20200804000337340 1/1 $34.00
Shelby Cnty Judge of Probate, AL
08/04/2020 03:33:09 PM FILED/CERT

Map Book 53 Page 5

FINAL PLAT
RESURVEY OF LOTS 24 AND 25
THE HIGHLANDS OF CHELSEA
PHASE 1 SECTOR 1
MAP BOOK 49 PAGE 52A 52B

SW 1/4 NW 1/4
SECTION 32
TOWNSHIP 19 SOUTH
RANGE 1 WEST
SHELBY COUNTY AL

A RESIDENTIAL SUBDIVISION
CITY OF CHELSEA AL
SHELBY COUNTY

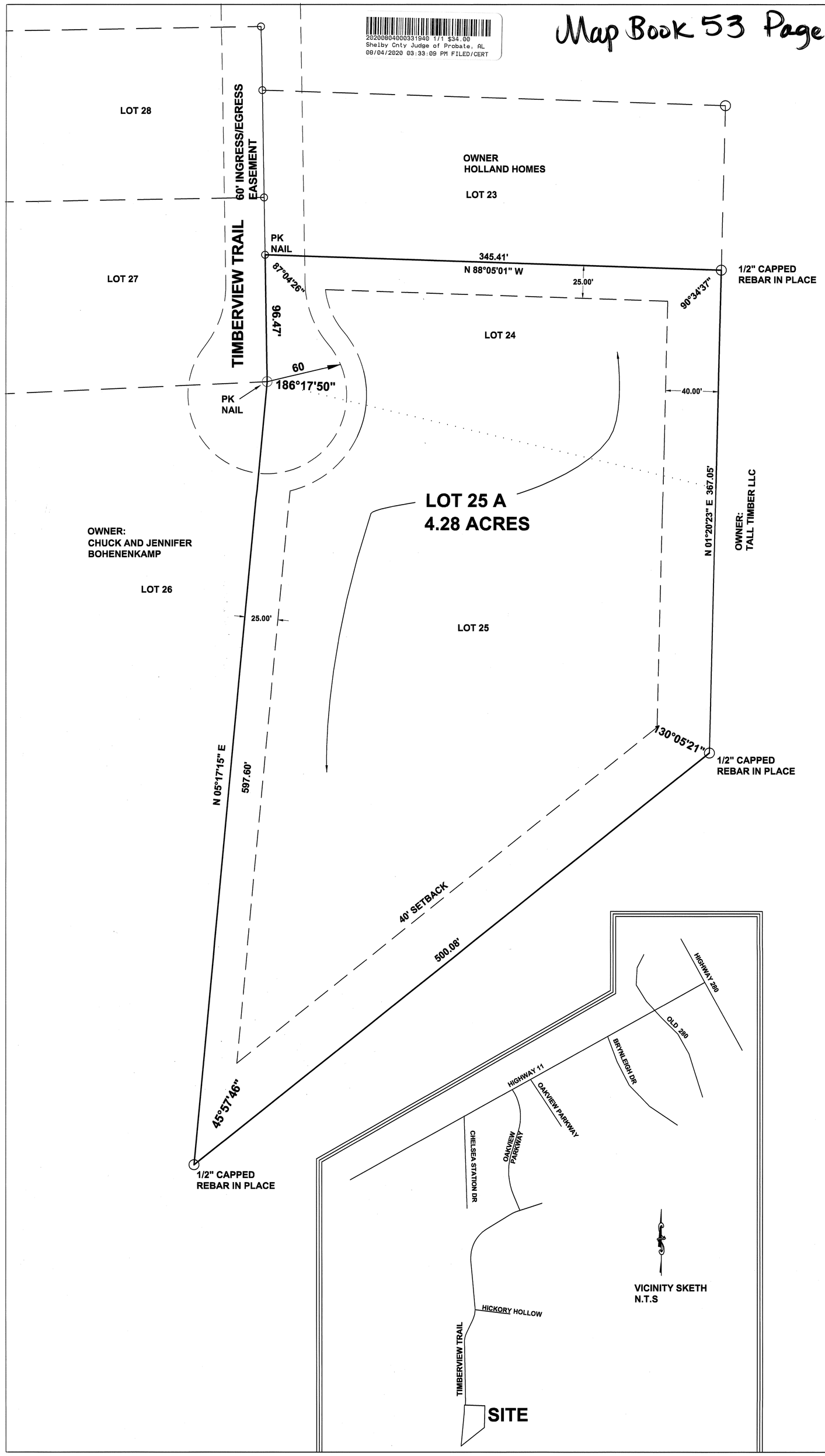
OWNER/DEVELOPER
TALL TIMBER LLC
1500 RESOURCE DRIVE
BIRMINGHAM AL

SCALE 1"=50'
GEODETIC NORTH
STATE PLANE
WEST ZONE NAD 83

ZONING INFORMATION

PROPERTY ZONED PRD
FRONT YARD SETBACK 35'
REAR YARD SETBACK 40'
SIDE YARD SETBACK 25'

