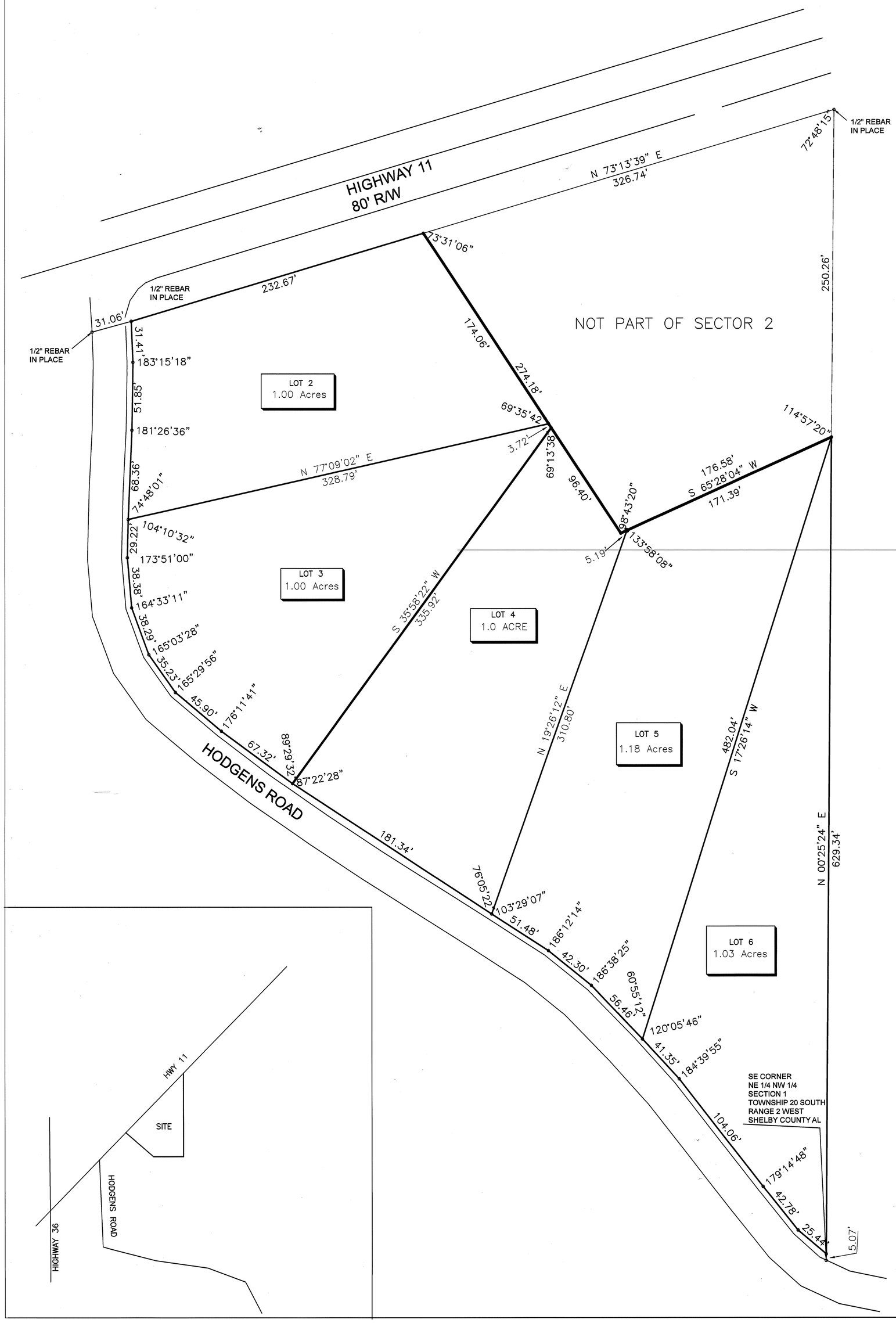
Map Book 55 Page 92

20220325000123270 1/1 $34.00
Shelby Cnty Judge of Probate, AL
03/25/2022 03:34:43 PM FILED/CERT

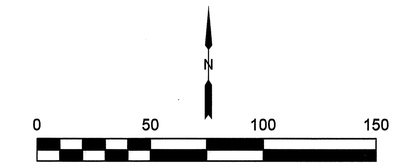
PROPERTY LOCATED
NE 1/4 NW 1/4
SECTION 1
TOWNSHIP 20 SOUTH
RANGE 2 WEST
SHELBY COUNTY AL

