Mapbook 56 page 35

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Shelby Cnty Judge of Probate, AL
06/08/2022 08:11:02 AM FILED/CERT

A RESURVEY OF LOTS 79 AND 80 BENT CREEK SUBDIVISION SECTOR 2, PHASE 1

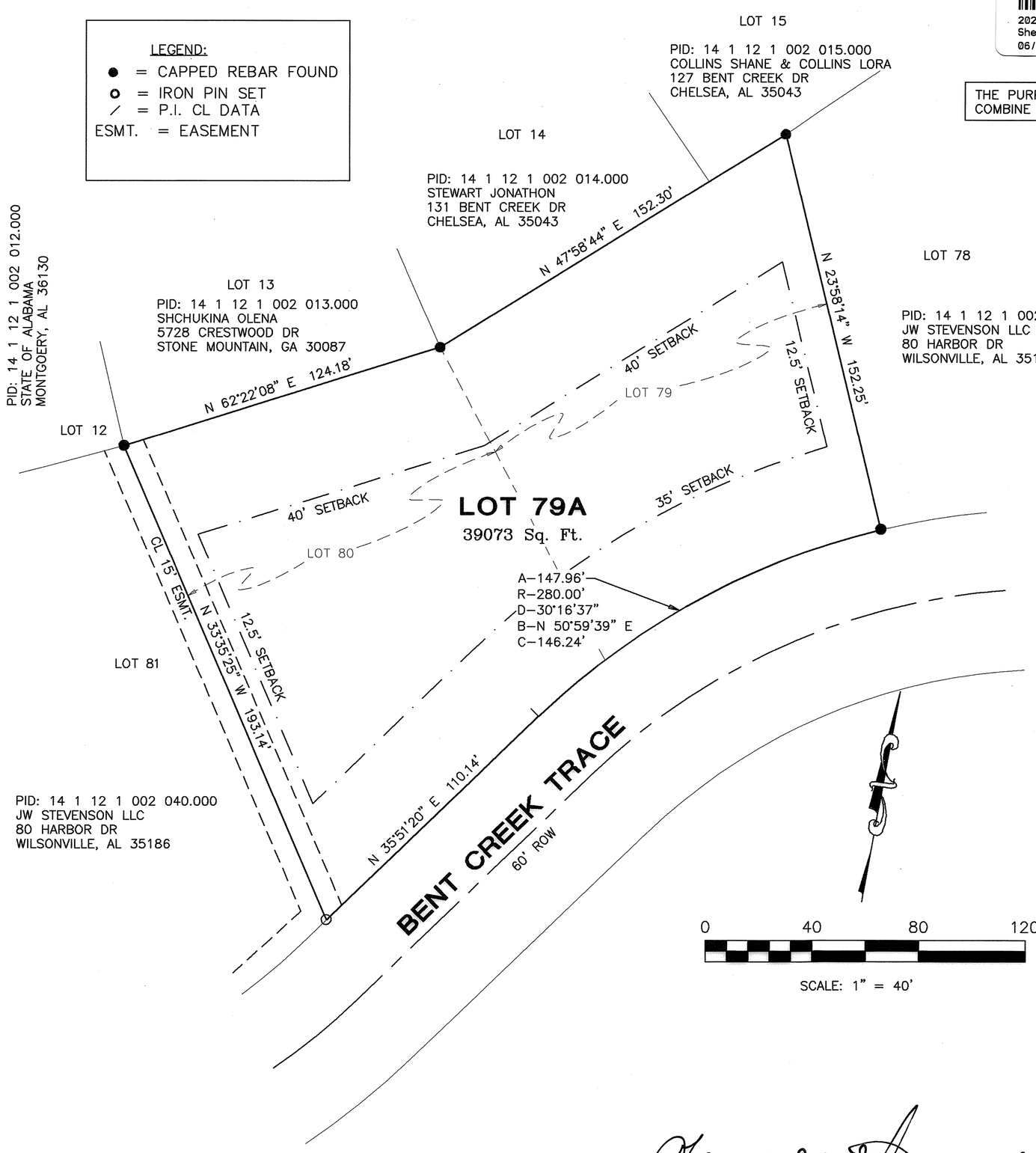
(AS RECORDED IN MAP BOOK 39, PAGE 135)

THE PURPOSE OF THIS RESURVEY IS TO COMBINE 2 LOTS INTO 1 RESIDENTIAL LOT.

