Map Book 56 Page 39

HIGHWAY 1 ESTATES

A MINOR SUBDIVISION BEING 29.62 ACRES SITUATED IN SECTION 5, TOWNSHIP 21S, RANGE 4W, SHELBY CO. ALABAMA
PROPERTY IS CURRENTLY ZONED A-1

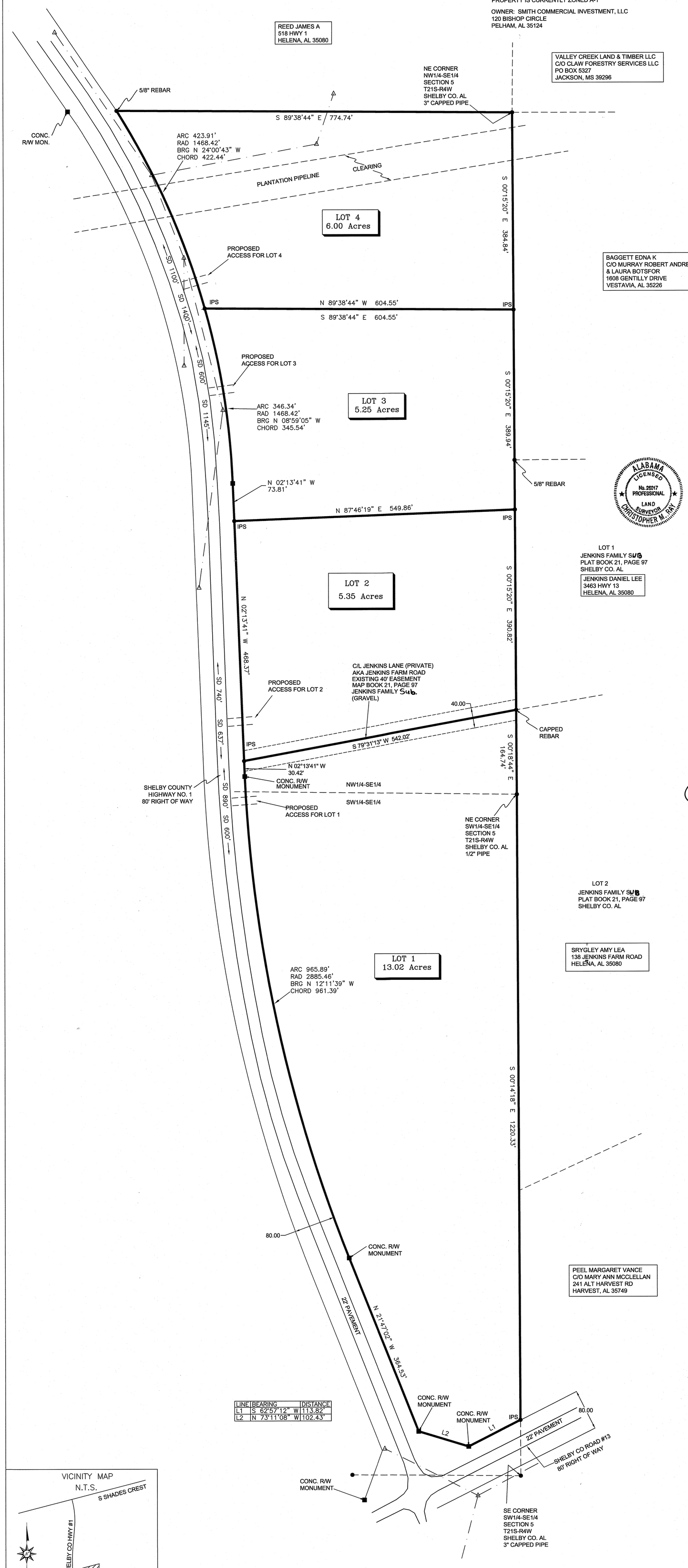
OWNER: SMITH COMMERCIAL INVESTMENT, LLC
120 BISHOP CIRCLE
PELHAM, AL 35124

BEARINGS ARE STATE PLANE NAD 83 ALABAMA WEST ZONE

The purpose of this subdivision is to divide 29.62 acres into four lots for residential use.

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: HIGHPOINTE HWY 1 SD
DRAWN BY: CMR	SCALE: 1" = 100'
SUBDIVISION	DATE: 03/2022

0 100 200 300



LINE	BEARING	DISTANCE
L1	S 62°57'12" W	113.82'
L2	N 73°11'08" W	102.43'

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
= FENCE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
IPS = SET 1/2" REBAR CA#0114

Copyright Ray & Gilliland P.C. 2022

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, Christopher M. Ray, a Registered Land Surveyor in the State of Alabama and Connor Farmer as managing member of Smith Commercial Investments LLC, 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 owners; that this plat or map is a true and correct map of lands shown therein and known as Highway 1 Estates showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot line and its number, showing the streets, alleys and public grounds, giving the bearings length and 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 and that that all parts 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 that they are the owners of said lands and that there is no mortgage.

Dated this the 24th day of March 2022.

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

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

Smith Commercial Investments, LLC, owner
Connor Farmer, managing member

STATE OF ALABAMA
SHELBY COUNTY

I, Carol H. Roberts, a Notary Public in and for said County and State, do hereby certify that Christopher 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 on the contents of said certificate, he executed same voluntarily as such individual with full authority therefor.

Given under my hand and seal this the 24th day of March, 2022.

Notary Public My Commission Expires: 8-8-2023

CAROL H. ROBERTS NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF ALABAMA
SHELBY COUNTY

I, Shady T. Herrington, a Notary Public in and for said County and State, do hereby certify that Connor Farmer acting on behalf of Smith Commercial Investments LLC, whose name is signed to the foregoing certificate as managing member and who is known to me, acknowledged before me, on this date, that after having been duly informed on the contents of said certificate, he executed same voluntarily as such individual with full authority therefor.

Given under my hand and seal this the 7th day of June, 2022.

Notary Public My Commission Expires: February 8, 2026

SHADY T HERRINGTON
Notary Public
Alabama State at Large

APPROVED: Shelby County Planning Commission Date: 6/13/2022

APPROVED: Shelby County Engineer Date: 6-14-2022

APPROVED: Local Fire Chief Date: 6/16/22

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.

Cindy Boucher Date: 6/7/2022
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. This entire property is located in Flood Zone "X" as shown on the latest Federal Insurance Rate Maps (Panel Number 0117C0351F), dated September, 24, 2021.

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

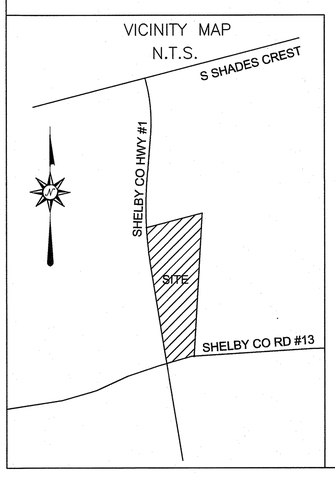
7. Any construction or encroachment in a designated flood plain must comply with the Shelby County Flood Damage Prevention Ordinance.

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. No lots shall have direct access to Highway 13.

VICINITY MAP
N.T.S.



Map Book 56 Page 39

20220616000241980 1/1 $34.00
Shelby Cnty Judge of Probate, AL
06/16/2022 10:07:24 AM FILED/CERT