF THIS SUBDIVISION IS TO DIVIDE A PARCEL OF LAND INTO FIVE LOTS.





VICINITY MAP
(NOT TO SCALE)

SHELBY COUNTY 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 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 with out the prior approval of the Shelby County Planning Commission.

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 X as shown on the latest Federal Insurance Rate Maps (Panel Number 01117C0084 E), 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 Shelby County 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 Shelby County Flood Damage Prevention Ordinance.

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

GENERAL NOTES:

1. Lot 1 shall have no direct access to 40' ingress-egrees & utilities easement.

2. The subject site is located within the Cahaba River Basin and is within the area that is subject the Phase I Municipal Separate Storm Sewer System (MS4) permit issued to Shelby County by the Alabama Department of Environmental Management. Land disturbance should include Best Management Practices (BMPs) that are designed and installed in accordance with the Alabama Handbook for Erosion Control, Sediment Control and Stormwater Management on Construction Sites and Urban Areas to prevent sediment from entering drainage ways or streams. If disturbance area is one acre or greater, a NPDES construction permit should be acquired from ADEM prior to disturbance.

STATE OF ALABAMA)
COUNTY OF SHELBY)

The undersigned, Carl Daniel Moore, a registered Land Surveyor, in the State of Alabama, and Gilbert Family Partnership, LTD by Hwy 9, LLC, by Randolph H. Gilbert, its sole Member, Owner, 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 was 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 LEGACY MEADOWS, 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 relations of the land to the government survey of Section 21, Township 18 South, Range 1 West, 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 signee also certifies that it is the owner of said lands and that the same are not subject to any mortgage.

I hereby certify that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

DATE: 5-10-17

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

ALABAMA REGISTERED No. 12159 PROFESSIONAL LAND SURVEYOR CARL DANIEL MOORE

Owner: Gilbert Family Partnership, LTD by Hwy 9, LLC by Randolph H. Gilbert, its sole Member

BY: Randolph H. Gilbert

ITS: Sole member

LEGEND

SANITARY SEWER —— SS —— SS ——
SANITARY SEWER MANHOLE —— SS ——
STORM SEWER
STORM SEWER MANHOLE
WATERLINE ——W——
SQ FT: SQUARE FEET
± : MORE OR LESS
D : DELTA ANGLE
d : DEFLECTION ANGLE
T : TANGENT
R : RADIUS
L : LENGTH
CH: CHORD
ESMT: EASEMENT
RCP: REINFORCED CONCRETE PIPE
FH: FIRE HYDRANT
HW: HEADWALL
EX: EXISTING
YI: YARD INLET
SS: STOP SIGN
INL: INLET
SQ. FT. : SQUARE FEET
ROW: RIGHT OF WAY
CL: CENTERLINE
DP: DRAINAGE PIPE
PL: PROPERTY LINE
SINGLE WING INLET

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 10TH day of MAY, 20 17.

BY: David Brian Entrekin
Notary Public

My commission expires: 10-8-2018

DAVID BRIAN ENTREKIN NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned , as Notary Public in and for said County in said State, hereby certify that Randolph H Gilbert, whose name is signed to the foregoing certificate as Sole member of Gilbert Family Partnership, LTD, by Hwy 9, LLC, by Randolph H. Gilbert, its sole Member, Owner, 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 on the day the same bears date.

Given under my hand and seal this the 12 day of May, 20 17.

BY: Scott R Pylant
Notary Public

My Commission Expires 4/4/2021

My commission expires:

SCOTT R. PYLANT NOTARY PUBLIC ALABAMA STATE AT LARGE

APPROVED: DATE: 5/18/2017
SHELBY COUNTY ENGINEER

APPROVED: DATE: 5/17/2017
SHELBY COUNTY PLANNING COMMISSION

APPROVED: DATE: 5/12/17
FIRE CHIEF

APPROVED: DATE: 5/15/17
SHELBY COUNTY HEALTH OFFICER
FOR RECORDING PURPOSES ONLY

SA17-012

#441270
\ACAD\SUBDIVISION\SHELBY COUNTY\LEGACY MEADOWS\LEGACY MEADOWS RECORD MAP\