A SINGLE FAMILY RESIDENTIAL SUBDIVISION SITUATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 2 WEST, CITY OF PELHAM, SHELBY COUNTY, ALABAMA.

OWNER:
SCOTCH HOMES
148 CHESSER CRANE ROAD
CHELSEA, AL 35043

SURVEYOR:
SOUTH CENTRAL SURVEYING, LLC
156 SUNSET TRAIL
ALABASTER, AL 35007
TP 205-229-1993



STATE OF ALABAMA
SHELBY COUNTY

The undersigned, William D. Callahan, Jr., Professional Land Surveyor, State of Alabama, Scotch Homes & Land Development Group, Inc., as 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 was made in the instance of said owner; that this plat or map is a true and correct map of lands shown therein known as A RESURVEY OF LOTS 79 AND 80, BENT CREEK, SECTOR 2 PHASE 1 , showing the sub-divisions into which it is proposed to divide said lands, giving the lengths and angles of each lot and its number, showing the streets, alleys and public grounds, giving the length and width and name of each street as well as the number of each lot and showing the relation of the lands to the recorded subdivision, 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 not subject to any mortgage. except a mortgage held by Progress Bank. I further certify 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: William D. Callahan, Jr. Date 5/10/2022
William D. Callahan, Jr., P.L.S.
AL Reg No 28251

ALABAMA LICENSED NO. 28251 PROFESSIONAL LAND SURVEYOR WILLIAM D. CALLAHAN, JR.

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that William D. Callahan, Jr., 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 10TH day of MAY, 2022.

Stephanie Callahan
Notary Public
MY COMMISSION EXPIRES 8-30-2023

STEPHANIE CALLAHAN NOTARY PUBLIC ALABAMA STATE AT LARGE

By: Wayne Scotch Jr. DATE 5/11/22
Scotch Homes & Land Development Group, Inc, Owner
Wayne Scotch, Jr., President

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Wayne Scotch, Jr., whose name is signed to the foregoing certificate as president, 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 11TH day of May, 2022.

Sazia Naz
Notary Public
MY COMMISSION EXPIRES August 21, 2022

SAZIA NAZ
My Commission Expires
August 21, 2022

By: _____ DATE 5/11/22
Officer
Progress Bank, Mortgagee

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Christopher Cotton, whose name is signed to the foregoing certificate as mortgagee, 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 11TH day of May, 2022.

Sazia Naz
Notary Public
MY COMMISSION EXPIRES August 21, 2022

SAZIA NAZ
My Commission Expires
August 21, 2022

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. 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 SUBDIVISIONS OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE PELHAM PLANNING COMMISSION.

(D) THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON THE LATEST FLOOD INSURANCE RATE MAPS (PANEL NUMBER 01117C0240E) DATED FEBRUARY 20, 2013, OR THE MOST CURRENT ADOPTED MAPS.

(E) MAINTENANCE OF DETENTION PONDS AND ALL ASSOCIATED STRUCTURES AND APPURTENANCES ARE THE RESPONSIBILITY OF THE HOME OWNER'S 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 FLOOD PLAIN DEVELOPMENT PERMIT HAS BEEN SUBMITTED AND APPROVED BY THE FLOOD PLAIN ADMINISTRATOR. ALL DEVELOPMENT WITHIN A DESIGNATES 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.

Mayor, City of Pelham Date 6/6/22

Engineer, City of Pelham Date 5/25/22

Pelham Planning Commission Date 6-1-22

City Clerk
City of Pelham Date 6-6-22

Director of Development Services & Public Works Date 5/6/22

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.

APPROVED: Date 5-12-2022
Shelby County Health Department

South Central Surveying, LLC
RESIDENTIAL & COMMERCIAL LAND SURVEYING
156 SUNSET TRAIL
ALABASTER, ALABAMA 35007
PHONE 205-229-1993
EMAIL: buck@southcentralsurveying.com

FINAL PLAT
LOTS 79 AND 80, BENT CREEK SUBDIVISION
SECTOR 2, PHASE 1

PROJECT:

OWNER: SCOTCH HOMES & LAND DEVELOPMENT GROUP, INC.
148 CHESSER CRANE ROAD
CHELSEA, AL 35043

SHEET No.: 1 of 1

PROJECT NO: 14-08013