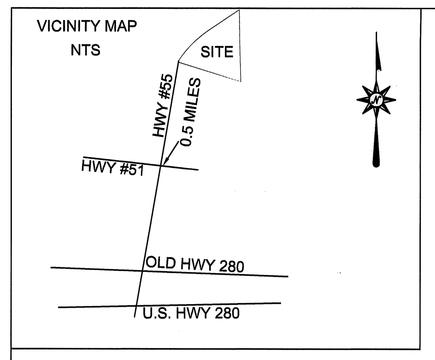
Map Book 55 Page 9

20210930000477220 1/1 $34.00
Shelby Cnty Judge of Probate, AL
09/30/2021 10:50:22 AM FILED/CERT

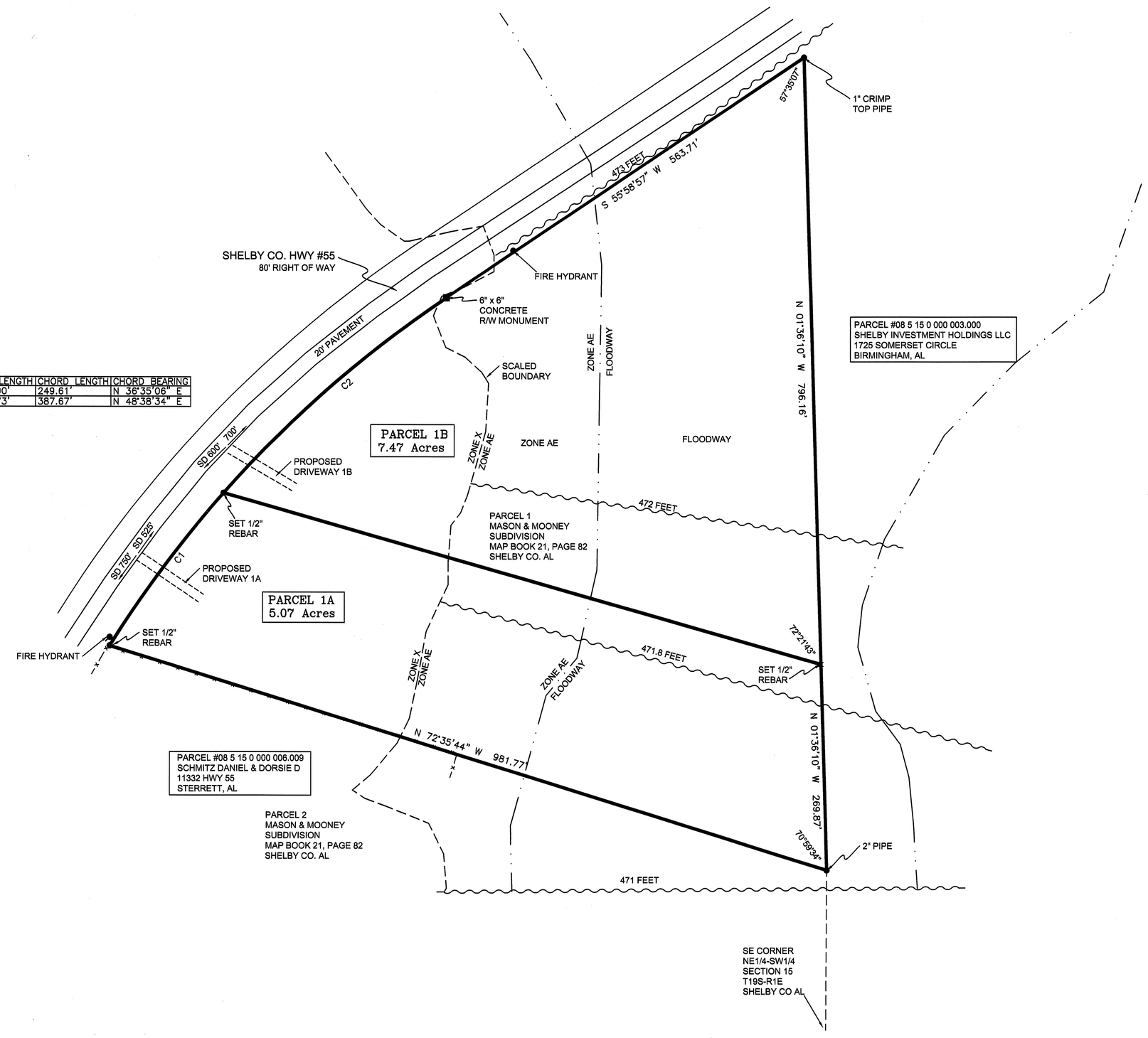


A RESURVEY OF PARCEL 1
MASON & MOONEY SUBDIVISION
MAP BOOK 21, PAGE 82
SHELBY CO. AL

A MINOR SUBDIVISION BEING 12.54 ACRES SITUATED IN SECTION 15, TOWNSHIP 19S, RANGE 1E, SHELBY CO. ALABAMA TOWN OF WESTOVER, SHELYBY CO. ALABAMA

OWNER: JESSICA LEE WALLACE

THE PURPOSE OF THIS SUBDIVISION IS TO DIVIDE 12.54 ACRES INTO TWO LOTS FOR RESIDENTIAL USE.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1517.17'	249.90'	249.61'	N 36°35'06" E
C2	1517.22'	388.75'	387.67'	N 48°38'34" E

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, Christopher M. Ray, a registered Land Surveyor, State of Alabama and Jessica Lee Wallace, owner, hereby certify that this plat or map were 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 and known as A RESURVEY OF PARCEL 1 MASON & MOONEY SUBDIVISION MAP BOOK 21, PAGE 82 showing the subdivisions 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 map or plat and that all part of this survey and plat (or drawing) have been completed in accordance with the requirements of the Standards for the Practice of Surveying in the State of Alabama to the best of my knowledge, information and belief. Said owners also certify they ae the owners of said lands and that the same are subject to mortgagee: TRUSTMARK BANK.

