Map Book 51 Page 81

FINAL PLAT OF THE SUBDIVISION OF:

BENT CREEK SUBDIVISION - SECTOR 2 PHASE 3

Being a subdivision of acreage situated in the SW 1/4 of the NE1/4 of Section 12, Township 20 South, Range 2 West, Shelby County, Alabama

SCALE : 1" = 50' JULY 30, 2019

GRAPHIC SCALE

0 50 100 200

OWNER/DEVELOPER: WILLOW GLENN, LLC
14 OFFICE PARK CIRCLE, SUITE 260
MOUNTAIN BROOK, AL 35223

ENGINEER: ALABAMA ENGINEERING COMPANY, INC.
1214 ALFORD AVENUE, SUITE 200
HOOVER, ALABAMA 35226
(205) 803-2161

20191118000424030 1/1 $34.00
Shelby Cnty Judge of Probate, AL
11/15/2019 09:04:55 AM FILED/CERT

I, GARRY BANNISTER, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, AND THE UNDERSIGNED AS AN AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE LANDS SHOWN HEREON HEREBY STATE 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. GARRY BANNISTER, SURVEYOR, FURTHER STATES THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN AND KNOWN AS OR TO BE KNOWN AS BENT CREEK SUBDIVISION - SECTOR 2, PHASE 3, SHOWING THE DIVISIONS INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVEN THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND IT'S NUMBER, SHOWING THE STREETS, ALLEYS, AND PUBLIC LANDS GIVEN THE BEARINGS, LENGTH, WIDTH AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK, AND SHOWING THE RELATION OF LANDS TO THE GOVERNMENT SURVEY AND THAT IRON PINS HAVE BEEN INSTALLED AT ALL LOT CORNERS AS SHOWN AND DESIGNATED BY SMALL OPEN CIRCLES ON SAID MAP OR PLAT. SAID OWNER ALSO CERTIFIES THAT IT IS THE OWNER OF SAID LANDS AND THAT THE SAME ARE NOT SUBJECT TO ANY MORTGAGE.

