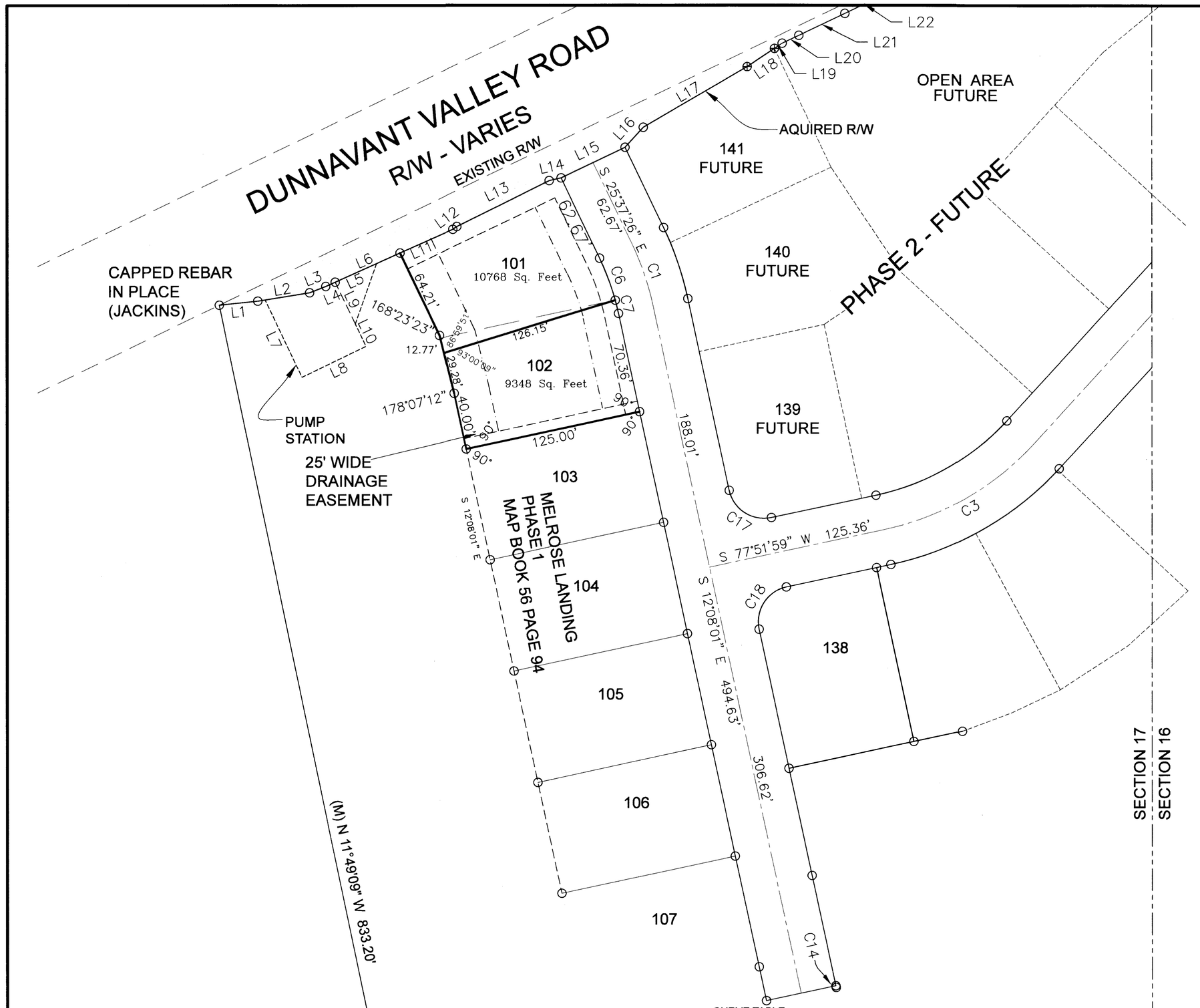
Map 57 Page 64

20230217000043210 1/1 $34.00
Shelby Cnty Judge of Probate, AL
02/17/2023 09:26:22 AM FILED/CERT



