Map Book 51 Page 96

20191213000462000 1/1 $94.00
Shelby Cnty Judge of Probate, AL
12/13/2019 11:32:34 AM FILED/CERT

RESURVEY OF LOT 1
PARAMOUNT RIDGE SECTOR 1

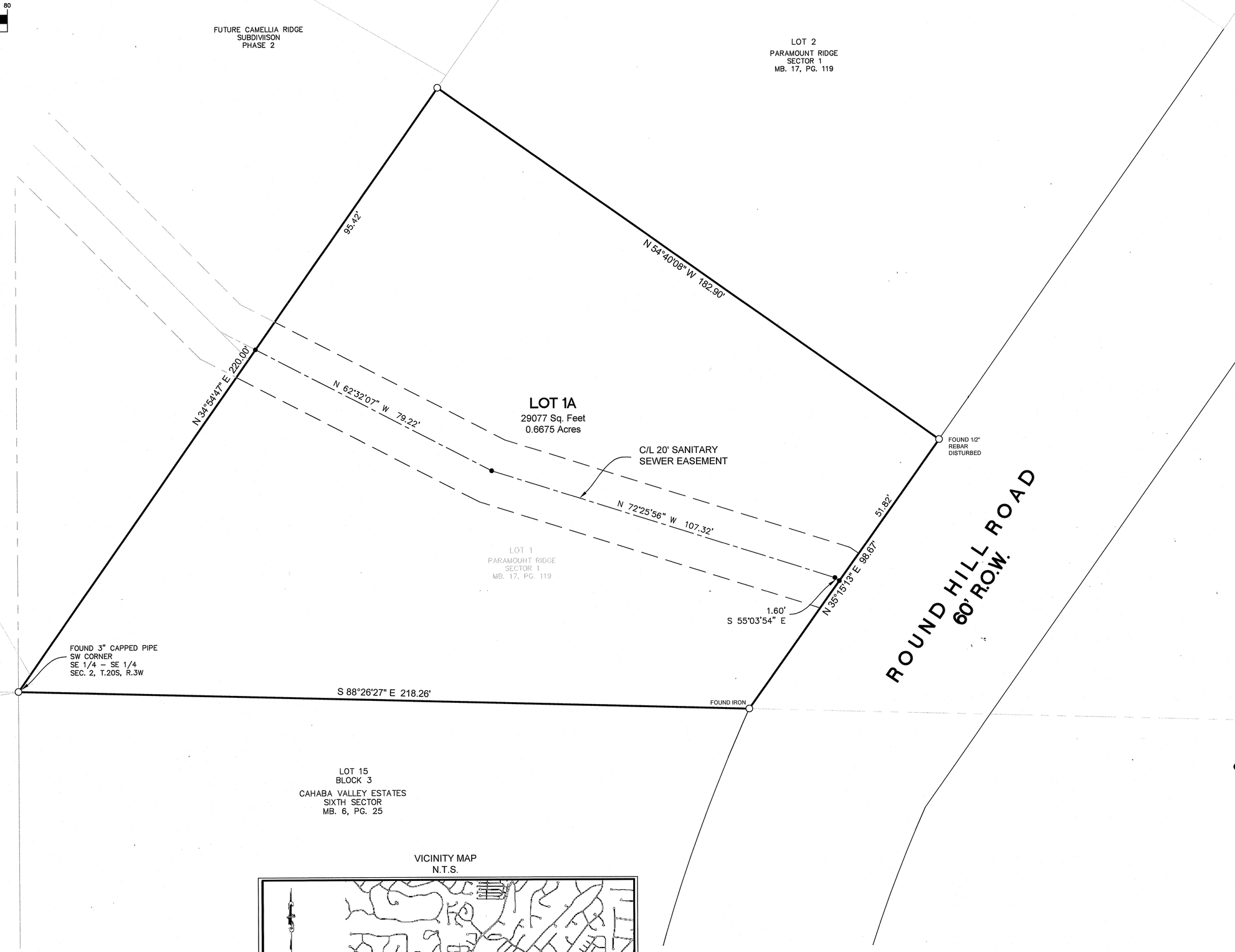
BEING A RESURVEY OF LOT 1, ACCORDING TO THE SURVEY OF PARAMOUNT RIDGE SECTOR 1, AS RECORDED IN MAP BOOK 17, PAGE 119, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

PURPOSE OF THIS RESURVEY IS TO ADD A SANITARY SEWER EASEMENT.

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 2,
TOWNSHIP 20 SOUTH, RANGE 3 WEST,
SHELBY COUNTY, ALABAMA

ALABAMA WEST ZONE NAD 83
GRID NORTH

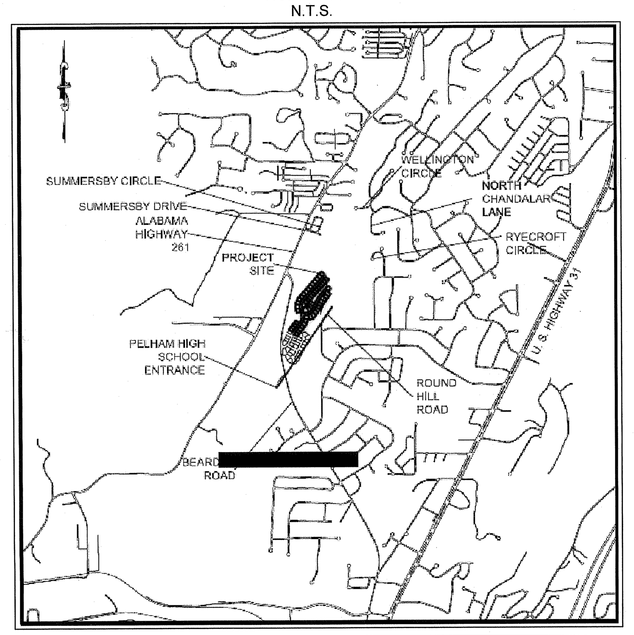
GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.



