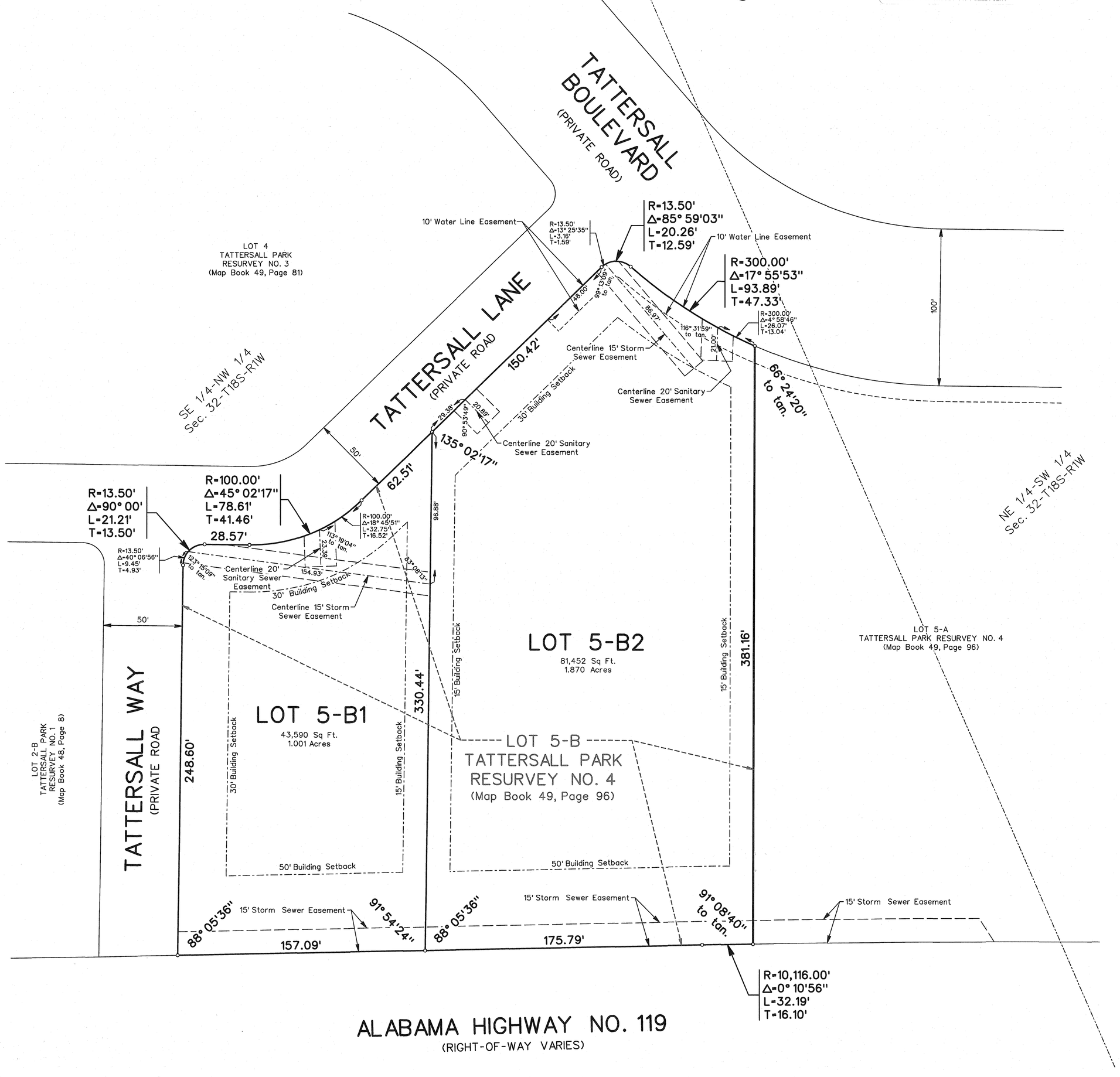
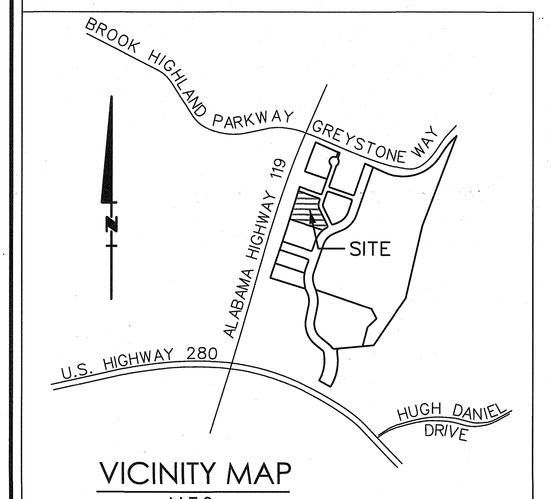
Map Book 51 Page 40

20190920000305280 1/1 $27.00
Shelby Cnty Judge of Probate, AL
09/20/2019 01:28:31 PM FILED/CERT





VICINITY MAP
N.T.S.