Owner: SHELBY COUNTY ALABAMA
Address:
P O BOX 467
COLUMBIANA , AL 35051
Parcel Number: 09 4 17 0 001 031.002

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 84°01'01" E	27.28'
L2	N 80°48'48" E	37.00'
L3	N 68°45'36" E	12.22'
L4	N 65°57'24" E	7.33'
L5	N 65°57'24" E	31.82'
L6	N 65°57'24" E	50.02'
L7	S 25°37'26" E	60.13'
L8	N 64°22'34" E	50.00'
L9	S 25°37'26" E	32.68'
L10	S 25°37'26" E	17.32'
L11	N 65°57'24" E	40.59'
L12	N 54°34'21" E	3.44'
L13	N 63°39'13" E	72.68'
L14	N 77°20'23" E	8.57'
L15	N 64°22'34" E	50.00'
L16	N 42°26'17" E	19.05'
L17	N 59°44'23" E	84.80'
L18	N 56°20'21" E	23.03'
L19	N 56°20'21" E	6.58'
L20	N 64°30'55" E	12.98'
L21	N 64°32'19" E	35.92'
L22	N 64°36'03" E	30.23'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	200.00'	47.09'	13°29'24"	S 18°52'43" E	46.98'
C2	200.00'	394.59'	113°02'26"	S 68°39'14" E	333.63'
C3	200.00'	123.43'	35°21'35"	N 60°11'12" E	121.48'
C4	200.00'	28.45'	8°09'04"	N 46°34'56" E	28.43'
C5	225.00'	369.80'	94°10'04"	S 82°15'29" E	329.56'
C6	175.00'	31.56'	10°20'02"	S 20°27'25" E	31.52'
C7	175.00'	9.64'	3°09'22"	S 13°42'42" E	9.64'
C8	225.00'	51.19'	13°02'04"	S 18°39'03" E	51.08'
C9	225.00'	73.47'	18°42'32"	S 34°31'21" E	73.14'
C10	225.00'	73.47'	18°42'32"	S 53°13'52" E	73.14'
C11	225.00'	73.47'	18°42'32"	S 71°56'24" E	73.14'
C12	225.00'	146.94'	37°25'04"	N 79°59'48" E	144.34'
C13	225.00'	25.38'	6°27'44"	N 58°03'24" E	25.36'
C14	175.00'	1.23'	0°24'07"	S 12°20'05" E	1.23'
C15	175.00'	200.00'	65°28'51"	S 45°16'34" E	189.29'
C16	175.00'	144.04'	47°09'28"	N 78°24'17" E	140.00'
C17	25.00'	39.27'	90°00'00"	S 57°08'01" E	35.36'
C18	25.00'	39.27'	90°00'00"	S 32°51'59" W	35.36'
C19	25.00'	39.27'	90°00'00"	S 09°49'33" W	35.36'
C20	25.00'	39.27'	90°00'00"	S 80°10'27" E	35.36'

RESURVEY OF LOTS 101 AND 102 OF
FINAL PLAT
MELROSE LANDING PHASE 1
MAP BOOK 56 PAGE 94

SE 1/4, SE 1/4 - SECTION 17
TOWNSHIP 19 SOUTH, RANGE 1 WEST
CHELSEA, SHELBY COUNTY, ALABAMA
SINGLE FAMILY RESIDENTIAL SUBDIVISION

OWNER
NEWCASTLE DEVELOPMENT, LLC
121 BISHOP CIRCLE PELHAM, AL
35124

SURVEYING BY:
RAY & GILLILAND, P.C.
122 NORTH CALHOUN STREET
SYLACAUGA, AL 35150
(256) 245-3243

ENGINEERING BY:
INSITE ENGINEERING
5800 FELDSPAR WAY
HOOVER, AL 35235

0 50 100 150
N
SCALE 1"=50'
BEARINGS BASED ON STATE PLANE
AL WEST ZONE NAD 83

SITE DATA:
ZONING: PUD WITH R-2 SETBACKS

SETBACKS - ALL LOTS
FRONT YARD - 25'
REAR YARD - 25'
SIDE YARD - 7'