SURVEYOR:
ENGINEERING DESIGN GROUP LLC
120 BISHOP CIRCLE SUITE 300
PELHAM, ALABAMA 35124
(205)-403-9158

OWNER:
NEWCASTLE DEVELOPMENT, LLC
121 BISHOP CIRCLE
PELHAM, ALABAMA 35124
(205) 326-7406
CONTACT: GLEN SIDDLE

VICINITY MAP
N.T.S.



CITY OF PELHAM 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. THE CITY OF PELHAM IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE DEDICATED 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 WITHOUT THE PRIOR APPROVAL OF THE PELHAM PLANNING COMMISSION.

d. THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON THE LATEST FLOOD INSURANCE RATE MAPS (PANEL NUMBER 01117C0204E), DATED FEBRUARY 20, 2013 OR THE MOST CURRENT ADOPTED MAPS.

e. MAINTENANCE OF DETENTION PONDS AND ALL ASSOCIATED STRUCTURES AND APPURTENANCE ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

f. ANY CONSTRUCTION OR ENCROACHMENT IN A DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE CITY OF PELHAM FLOOD DAMAGE PREVENTION ORDINANCE.

g. 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 WITH THE DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE CITY OF PELHAM FLOOD DAMAGE PREVENTION ORDINANCE.

h. 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.

STATE OF ALABAMA
SHELBY COUNTY

THE UNDERSIGNED, RODNEY K. CUNNINGHAM, REGISTERED LAND SURVEYOR, STATE OF ALABAMA, NEWCASTLE DEVELOPMENT, LLC, AS OWNER, 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 OWNERS; THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN KNOWN AS **"RESURVEY OF LOT 1 PARAMOUNT RIDGE SECTOR 1"**, SHOWING THE SUBDIVISION INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVING THE LENGTHS 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 GOVERNMENT SURVEY, LOCATED IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AND THAT IRON PINS HAVE BEEN INSTALLED AT ALL LOT CORNERS AND CURVE POINTS AS SHOWN AND ARE DESIGNATED BY SMALL OPEN CIRCLES ON SAID PLAT OR MAP. SAID OWNERS ALSO CERTIFY THAT THEY ARE THE OWNERS OF SAID LANDS AND THAT THE SAME ARE SUBJECT TO A MORTGAGE HELD BY METRO BANK. I FURTHER 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: Rodney K Cunningham Nov. 19, 2019
RODNEY K. CUNNINGHAM
ALABAMA LIC. NO.26013

ALABAMA REGISTERED No. 26013 PROFESSIONAL LAND SURVEYOR RODNEY KEITH CUNNINGHAM

STATE OF ALABAMA
COUNTY OF SHELBY

I, RICHARD EARL STUBBS, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT RODNEY K. CUNNINGHAM, 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 19th DAY OF November, 2019.

NOTARY PUBLIC MY COMMISSION EXPIRES DECEMBER 13, 2021

RICHARD EARL STUBBS NOTARY PUBLIC ALABAMA STATE AT LARGE

OWNER: NEWCASTLE DEVELOPMENT, LLC

BY:

ITS: Manager

STATE OF Alabama
COUNTY OF Shelby

I, Stephanie Bishop, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT J. Glenn Siddle, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS Manager OF NEWCASTLE DEVELOPMENT, LLC, OWNER, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME, ON THIS DATE THAT AFTER BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, DOES EXECUTE SAME VOLUNTARILY AS SUCH INDIVIDUAL WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS THE 20th DAY OF November 2019.

NOTARY PUBLIC MY COMMISSION EXPIRES

STEPHANIE BISHOP
My Commission Expires
June 8, 2022

MORTGAGEE: METRO BANK

BY: Jason Dorough
JASON DOROUGH: PRESIDENT

STATE OF ALABAMA
COUNTY OF St. Clair

I, Juanita T. Cole, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT JASON DOROUGH, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS PRESIDENT OF METRO BANK, MORTGAGEE, 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 21 DAY OF November, 2019.

NOTARY PUBLIC MY COMMISSION EXPIRES My Commission Expires August 19, 2020

JUANITA T. COLE NOTARY PUBLIC ALABAMA STATE AT LARGE

MAYOR, CITY OF PELHAM 12/9/19

CITY ENGINEER 12-11-2019

PLANNING COMMISSION, CITY OF PELHAM 12-12-19

CITY CLERK, CITY OF PELHAM

REVISIONS

DRAWN BY:	MBA
CHECKED BY:	RKC
PROJECT No.:	NEWC0004
DATE:	November 19, 2019
SCALE:	1"=20'

U:\PROJECTS\NEWC0004 Brandon Property\Survey\Civil\Dwg\Record Map and Addsub\NEWC0004 RM LOT 1 RESURVEY.dwg

PROJECT: RESURVEY OF LOT 1 PARAMOUNT RIDGE SECTOR 1

TITLE: FINAL PLAT

120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
FAX - (205) 403-9175

EDG
ENGINEERING DESIGN GROUP, LLC
CIVIL ENGINEERING • LAND SURVEYING
(205) 403-9158

SHEET NO.
1 OF 2