# FINAL PLAT
# HODGENS ESTATES SECTOR 2
# A RESIDENTIAL SINGLE LOT SUBDIVISION

| RAY & GILLILAND, P.C. | |
|---|---|
| 122 NORTH CALHOUN STREET<br>P.O. BOX 1183<br>SYLACAUGA, ALABAMA 35150 | TEL NO. (256) 245-3243<br>FAX NO. (256) 245-3202 |
| | FILE: BRADADAIRHODGENS2 |
| DRAWN BY: JMR | SCALE: 1" = 30' |
| BOUNDARY SURVEY | OCTOBER 2021 |




Owner: MONDRAGON PADILLA IVAN
Address:
248 WHISENHUNT RD
CHELSEA, AL 35043
Parcel Number: 14 1 01 0 000 013.002




SCALE 1"=50'
BOUNDARY SURVEY
FIELD WORK OCTOBER 2021
BEARING REF: STATE PLAN NAD 83
WEST ZONE

*The undersigned, James M. Ray, a Registered Land Surveyor in the State of Alabama and BRAD ADAIR, as owner hereby certify that this plat or map waspursuant 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 HODGENS ESTATES SECTOR 2 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 also certifies that they are the owners of said lands and that the same are not subject to any mortgage.*

*Dated this the 26TH day of OCTOBER 2021*

*James M. Ray, Ala. Reg. No. 18383*
*Ray and Gilliland, P. C.*
*Ala. Cert. No. CA-0114-LS*

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

Brad Adair
BRAD ADAIR
OWNER

*STATE OF ALABAMA*
*SHELBY COUNTY*

*I,* Carol N. 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* _____ *day of* November, *2021.*

Carol N. Roberts
*Notary Public*
*My Commission Expires:* 8-8-2023

CAROLYN VANDIVER ROBERTS NOTARY PUBLIC STATE OF ALABAMA

*STATE OF ALABAMA*
*SHELBY COUNTY*

*I,* Kristie Cole Cook, *a Notary Public in and for said County and State, do hereby certify that BRAD ADAIR, whose name is signed to the foregoing certificate as owner and who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificate, she executed same voluntarily as such individual with full authority therefor.*

*Given under my hand and seal this the* 25th *day of* March, *2022*

Kristie Cole Cook
*Notary Public*
*My Commission Expires:* 6/21/2025

KRISTIE COLE COOK
My Commission Expires
June 21, 2025

*This the* 13th *day of* December, *2021.*

Crystal Etheredge
*CITY CLERK*

*This the* 6th *day of* December, *2021.*

*CHELSEA PLANNING COMMISSION*

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.

*This the* 25th *day of* March, *2022.*

Cindy Goocher
*SHELBY COUNTY HEALTH DEPARTMENT*
(RECORDING PURPOSES ONLY)

*This the* 1st *day of* December, *2021*

*Fire Chief*

*This the* 2nd *day of* December, *2021*

*MAYOR CITY OF CHELSEA*

*This the* 2nd *day of* December, *2021.*

*CITY ENGINEER CITY OF CHELSEA*

NOTE: EACH LOT SHALL BE LIMITED TO ONE RESIDENTIAL DRIVEWAY TO HODGENS ROAD WHICH SHALL BE LOCATED TO PROVIDE A MINIMUM CORNER SIGHT DISTANCE FOR A 25 MPH ROAD. EACH DRIVE SHALL HAVE A RCP CULVERT TO BE SIZED BY AN ENGINEER, WITH SLOPED CONCRETE END SECTIONS. IN NO CASE SHALL THE CULVERT BE SMALLER THAN 18" DIA, (OR EQUIVALENT ARCH SIZE). THE DRIVE SHALL BE CONCRETE OR ASPHALT WITHIN THE RIGHT OF WAY, AND SHALL HAVE A MINIMUM OF 25' TURNING RADIUS ON AND OFF OF HODGENS ROAD.

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. CHELSEA 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 without the prior approval of the CITY OF CHELSEA Planning Commission.

d. OMITTED

e. This entire property is located in Flood Zone X as shown on the latest Federal Insurance Rate Maps , Panel Number 0111170C0230E MAP REVISED DATE FEBRUARY 20, 2013 SHELBY COUNTY AL

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

i. CHELSEA is not now, nor will be in the future, responsible for the maintenance of private roads or easements shown