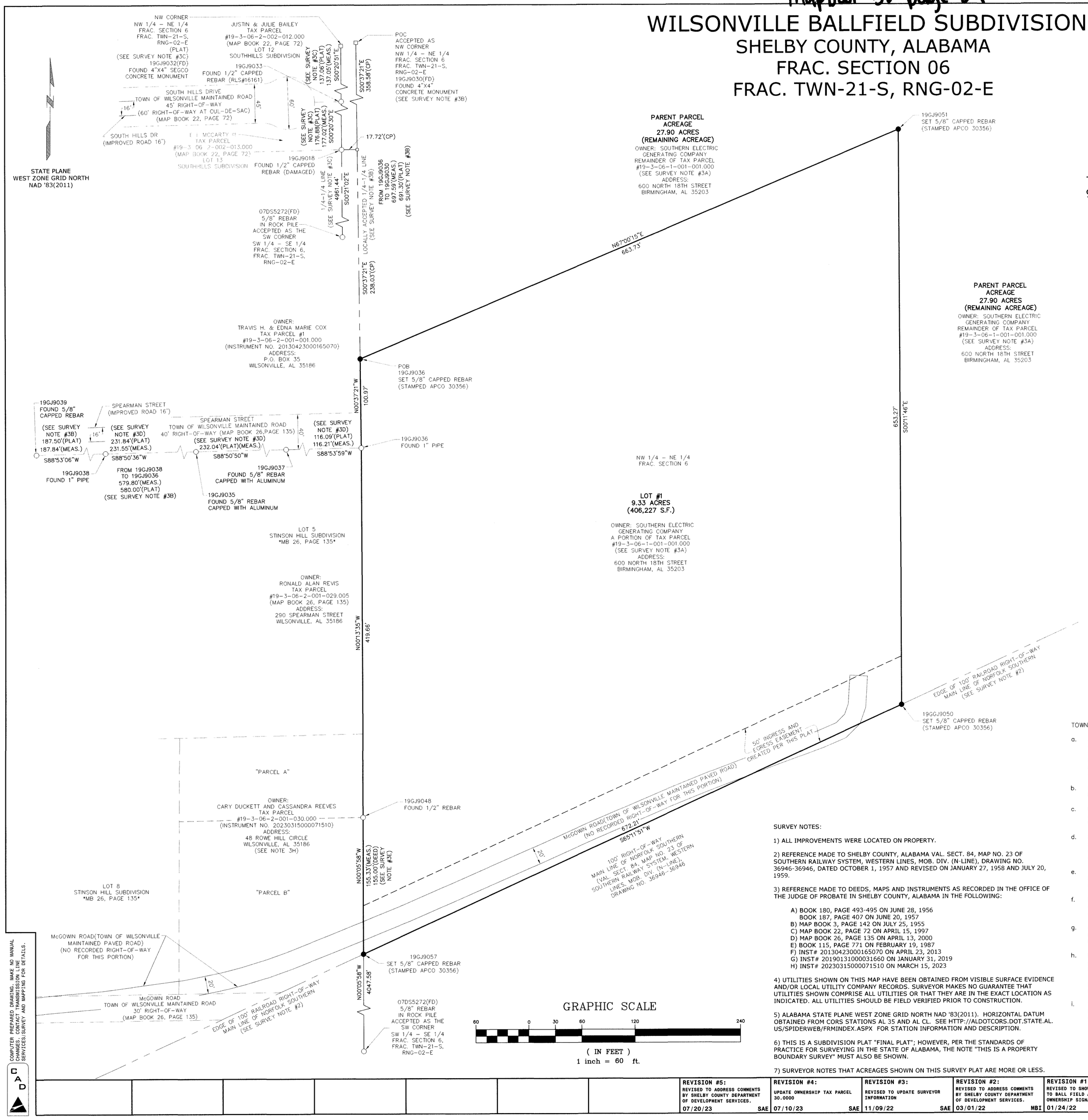
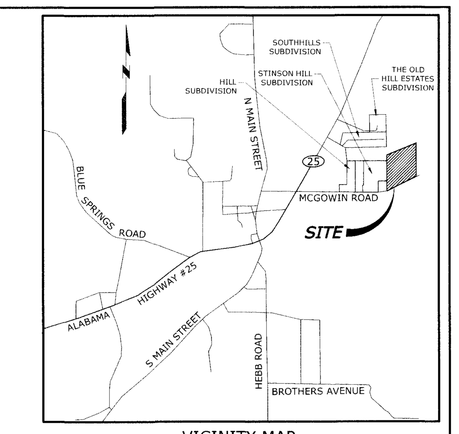
Mapbook 58 page 57

20230828000257910 1/1 $34.00
Shelby Cnty Judge of Probate, AL
08/28/2023 10:30:56 AM FILED/CERT

WILSONVILLE BALLFIELD SUBDIVISION
SHELBY COUNTY, ALABAMA
FRAC. SECTION 06
FRAC. TWN-21-S, RNG-02-E



LOT IS ZONED M-2, HEAVY INDUSTRIAL DISTRICT MINIMUM SETBACKS PER ZONING	
FRONT	REAR/SIDE
NONE	NONE, EXCEPT WHERE ABUTTING A DWELLING DISTRICT, IN WHICH CASE THERE SHALL BE A YARD OF NOT LESS THAN 30 FEET ABUTTING THE DWELLING DISTRICT. THE REQUIRED YARDS SHALL BE INCREASED 1 FOOT FOR EACH FOOT OF STRUCTURE HEIGHT IN EXCESS OF 35 FEET.



