Map Book 53 Page 78A

FINAL PLAT
GREY OAKS SUBDIVISION
PHASE 6

SITUATED IN THE WEST 1/2 OF SECTION 11, AND THE EAST 1/2 OF SECTION 10
TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY
CITY OF PELHAM, ALABAMA

OWNER:
GREY OAKS PROPERTIES, LLC
PNC BANK BUILDING, 5TH FLOOR
1927 FIRST AVENUE NORTH
BIRMINGHAM, AL 35203
CONTACT: WILLIAM SANDERS

SURVEYOR:
ENGINEERING DESIGN GROUP LLC
120 BISHOP CIRCLE SUITE 300
PELHAM, ALABAMA 35124
(205)-403-9158
CONTACT: RODNEY CUNNINGHAM, P.L.S.

20210105000005340 1/2 $71.00
Shelby Cnty Judge of Probate, AL
01/05/2021 11:13:34 AM FILED/CERT

ALABAMA WEST ZONE NAD 83
GRID NORTH

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

SURVEYOR NOTES:

1. BASIS OF BEARING IS GRID NORTH.
2. ENGINEERING DESIGN GROUP, LLC IS NOT RESPONSIBLE FOR SOIL COMPACTION AND DID NOT CONDUCT ANY SURFACE AND SUBSURFACE INVESTIGATIONS.
3. THE SANITARY SEWER SYSTEM FOR THIS SUBDIVISION IS A PRIVATE SYSTEM. THE CITY OF PELHAM, ALBAMA IS NOT NOW NOR IN THE FUTURE RESPONSIBLE FOR ANY MAINTENANCE OF ANY SANITARY SEWER SYSTEM WITHIN THIS SUBDIVISION.
4. PROPERTY ZONED: SETBACKS: 35' FRONT, 40' REAR, 12' ONE SIDE, 25' BOTH SIDES.

CITY OF PELHAM NOTES:

ALL HOUSES SHALL BE CONSTRUCTED AT AN ELEVATION WITH RESPECT TO THE STREET LEVEL AND SURROUNDING TOPOGRAPHY, TO PREVENT DRAINAGE PROBLEMS OR FLOODING.

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 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 WITHOUT THE PRIOR APPROVAL OF THE CITY OF PELHAM PLANNING COMMISSION.

d. THE ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE X, AND AE AS SHOWN ON THE LATEST FLOOD INSURANCE RATE MAP (COMMUNITY PANEL 01117C0236E, EFFECTIVE DATE 02/20/2013), REVISED BY LOMR 14-04-9726P, EFFECTIVE DATE (04/09/2015).

e. MAINTENANCE OF DETENTION PONDS AND ALL ASSOCIATED STRUCTURES AND APPURTENANCES 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 WITHIN A 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.

i. MAINTENANCE OF ALL DRAINAGE EASEMENT SHALL BE THE LOT OWNER'S RESPONSIBILITY.

j. DRAINAGE EASEMENTS ARE PART OF THE SUBDIVISION OVERALL DRAINAGE SYSTEM THAT MAY NOT AT ANY TIME BE FENCED OVER.

k. INDIVIDUAL LOT GRADING PLANS THAT INCLUDE CLEARING LIMITS AND EROSION CONTROL SHOULD BE SUBMITTED WITH BUILDING PERMIT PLANS AND REVIEWED BY THE CITY FOR APPROVAL.

l. NO LOT IN THIS SUBDIVISION SHALL BE CLEARED WITHIN 25' OF THE BANK OF PEAVINE CREEK. LOTS THAT ARE WITHIN 25' OF THE BANK OF PEAVINE CREEK HAVE AN UNDISTURBED BUFFER WHERE NO CLEARING IS ALLOWED.

STATE OF ALABAMA
SHELBY COUNTY

THE UNDERSIGNED, JOSEPH SCHIFANO, III, REGISTERED LAND SURVEYOR, STATE OF ALABAMA, GREY OAKS PROPERTIES, 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 **"GREY OAKS SUBDIVISION PHASE 6"**, 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 GREY OAKS SECTOR 2 PHASE 2, AS RECORDED IN MAP BOOK 45, PG. 14, IN THE PROBATE OFFICE OF 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 SYNOVUS 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: _____
JOSEPH SCHIFANO, III
ALABAMA LIC. NO:23661

ALABAMA LICENSED No. 23661 PROFESSIONAL LAND SURVEYOR JOSEPH SCHIFANO, III

STATE OF ALABAMA
COUNTY OF SHELBY

I, RICHARD EARL STUBBS, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT JOSEPH SCHIFANO, III, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS SURVEYOR, 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 21st DAY OF December 2020.

