Map Book 55 Page 52

20220105000005850 1/1 $34.00
Shelby Cnty Judge of Probate, AL
01/05/2022 02:24:57 PM FILED/CERT

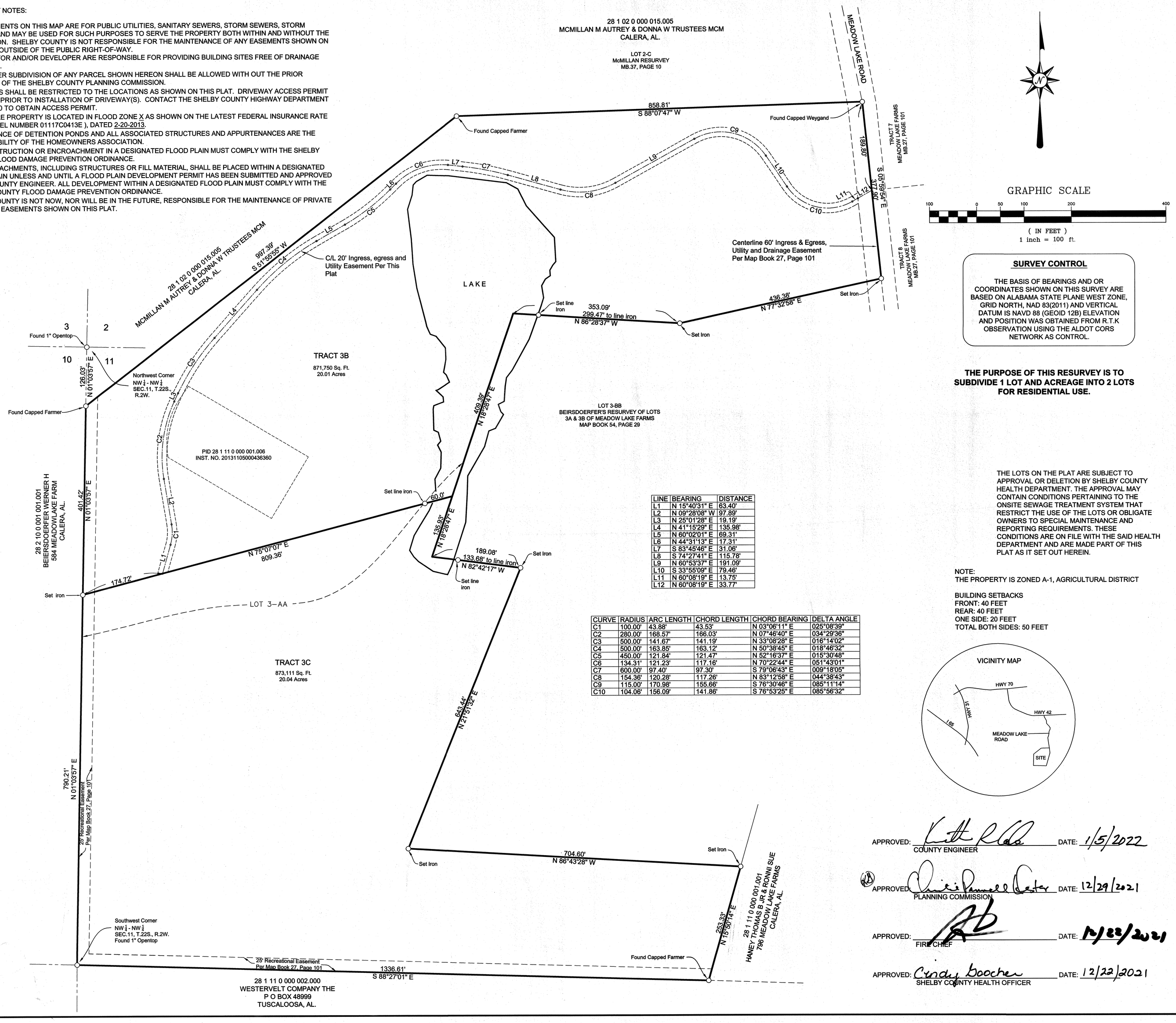
COMER'S RESUBDIVISION OF LOT 3-AA OF MEADOW LAKE FARMS

BEING A RESUBDIVISION OF LOT 3-AA, ACCORDING TO BEIRSDOERFER'S RESURVEY OF LOTS 3A & 3B OF MEADOW LAKE FARMS, AS RECORDED IN MAP BOOK 54, PAGE 29, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND ALSO A 1 ACRE TRACT OF LAND ACCORDING TO INST. NO. 20131105000436360.
TOTAL NUMBER OF ACRES FOR ALL PROPERTY INVOLVED IN THE SURVEY IS 40.05 ACRES.

SITUATED IN THE NORTHWEST QUARTER OF SECTION 11 AND THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA

SHELBY COUNTY 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. SHELBY COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE 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 WITH OUT THE PRIOR APPROVAL OF THE SHELBY COUNTY PLANNING COMMISSION.
d. 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.
e. THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAPS (PANEL NUMBER 01117C0413E), DATED 2-20-2013.
f. MAINTENANCE OF DETENTION PONDS AND ALL ASSOCIATED STRUCTURES AND APPURTENANCES ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
g. ANY CONSTRUCTION OR ENCROACHMENT IN A DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE SHELBY COUNTY FLOOD DAMAGE PREVENTION ORDINANCE.
h. 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.
i. SHELBY COUNTY IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT.