Dated this the 2nd day of September, 2021.

Christopher M. Ray, Ala. Reg. No. 26017
Ray and Gilliland, P. C.
Alabama Cert No. CA-0114-LS

Jessica Lee Wallace, owner

Kyle Hood, Loan Office

Trustmark Bank

ALABAMA LICENSED No. 26017 PROFESSIONAL LAND SURVEYOR CHRISTOPHER M. RAY

STATE OF ALABAMA
SHELBY COUNTY

I, Carol H. Roberts, as Notary Public, in and for said County and State, do hereby certify that Christopher M. Ray, whose name is signed to the forgoing certificate as a surveyor and who is known to me, acknowledged before, on this date, that after having been duly informed of the contents of said certificates he executed same voluntarily as such will full authority thereof.

Given under my hand and seal this the 2nd day of Sept, 2021.

Carol H. Roberts, Notary Public My Commission expires: 08/08/2023

CAROL H. ROBERTS NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF ALABAMA
SHELBY COUNTY

I, Carol H. Roberts, as Notary Public, in and for said County and State, do hereby certify that Jessica L. Wallace, whose name is signed to the forgoing certificate as a owner and who is known to me, acknowledged before, on this date, that after having been duly informed of the contents of said certificates, he/she executed same voluntarily as such will full authority thereof.

Given under my hand and seal this the 2nd day of Sept, 2021.

Carol H. Roberts, Notary Public My Commission expires: 8-8-2023

CAROL H. ROBERTS NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF ALABAMA
SHELBY COUNTY

I, Harris Owsley, as Notary Public, in and for said County and State, do hereby certify that Kyle Hood, as representative of TRUSTMAKE BANK, whose name is signed to the forgoing certificate as a owner and who is known to me, acknowledged before, on this date, that after having been duly informed of the contents of said certificates, he/she executed same voluntarily as such will full authority thereof.

Given under my hand and seal this the 28th day of September, 2021.

Harris Owsley, Notary Public My Commission expires: 07/25/2025

HARRIS OWSLEY NOTARY PUBLIC My Commission Expires July 25, 2025 ALABAMA STATE AT LARGE

APPROVED: Edward Stowell Date: 09/09/2021
City of Westover Planning Commission

APPROVED: (Mayor) Date: 9/7/2021
Westover Engineer

APPROVED: Date: 09/07/2021
Westover Fire Chief

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.

Date: 9-28-2021
Shelby Health Department Official

SHELBY COUNTY NOTES

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

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

3. . No further subdivision of any parcel shown hereon shall be allowed with out the prior approval of the Shelby County Planning Commission.

4. Driveways shall be restricted to the locations as shown on this plat. Driveway access permit required prior to installation of driveway(s). Contact the Shelby County Highway Department at 669-3880 to obtain access permit.

5. The property is located in Zone X, AE and Floodway as shown on the latest Federal Insurance Rate Maps (Panel Number 01117C0119E), dated February, 20, 2013.

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

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

8. 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 County Engineer. All development within a designated flood plain must comply with the Shelby County Flood Damage Prevention Ordinance.

9. Shelby County is not now, nor will be in the future, responsible for the maintenance of private roads or easements shown on this plat.

10. Driveway locations shall be approved by the Shelby County Engineer.

11. Prior to the construction in the Shelby County right-of-way, access permits must be obtained from the Shelby County Highway Department (Colley Dunagan or Clay Adernolt, 205-669-3880).

LEGEND:

(M) = MEASURED
(R) = RECORDED (MAP,DEED,PLAT,ETC.)
(M & R) = MEASURED & RECORDED
(PS) = PREVIOUS SURVEY
P.L.S. = PROFESSIONAL LAND SURVEYOR
CA = CERTIFICATE OF AUTHORIZATION
(0114 - LAND SURVEYING)
G.P.S. = GLOBAL POSITIONING SYSTEM
—·—·— = POWER POLE / OVERHEAD UTILITY
—X—X—X—X— = FENCE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT

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BEARINGS ARE STATE PLANE NAD 83 ALABAMA WEST ZONE

0 100 200 300

EMAIL: CHRIS.RAY@RAYANDGILLILAND.COM

RAY & GILLILAND, P.C.

122 NORTH CALHOUN AVENUE
P.O. BOX 1183
SYLACAUGA, ALABAMA 35150

TEL NO. (256) 245-3243
FAX NO. (256) 245-3202

FILE: RESURVEY OF PARCEL 1

DRAWN BY: CMR

SCALE: 1" = 200'

FINAL PLAT

DATE: 07/07/2021