NOTARY PUBLIC MY COMMISSION EXPIRES DEC. 13, 2021

RICHARD EARL STUBBS NOTARY PUBLIC ALABAMA AT LARGE

OWNER: GREY OAKS PROPERTIES, LLC.

BY: WILLIAM B. SANDERS JR. - MEMBER

STATE OF Alabama
COUNTY OF Jefferson

I, Kelley Reynolds, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT WILLIAM B. SANDERS JR, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE A MEMBER OF GREY OAKS PROPERTIES, 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 23rd DAY OF December, 2020.

Kelley Reynolds
NOTARY PUBLIC MY COMMISSION EXPIRES

KELLEY REYNOLDS My Commission Expires January 30, 2022

MORTGAGEE:

BY: Scott R. Suhr, V.P.
OFFICER, SYNOVUS BANK

STATE OF ALABAMA
COUNTY OF Jefferson

I, Kelley Reynolds, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT Scott R. Suhr, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS _____ OF SYNOVUS 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 23rd DAY OF Dec 2020.

Kelley Reynolds
NOTARY PUBLIC MY COMMISSION EXPIRES

KELLEY REYNOLDS My Commission Expires January 30, 2022

BE IT RESOLVED, BY THE CITY OF PELHAM THAT THE ASSENT OF THE BODY BE, AND THE SAME HEREBY IS, GIVEN TO THE DEDICATION OF THE STREETS, ALLEYS, AND PUBLIC GROUNDS AS SHOWN ON PLAT OR MAP OF GREY OAKS SUBDIVISION PHASE 6, WHICH SAID PLAT OR MAP IS CERTIFIED TO HAVE BEEN MADE BY RODNEY K. CUNNINGHAM, AS SURVEYOR, AT THE INSTANCE OF GREY OAKS PROPERTIES, LLC, 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 _____, PELHAM CITY CLERK, OF EVEN DATE HEREWITH.

GIVEN UNDER MY HAND AND SEAL THIS THE 4th DAY OF January, 2020 2021

MAYOR, CITY OF PELHAM

CITY ENGINEER

PLANNING COMMISSION, CITY OF PELHAM

CITY CLERK, CITY OF PELHAM

SHELBY RIDGE UTILITY SYSTEMS, LLC HEREBY ASSENTS TO THE RECORDATION OF THIS MAP OR PLAT BY DEVELOPER, AND ACCEPTS THE DEDICATION, TRANSFER AND CONVEYANCE BY DEVELOPER OF ALL SANITARY SEWER EASEMENTS AND RIGHTS-OF-WAY DEDICATED ON SAID MAP OR PLAT. SHELBY RIDGE UTILITY SYSTEMS, LLC WILL ACCEPT THE SANITARY SEWERS CONSTRUCTED BY THE DEVELOPER WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY UPON COMPLETION BY DEVELOPER OF ACCEPTANCE REQUIREMENTS. SHELBY RIDGE UTILITY SYSTEMS, LLC WILL THEREAFTER AUTHORIZE PRIVATE SERVICE CONNECTIONS TO THE SANITARY SEWER MAINS, SUBJECT TO SHELBY RIDGE UTILITY SYSTEMS, LLC RULES AND REGULATIONS.

SHELBY RIDGE UTILITY SYSTEMS, LLC Date 12-28-2020

REVISIONS | DATE

DRAWN BY: MBA
CHECKED BY: RKC
PROJECT No.: SAND0004
DATE: December 21, 2020
SCALE: 1" = 60'

U:\PROJECTS\SAND0004 - Grey Oaks Phases 5-6-7\Survey\Dwg\SAND0004 Rlt.dwg

PROJECT: GREY OAKS SUBDIVISION PHASE 6
TITLE: FINAL PLAT

EDG
ENGINEERING DESIGN GROUP, LLC
CIVIL ENGINEERING • LAND SURVEYING
(205) 403-9158
120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
FAX - (205) 403-9175

SHEET NO.
1 OF 2

Map Book 53 Page 78B

20210105000003340 2/2 $71.00
Shelby Cnty Judge of Probate, AL
01/05/2021 11:13:34 AM FILED/CERT

FINAL PLAT
GREY OAKS SUBDIVISION
PHASE 6

SITUATED IN THE WEST 1/2 OF SECTION 11, AND THE EAST 1/2 OF SECTION 10
TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY
CITY OF PELHAM, ALABAMA

ALABAMA WEST ZONE NAD 83
GRID NORTH

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

GREY OAKS COURT
50' R.O.W.
MB. 45, PG. 14

GREY OAKS WAY
50' R.O.W.
MB. 38, PG. 148

GREY OAKS VALLEY (PUBLIC R.O.W.)
60' R.O.W.