LINE	BEARING	DISTANCE
L1	N 15°40'31" E	63.40'
L2	N 09°28'08" W	97.89'
L3	N 25°01'28" E	19.19'
L4	N 41°15'29" E	135.98'
L5	N 60°02'01" E	69.31'
L6	N 44°31'13" E	17.31'
L7	S 83°45'46" E	31.06'
L8	S 74°27'41" E	115.78'
L9	N 60°53'37" E	191.09'
L10	S 33°55'09" E	79.46'
L11	N 60°08'19" E	13.75'
L12	N 60°08'19" E	33.77'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	43.88'	43.53'	N 03°06'11" E	025°08'39"
C2	280.00'	168.57'	166.03'	N 07°46'40" E	034°29'36"
C3	500.00'	141.67'	141.19'	N 33°08'28" E	016°14'02"
C4	500.00'	163.85'	163.12'	N 50°38'45" E	018°46'32"
C5	450.00'	121.84'	121.47'	N 52°16'37" E	015°30'48"
C6	134.31'	121.23'	117.16'	N 70°22'44" E	051°43'01"
C7	600.00'	97.40'	97.30'	S 79°06'43" E	009°18'05"
C8	154.36'	120.28'	117.26'	N 83°12'58" E	044°38'43"
C9	115.00'	170.98'	155.66'	S 76°30'46" E	085°11'14"
C10	104.06'	156.09'	141.86'	S 76°53'25" E	085°56'32"

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

SURVEY CONTROL

THE BASIS OF BEARINGS AND OR COORDINATES SHOWN ON THIS SURVEY ARE BASED ON ALABAMA STATE PLANE WEST ZONE, GRID NORTH, NAD 83(2011) AND VERTICAL DATUM IS NAVD 88 (GEOID 12B) ELEVATION AND POSITION WAS OBTAINED FROM R.T.K OBSERVATION USING THE ALDOT CORS NETWORK AS CONTROL.

THE PURPOSE OF THIS RESURVEY IS TO SUBDIVIDE 1 LOT AND ACREAGE INTO 2 LOTS FOR RESIDENTIAL USE.

THE LOTS ON THE PLAT ARE SUBJECT TO APPROVAL OR DELETION BY SHELBY COUNTY HEALTH DEPARTMENT. THE APPROVAL MAY CONTAIN CONDITIONS PERTAINING TO THE ONSITE SEWAGE TREATMENT SYSTEM THAT RESTRICT THE USE OF THE LOTS OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS. THESE CONDITIONS ARE ON FILE WITH THE SAID HEALTH DEPARTMENT AND ARE MADE PART OF THIS PLAT AS IT SET OUT HEREIN.

NOTE:
THE PROPERTY IS ZONED A-1, AGRICULTURAL DISTRICT

BUILDING SETBACKS
FRONT: 40 FEET
REAR: 40 FEET
ONE SIDE: 20 FEET
TOTAL BOTH SIDES: 50 FEET

VICINITY MAP

STATE OF ALABAMA
COUNTY OF SHELBY

THE UNDERSIGNED, JEFF D. ARRINGTON, SURVEYOR AND DAVID Comer OWNER, HEREBY CERTIFY 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 (S); THAT THIS PLAT OR MAP IS A TRUE AND CORRECT PLAT OR MAP OF LANDS SHOWN THEREIN AND KNOWN OR TO BE KNOWN AS COMER'S RESUBDIVISION OF LOT 3-AA OF MEADOW LAKE FARMS, 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 PLAT OR MAP. SAID OWNER(S) ALSO CERTIFIES THAT HE (THEY,) (ARE) THE OWNER(S) OF SAID LANDS AND THAT THE SAME ARE NOT SUBJECT TO ANY MORTGAGE.

I HEREBY 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.

SURVEYOR:
JEFF D. ARRINGTON
ALABAMA LIC. NO. 18664
DATE: 12-22-2021

OWNER:
BY: D Comer
ITS: Owner
DATE: 12/22/2021

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT JEFF D. ARRINGTON, 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 22nd DAY OF December, 2021

Deborah Vanden Sandoky 11-30-25
NOTARY PUBLIC MY COMMISSION EXPIRES

STATE OF ALABAMA
COUNTY OF Shelby

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT David Comer WHOSE NAME AS SIGNED TO THE FOREGOING CERTIFICATE AS OWNER, 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 22 DAY OF Dec., 2021

NOTARY PUBLIC My Commission Expires August 14, 2024
MY COMMISSION EXPIRES

APPROVED: COUNTY ENGINEER DATE: 1/5/2022

APPROVED: PLANNING COMMISSION DATE: 12/29/2021

APPROVED: FIRE CHIEF DATE: 12/22/2021

APPROVED: Cindy Boucher SHELBY COUNTY HEALTH OFFICER DATE: 12/22/2021

ARRINGTON ENGINEERING
Civil Engineers - Surveyors - Land Planners
OFFICE: (205) 985-9315
FAX: (205) 985-9195
2032 VALLEYDALE ROAD
Birmingham, AL 35244

DRAWING TITLE: COMER'S RESUBDIVISION OF LOT 3-AA OF MEADOW LAKE FARMS	DRAWN BY: JDA
LOCATION & DESCRIPTION: NW ¼ SECTION 11, AND SW ¼ SECTION 2, TOWNSHIP 22 S., R.2W., SHELBY COUNTY, ALABAMA	CHECKED BY: JDA
	DATE: 10-30-2021
	SCALE: 1" = 100'
	PARTY CHIEF: JDA
	PROJECT NO.: 78175
	SHEET: 1 OF 1

STATE OF ALABAMA REGISTERED #18664 PROFESSIONAL LAND SURVEYOR JEFF D. ARRINGTON

G:\2021 PROJECTS\76473 – Meadowlake Farm\DWG\78175.dwg