THE PURPOSE OF THIS PLAT IS TO COMBINE LOT 24 AND LOT 25 INTO A SINGLE LOT



This the 21st day of July, 2020
Crystal Etheredge
CITY CLERK

This the 22nd day of July, 2020.
CHELSEA PLANNING COMMISSION

I, Joe Lee,
This the 23rd day of July, 2020.
Fire Chief

This the 22nd day of July, 2020.
MAYOR CITY OF CHELSEA

This the 22nd day of July, 2020.
CITY ENGINEER CITY OF CHELSEA

This the 4TH day of AUGUST, 2020.
Health Department

(RECORDING PURPOSES ONLY)

THE LOT ON THIS PLAT IS SUBJECT TO APPROVAL OR DELETION BY THE SHELBY COUNTY LHD. NO REPRESENTATION IS MADE THAT ANY LOT ON THIS PLAT WILL ACCOMMODATE AN ONSITE SEWAGE SYSTEM (OSS). THE APPROPRIATENESS OF A LOT FOR WASTEWATER (SEWAGE) TREATMENT AND DISPOSAL SHALL BE DETERMINED WHEN AN APPLICATION IS SUBMITTED. IF PERMITTED, THE LOT APPROVAL MAY CONTAIN CERTAIN CONDITIONS WHICH RESTRICT THE USE OF THE LOT OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS, AND THESE ARE ON FILE WITH THE SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HERE ON.

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 Chelsea is not responsible for the maintenance of any easements shown on this plat outside of the public right-of-way.

Contractor and/or developer are responsible for providing building sites free of drainage problems.

No further subdivision of any parcel shown hereon shall be allowed with out the prior approval of the City of Chelsea Planning Commission.

This entire property is located in Flood Zone X as shown on the latest Federal Insurance Rate Maps (Panel Number (01117C0233E), dated February 20, 2013.

Maintenance of detention ponds and all associated structures and appurtenances are the responsibility of the Homeowners Association.

Any construction or encroachment in a designated flood plain must comply with the Shelby County Flood Damage Prevention Ordinance.

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 City Engineer. All development within a designated flood plain must comply with the City of Chelsea Flood Damage prevention Ordinance.

The City of Chelsea is not now, nor will be in the future, responsible for the maintenance of private roads or easements shown on this plat.

The undersigned, James M. Ray, a Registered Land Surveyor in the State of Alabama and TALL TIMBER LLC as owner hereby certify that this plat or map was pursuant to a survey made by said surveyor and that survey and this plat or map were made at the instance of said owner: that this plat or map is a true and correct map of lands shown therein and known as RESURVEY OF LOTS 24 AND 25 THE HIGHLANDS OF CHELSEA SUBDIVISION, Phase1 Sector 1 showing the subdivision 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 government survey; 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 owner also certifies that they are the owners of said lands.

ALABAMA LICENSED No. 18383 PROFESSIONAL LAND SURVEYOR JAMES M. RAY

Dated this the 23RD day of JUNE 2020.
James M. Ray, Ala. Reg. No. 18383
Ray and Gilliland, P. C.
Ala. Cert. No. CA-0114-LS

DAVID BROGDON
MANAGING MEMBER
TALL TIMBER LLC

STATE OF ALABAMA
SHELBY COUNTY

I, Carol H. Roberts, a Notary Public in and for said County and State, do hereby certify that James M. Ray, whose name is signed to the foregoing certificate as surveyor and 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 same voluntarily as such individual with full authority therefor.

Given under my hand and seal this the 16th day of July, 2020

Carol H. Roberts
Notary Public
My Commission Expires: 9-8-2023

CAROL H. ROBERTS NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF ALABAMA
SHELBY COUNTY

I, Karen M. Portwood, a Notary Public in and for said County and State, do hereby certify that DAVID BROGDON, whose name is signed to the foregoing certificate as managing member and 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 same voluntarily as such individual with full authority therefor.

Given under my hand and seal this the 3rd day of August, 2020.

Karen M. Portwood
Notary Public
My Commission Expires: 8-8-2023

Karen M. Portwood
Notary Public, Alabama State At Large
My Commission Expires Aug. 8, 2023

RAY & GILLILAND, P.C.	
122 NORTH CALHOUN STREET P.O. BOX 1183 SYLACAUGA, ALABAMA 35150	TEL NO. (256) 245-3243 FAX NO. (256) 245-3202
DRAWN BY: JMR	RESURVEY SCALE: 1" = 50'