N

Scale: 1" = 40'
Graphic Scale
0 40 50 75 100 150 200

OWNER:
EBSCO INDUSTRIES, INC.
1 MT LAUREL AVENUE, SUITE 200
Birmingham, AL 35242
(205) 408-8988

STATE OF ALABAMA
SHELBY COUNTY

I, Joseph F. Breighner, Jr., a Registered Professional Land Surveyor in the State of Alabama, and EBSCO Industries, Inc., 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 were made at the instance of said Owner; that this plat or map is a true and correct plat or map of the lands shown therein and known or to be known as TATTERSALL PARK RESURVEY NO. 6, showing the subdivision 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 bearing, width, length, 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 TATTERSALL PARK RESURVEY NO. 4, as recorded in Map Book 49, Page 96, and that iron pins or other appropriate monumentation have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. This survey and drawing of the parcel described hereon, were made by individuals under my supervision, based on knowledge and information in accordance with commonly accepted procedures consistent with applicable standards of practice and 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. Said Owner also certifies that they are the Owner of said lands and that the same are not subject to any mortgage.

SCHOEL ENGINEERING COMPANY, INC.

Joseph F. Breighner, Jr., Alabama License No. 17518

ALABAMA REGISTERED No. 17518 PROFESSIONAL LAND SURVEYOR JOSEPH F. BREIGHNER, JR.

EBSCO Industries, Inc.

By: Brooks Knapp
Its: Vice President

STATE OF ALABAMA
JEFFERSON COUNTY

I, Shelia Stephenson, as Notary Public in and for said County and State, do hereby certify that Joseph F. Breighner, Jr., whose name is signed to the foregoing certificate as Surveyor, who is known to me, acknowledged before me, on this date that after having been duly informed of the contents of said certificate, he executed the same voluntarily as such Surveyor with full authority therefor.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 17th day of June, 2019.

Notary Public
My Commission Expires: 9-18-22

SHELIA STEPHENSON NOTARY PUBLIC STATE OF ALABAMA

STATE OF ALABAMA
Shelby COUNTY

I, Shelia Stephenson, as Notary Public in and for said County and State, do hereby certify that Brooks Knapp, whose name as Vice President of EBSCO Industries, Inc., is signed to the foregoing certificate as Owner, who is known to me, acknowledged before me, on this date that after having been duly informed of the contents of said certificate, he executed the same voluntarily as such Owner with full authority therefor.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 17th day of June, 2019.

Notary Public
My Commission Expires: 9-18-22

APPROVED: Chairman, Planning & Zoning Commission DATE: 8-20-19

APPROVED: City Clerk DATE: 8-20-19

APPROVED: City Engineer DATE: 8-14-19

NOTES:

1. The purpose of this survey is to resurvey one lot into 2 lots.

2. This property is not located within the 100 year flood area and is in Unshaded Zone "X" (areas determined to be out of 0.2% annual chance floodplain) as shown on the National Flood Insurance Programs "FIRM" Flood Insurance Rate Map of Shelby County, Alabama, according to Panel 91 of 600, Map Number 01117C0091E dated February 20, 2013, as published by the Federal Emergency Management Agency. Revised to reflect LOMR effective June 13, 2016.

3. Dedicated easements shown hereon are for the benefit of public Utility Companies and property owners of the properties shown hereon as well as other properties within Tattersall Park.

4. Easements for water lines are exclusively to Shelby County, its successors and assigns for construction and access in the installation, operation, replacement, and maintenance of water lines and their appurtenances

5. All private roadways shown hereon are to be maintained by owner, its successors and assigns.

6. Private roadways are for access and utilities.

7. The building setback requirements dictated by the Tattersall Park Planned Unit Development Plan (PUD) are as follows: Front - 30 feet (50 feet along Highway 119); Rear - 15 feet; Side - 15 feet.

8. Unless otherwise noted, all property corners shown are 5/8" rebar with a Schoel Engineering Company cap (CA#003).

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SCHOEL
Civil
Surveying
Environmental
Water Resources
Laser Scanning
and Modeling
1001 22nd Street South
Birmingham, Alabama 35205
205.323.6166

TATTERSALL PARK RESURVEY NO. 6

BEING A RESURVEY OF LOT 5B, TATTERSALL PARK RESURVEY NO. 4
MAP BOOK 49, PAGE 96

SITUATED IN THE S.E. 1/4 OF THE N.W. 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 1 WEST
SHELBY COUNTY, ALABAMA

REVISIONS:

FINAL
PLAT

DATE: JUNE, 2019
DRAWN BY: J.W.H.
CHECKED BY: S.D.S. & R.E.P.
FIELD BOOK: #
FIELD CREW:
FILE NAME: 17011_Lot 5B Resurvey
g:/17/011/Survey/Final Plat/Rsvy Lot 5B/