OWNER Its Member DATE 10/24/19

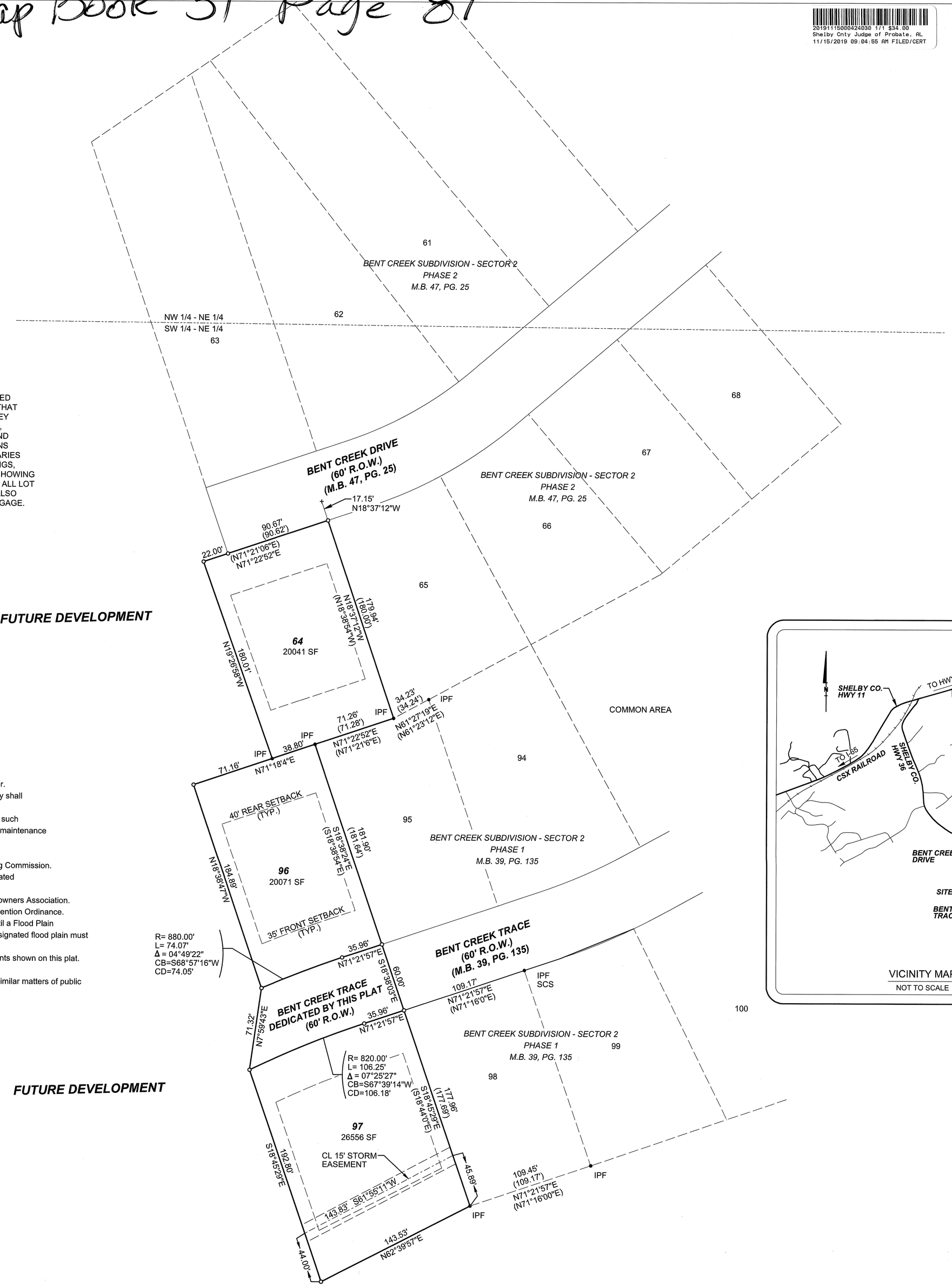
FURTHER, I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

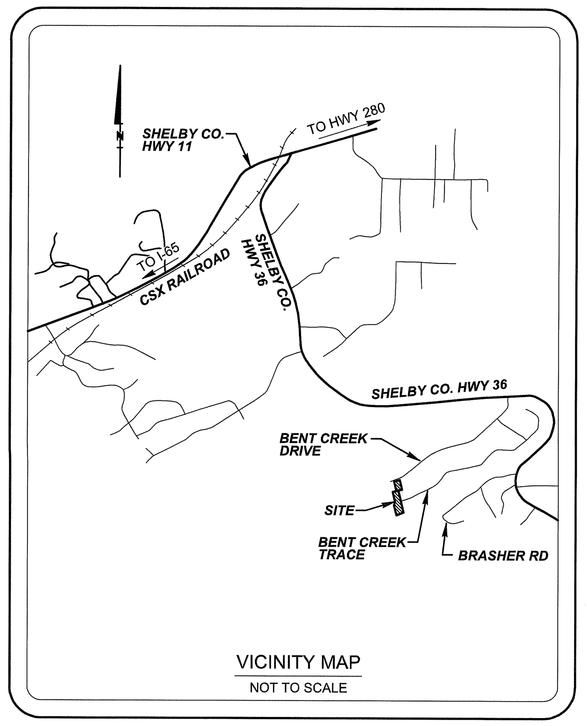
GARRY BANNISTER, PLS DATE 10/24/19
ALABAMA REG. NO. 24325