14' BETWEEN STRUCTURES

RAY & GILLILAND, P.C.	
122 NORTH CALHOUN STREET P.O. BOX 1183 SYLACAUGA, ALABAMA 35150	TEL NO. (256) 245-3243 FAX NO. (256) 245-3202
DRAWN BY: JIM RAY	RESURVEYLOT101
	1-20-2023

The undersigned, James M. Ray, a Registered Land Surveyor in the State of Alabama, Bryant Bank, and Newcastle Development, LLC as owners hereby certify that this plat or map was pursuant 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 RESURVEY OF LOTS 101 AND 102 MELROSE LANDING PHASE 1, as recorded in Map book 56 Page 94 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 20TH day of JANUARY 2023.

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

Bryant Bank
(Authorized Representative)

Glenn Siddle
Newcastle Development, LLC
(Managing Member)

STATE OF ALABAMA
SHELBY COUNTY

I, James M Cassidy, 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 20th day of January, 2023.

Notary Public My Commission Expires: 10/1/26

JAMES M CASSIDY
Notary Public
Alabama State at Large

STATE OF ALABAMA SHELBY COUNTY I, Megan Crane, a Notary Public in and for said County and State, do hereby certify that Randy Jordan 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 27 day of January 2023.

Notary Public
My Commission Expires: 6/14/25

MEGAN CRANE
MY COMMISSION EXPIRES
JUNE 14, 2025
NOTARY PUBLIC
STATE OF ALABAMA

STATE OF ALABAMA SHELBY COUNTY I, Stephanie Bishop a Notary Public in and for said County and State, do hereby certify that Glenn Siddle, whose name is signed to the foregoing certificate as Managing Member of Newcastle Development, LLC, 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 20th day of January, 2023.

Notary Public
My Commission Expires: 2/25/26

STEPHANIE BISHOP
MY COMMISSION EXPIRES
FEBRUARY 25, 2026
NOTARY PUBLIC
STATE OF ALABAMA

This the 6th day of February 2023.
CITY CLERK

(RECORDING PURPOSES ONLY)
This the 16th day of February 2023.
CHELSEA PLANNING COMMISSION

This the 16 day of Feb 2023.
Health Department

THE HEALTH DEPARTMENT SIGNATURE IS FOR RECORDING PURPOSES AND SIGNIFIES THAT THE DEPARTMENT IS AWARE OF THIS DEVELOPMENT AND SEES NO OBVIOUS IMPEDIMENTS TO THE PLANNED CENTRAL SEWER SERVING THE LOTS AS IT WAS PRESENTED

This the 9th day of February 2023
Fire Chief

This the 9th day of Feb 2023
MAYOR CITY OF CHELSEA

This the 13th day of Feb 2023
CITY ENGINEER CITY OF CHELSEA

FLOOD INFORMATION

PORPERTY IS SHOWN ON 3 FLOOD MAPS
FLOOD INSURANCE RATE MAP NUMBER 01117C0231 E
MAP REVISED DATE FEBRUARY 20, 2013
SHELBY COUNTY ALABAMA

FLOOD INSURANCE RATE MAP NUMBER 01117C0232 E
MAP REVISED DATE FEBRUARY 20, 2013
SHELBY COUNTY ALABAMA

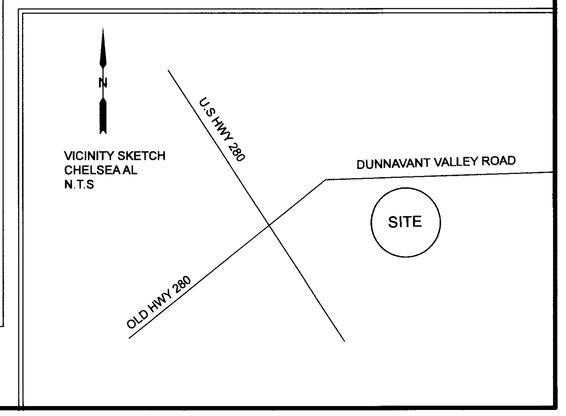
FLOOD INSURANCE RATE MAP NUMBER 01117C0094E
MAP REVISED DATE FEBRUARY 20, 2013
SHELBY COUNTY ALABAMA

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

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

f. 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.