LOT 119 GREY OAKS SECTOR 1 MB. 38, PG. 148
LOT 120
LOT 121
LOT 122
LOT 123
LOT 124
LOT 300
LOT 299
LOT 298
LOT 297
LOT 296
LOT 295
LOT 294
LOT 293
LOT 292
LOT 291

GREY OAKS SECTOR 1 MB. 38, PG. 148
GREY OAKS SECTOR 2 PHASE 2 MB. 45, PG. 14
GREY OAKS SECTOR 2 PHASE 2 MB. 45, PG. 14

14 1 11 2 001 001.003
GREY OAKS PROPERTIES LLC

LOT 1
OAKLYN HILLS FARM
MB. 38, PG. 35

FLOOD ZONE AE
SCALED FROM FIRM PANEL
01117C0236E DATED 02/20/2013 &
LOMR 14-04-9726P
DATED 4/9/2015

15' UNDISTURBED CREEK BUFFER

10' LOW PRESSURE SANITARY SEWER EASEMENT

40' SETBACK
35' SETBACK
45' SETBACK

CUL-DE-DRAINAGE EASEMENT

COMMON AREA 6-1
533517 Sq. Ft.
12.25 Ac.

LOT 605 50024 Sq. Ft. 1.15 Ac.
LOT 606 44656 Sq. Ft. 1.03 Ac.
LOT 607 39840 Sq. Ft. 0.91 Ac.
LOT 608 36808 Sq. Ft. 0.84 Ac.
LOT 609 37220 Sq. Ft. 0.85 Ac.
LOT 610 34131 Sq. Ft. 0.78 Ac.
LOT 611 31012 Sq. Ft. 0.71 Ac.
LOT 612 28404 Sq. Ft. 0.65 Ac.
LOT 613 26967 Sq. Ft. 0.62 Ac.
LOT 614 27685 Sq. Ft. 0.64 Ac.
LOT 615 33483 Sq. Ft. 0.77 Ac.
LOT 616 39708 Sq. Ft. 0.91 Ac.
LOT 617 27521 Sq. Ft. 0.63 Ac.
LOT 618 20791 Sq. Ft. 0.48 Ac.
LOT 619 22330 Sq. Ft. 0.51 Ac.
LOT 620 22384 Sq. Ft. 0.51 Ac.
LOT 621 22824 Sq. Ft. 0.52 Ac.
LOT 622 21127 Sq. Ft. 0.48 Ac.
LOT 623 20416 Sq. Ft. 0.47 Ac.
LOT 624 21148 Sq. Ft. 0.49 Ac.
LOT 625 20496 Sq. Ft. 0.47 Ac.
LOT 626 20478 Sq. Ft. 0.47 Ac.
LOT 627 20349 Sq. Ft. 0.47 Ac.
LOT 628 20091 Sq. Ft. 0.46 Ac.
LOT 629 21901 Sq. Ft. 0.50 Ac.

FUTURE DEVELOPMENT
14 1 11 2 001 001.003
GREY OAKS PROPERTIES LLC

SHEET 1 OF 2
SHEET 2 OF 2

VICINITY MAP
N.T.S.