ALABAMA LICENSED No. 24325 PROFESSIONAL LAND SURVEYOR GARRY BANNISTER

Notes:
1. The minimum building setbacks are as follows: front - 35', rear - 40', one side - 12', both sides 25'.
2. Maintenance of all drainage easements shall be the lot owner's responsibility and may not at any time be fenced over.
3. All stormwater detention/retention structures and stormwater conveyances not contained within the City's right-of-way shall be the responsibility of the homeowner's association and/or individual property owner(s).
4. 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. The City of Pelham is not responsible for the maintenance of any easements shown on this plat outside of the dedicated public right-of-way.
5. Contractor and/or developer are responsible for providing building sites free of drainage problems.
6. No further subdivision of any parcel shown hereon shall be allowed without the prior approval of the Pelham Planning Commission.
7. This entire property is located in Flood Zone "X" as shown on the latest Flood Insurance Rate Map 01117C0240E, dated February 20, 2013 or the most current adopted maps.
8. Maintenance of detention ponds and all associated structures and appurtenances are the responsibility of the Homeowners Association.
9. Any construction encroachment in a designated flood plain must comply with the City of Pelham Flood Damage Prevention Ordinance.
10. No encroachment, 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 Floodplain Administrator. All development within a designated flood plain must comply with the City of Pelham Flood Damage Prevention Ordinance.
11. The City of Pelham is not now, nor will be in the future, responsible for the maintenance of private roads or easements shown on this plat.
12. This survey was conducted without reference to a title commitment, surveyor has no opinion as to title.
    Note: There may be other easements, right-of-way, setback lines, agreements, reservations, restrictions, or other similar matters of public record that are not depicted on this survey.

BE IT RESOLVED BY the PELHAM CITY COUNCIL that the assent of this body be, and the same hereby, is given the dedication of the streets, alleys, and public grounds as shown on plat or map of Bent Creek Subdivision - Sector 2 Phase 3, which said plat or map is certified to have been made by Garry Bannister as surveyor, at the instance of Joel W. Mulkin, as owner, and has been exhibited to this Board; said plat or map being further identified by a recital of the approval of this Board signed by _____, City Clerk, of even date herewith.





VICINITY MAP
NOT TO SCALE

State of Alabama
County of Shelby
I, the undersigned, a Notary Public in and for said County and State hereby certify that Garry Bannister, whose name as surveyor is signed to the foregoing plat, and who is known to me, acknowledged before me on this day that, being informed of the contents thereof, he executed the same voluntarily.

Given under my hand and seal this 24th day of October, 2019.

Notary Public My Commission Expires 8/24/2020

ROBERT W. EASLEY IV NOTARY PUBLIC ALABAMA STATE AT LARGE

State of Alabama
County of Shelby
I, the undersigned, a Notary Public in and for said County and State hereby certify that Joel W. Mulkin, whose name is signed to same as owner of Willow Glenn, LLC, who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, he executed same voluntarily as such Memberwith full authority thereof.

Given under my hand and seal this 24th day of October, 2019.

Notary Public My Commission Expires 8/24/2020

ROBERT W. EASLEY IV NOTARY PUBLIC ALABAMA STATE AT LARGE

MAYOR, CITY OF PELHAM DATE 11/12/19

APPROVED: Kimberly D Speed DATE 11-14-19
PELHAM PLANNING COMMISSION

APPROVED: DATE 11/7/19
CITY OF PELHAM ENGINEER

APPROVED: DATE 11/8/2019
PELHAM CITY CLERK

The lots on this plat are subject to approval or deletion by the Shelby County Health Department. The approvals may contain conditions pertaining to the sewage treatment system that restricts the use of the lots or obligate owners to special maintenance and reporting requirements. These conditions are on file with said health department and are made a part of this plat as if set out hereon.

Shelby County Health Department DATE 10/26/19

LEGEND

ROW	- RIGHT-OF-WAY
C	- CURVE
SF	- SQUARE FEET
TAN	- TANGENT
Δ	- CENTRAL ANGLE
R	- RADIUS
L	- LENGTH
CH	- CHORD
MB	- MAP BOOK
PG	- PAGE
CL	- CENTERLINE
SAN.	- SANITARY
IPF ●	- IRON PIN FOUND
IPS ○	- IRON PIN SET
+	- CROSS CUT FOUND
—\/—	- NOT TO SCALE
(123.45')	- MAP DIMENSION
123.45'	- MEASURED DIMENSION
CB	- CHORD BEARING
CD	- CHORD DISTANCE