SITE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	500.00'	61.64'	61.60'	S 38°12'44" E	7°03'49"
C2	300.00'	54.72'	54.64'	N 50°05'39" E	10°27'02"
C3	300.00'	127.66'	126.70'	N 67°30'37" E	24°22'53"
C4	300.00'	65.16'	65.03'	N 73°28'43" E	12°26'41"
C5	500.00'	257.08'	254.26'	N 52°31'36" E	29°27'33"
C6	500.00'	83.76'	83.67'	N 42°35'46" E	9°35'55"
C7	1000.00'	107.55'	107.50'	S 44°18'51" W	6°09'45"
C8	1000.00'	152.73'	152.58'	S 45°36'30" W	8°45'03"
C9	530.00'	65.34'	65.30'	N 38°12'44" W	7°03'49"
C10	25.00'	35.38'	32.50'	N 75°13'27" W	81°05'14"
C11	330.00'	89.09'	88.82'	N 71°58'00" E	15°28'08"
C12	270.00'	58.64'	58.53'	N 73°28'43" E	12°26'41"
C13	470.00'	12.02'	12.02'	N 66°31'24" E	1°27'57"
C14	470.00'	114.09'	113.81'	N 58°50'11" E	13°54'29"
C15	470.00'	115.54'	115.25'	N 44°50'23" E	14°05'08"
C16	530.00'	57.01'	56.98'	N 40°52'42" E	6°09'47"
C17	530.00'	31.78'	31.77'	S 45°40'40" W	3°26'08"
C18	970.00'	84.10'	84.08'	N 44°54'42" E	4°58'04"
C19	970.00'	20.23'	20.23'	N 41°49'50" E	1°11'41"
C20	1030.00'	66.50'	66.49'	S 43°04'58" W	3°41'58"
C21	1030.00'	90.81'	90.78'	N 47°27'29" E	5°03'05"
C22	25.00'	6.80'	6.78'	N 42°11'46" E	15°34'21"
C23	25.00'	14.88'	14.66'	N 17°21'22" E	34°06'16"
C24	60.00'	75.70'	70.78'	N 36°26'59" E	72°17'29"
C25	60.00'	63.16'	60.28'	S 77°14'56" E	60°18'41"
C26	60.00'	63.16'	60.28'	S 16°56'15" E	60°18'41"
C27	60.00'	79.59'	73.88'	S 51°13'07" W	76°00'04"
C28	60.00'	10.94'	10.92'	S 85°33'31" E	10°26'40"
C29	25.00'	21.88'	21.00'	S 74°49'25" W	49°40'47"
C30	970.00'	129.71'	129.61'	S 46°09'11" W	7°39'42"
C31	970.00'	18.44'	18.44'	S 41°46'39" W	1°05'20"
C32	1030.00'	90.91'	90.88'	S 43°45'42" W	5°03'25"
C33	1030.00'	19.87'	19.87'	S 46°50'34" W	1°06'20"
C34	470.00'	1.02'	1.02'	N 47°20'00" E	0°07'28"
C35	470.00'	77.72'	77.63'	S 42°32'02" W	9°28'27"
C36	530.00'	216.30'	214.80'	S 49°29'18" W	23°22'59"
C37	530.00'	56.21'	56.18'	N 64°13'05" E	6°04'35"
C38	330.00'	34.46'	34.45'	S 70°14'52" W	5°59'00"
C39	330.00'	37.22'	37.20'	S 76°28'13" W	6°27'42"
C40	270.00'	150.95'	148.99'	S 63°41'07" W	32°01'54"
C41	270.00'	13.20'	13.20'	N 46°16'09" E	2°48'02"
C42	330.00'	8.86'	8.86'	S 45°38'16" W	1°32'17"
C43	25.00'	35.38'	32.50'	N 05°51'47" E	81°05'14"
C44	470.00'	57.94'	57.91'	S 38°12'44" W	7°03'49"
C45	25.00'	42.83'	37.78'	S 07°20'00" W	98°09'18"
C46	775.00'	152.39'	152.14'	N 50°46'16" E	11°15'58"

LINE	BEARING	DISTANCE
L1	N 85°32'24" W	56.52'
L2	N 76°22'15" W	41.84'
L3	S 67°15'22" W	15.08'
L4	N 67°15'22" E	20.13'
L5	N 08°53'35" W	55.79'
L6	S 50°36'50" W	11.25'
L7	N 75°37'42" E	66.10'
L8	S 85°38'32" W	50.27'
L9	N 61°31'24" E	27.54'
L10	S 42°13'58" W	20.66'
L11	N 40°04'03" E	20.86'
L12	S 01°24'46" E	67.74'
L13	S 04°41'45" E	32.68'
L14	N 53°51'57" E	34.77'
L15	S 64°38'58" W	45.90'
L16	N 79°16'02" W	23.55'
L17	S 85°26'54" W	60.89'
L18	S 29°49'52" W	47.06'
L19	S 11°39'06" W	57.61'
L20	S 11°39'06" W	8.04'
L21	N 44°51'53" W	5.74'
L22	S 50°05'58" W	52.03'
L23	S 45°38'26" W	54.72'
L24	N 71°27'45" E	111.57'
L25	N 81°36'32" E	82.99'
L26	N 62°46'02" E	46.00'
L27	N 67°01'45" E	89.88'
L28	N 43°52'52" E	18.28'

REVISIONS | DATE

DRAWN BY: MBA
CHECKED BY: RKC
PROJECT No.: SAND0004
DATE: December 21, 2020
SCALE: 1" = 60'

PROJECT: GREY OAKS SUBDIVISION PHASE 6
TITLE: FINAL PLAT

EDG
ENGINEERING DESIGN GROUP, LLC
CIVIL ENGINEERING • LAND SURVEYING
(205) 403-9158
120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
FAX - (205) 403-9175

SHEET NO.
2 OF 2

I:\PROJECTS\SAND0004 - Grey Oaks Phase 5-6-7\Survey\Civil\Dwg\SAND0004 Rvt.dwg