VICINITY MAP
NOT TO SCALE

THE PURPOSE OF THIS SUBDIVISION IS TO DIVIDE 9.33 ACRES INTO ONE LOT FROM ACREAGE.

LEGEND OF SYMBOLS

CALCULATION POINT	MILE POST
ELECTRIC BOX	PHONE BOX
FIRE HYDRANT	POWER POLE
GAS METER	PROPOSED POLE
GAS VALVE	RGW MONUMENT
GEO-LABEL	SIGN
GROUND GUY	STEEL TOWER
IRON PIN FOUND	STORM SEWER
IRON PIN SET	TREE
LIGHT POLE	WATER METER
MAIL BOX	WATER VALVE
MANHOLE	WELL
	1/4 – 1/4 LINE
	CENTERLINE
	FENCE
	GAS LINE
	GUARD RAIL
	PIPE LINE
	POWER LINE
	RAILROAD
	SECTION LINE
	SEWER LINE
	SHORELINE
	TELEPHONE LINE
	UNPAVED ROAD
	WATER LINE

LEGEND OF ABBREVIATIONS

CH	CHORD
CL	CENTERLINE
CP	DISTANCE TO CALCULATION POINT
E	EAST
ELEV	ELEVATION
FD	FOUND
L	ARC LENGTH
MEAS	FIELD MEASURED
N	NORTH
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R	RADIUS
ROW	RIGHT OF WAY
RNG	RANGE
S	SOUTH
TWN	TOWNSHIP
W	WEST
Δ	DELTA ANGLE

STATE OF ALABAMA
SHELBY COUNTY

The Undersigned, Shea A. Serian, a Registered Land Surveyor of the State of Alabama, as Surveyor, and Southern Electric Generating Company, 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 were made at the instance of said Owner; that this plat or map is a true and correct plat or map of lands shown therein and known or to be known as WILSONVILLE BALLFIELD SUBDIVISION showing subdivision into which it is proposed to divide said lands; giving the length and the bearings of the boundaries of each lot and its number; showing the streets, alley, and public grounds; giving the 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 (unless otherwise as noted) have been installed at all lot corners and curve points as shown and designated by symbols (refer to LEGEND OF SYMBOLS) on said plat or map. Said owner(s) further certify that they are the owners of said lands and that the same are not subject to any mortgage.

"I, hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the standards of practice governing in the State of Alabama to the best of my knowledge, information, and belief."

BY: _____ DATE: 08/16/2023
Shea A. Serian, Surveyor, Reg. No. 30356

ALABAMA LICENSED No. 30356 PROFESSIONAL LAND SURVEYOR SHEA ANTON SERIAN

ACCEPTANCE BY THE OWNER

I Amy B. Riley, as Corporate Secretary of Alabama Power Company, as SEGCO Officer, owner(s), authorized Shea A. Serian, a Professional Land Surveyor for Alabama Power Company, to survey and divide this land as shown and described herein, and accept said survey and plat as correct.

BY: Amy Riley DATED: 8/21/2023
Corporate Secretary of Alabama Power Company, SEGCO Officer

STATE OF ALABAMA
SHELBY COUNTY
I, Chester Lachowicz as Notary Public in and for said County and State, do hereby certify that Shea A. Serian, whose name is signed to the foregoing certificate as surveyor, whom is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, he executed same voluntarily as such individuals (or in any other capacities) with full authority thereof.

Given under my hand and seal this 16 day of August 2023
Notary Public (seal)

CHESTER LACHOWICZ
My Commission Expires
April 28, 2027

STATE OF ALABAMA
SHELBY COUNTY
I, Chester Lachowicz as Notary Public in and for said County and State, do hereby certify that Amy B. Riley as Corporate Secretary of Alabama Power Company and as SEGCO Officer, on this date, that after having been duly informed of the contents of said certificates, she executed same voluntarily as such individuals (or in any other capacities) with full authority thereof.

Given under my hand and seal this 21 day of August 2023
Notary Public (seal)

CHESTER LACHOWICZ
My Commission Expires
April 28, 2027

James McCulloch — Wilsonville Planning and Zoning Commission — Date 8/23/2023

Jeff Wood — Mayor, Town of Wilsonville — Date 8/22/2023

Gary L. Edmond — Wilsonville Fire Chief — Date 8-22-2023

Lynnette Gutten — Shelby County Health Department — Date 8-25-23

TOWN OF WILSONVILLE 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 and the Town of Wilsonville are 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 Town of Wilsonville Planning and Zoning Board.

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 Town of Wilsonville at (205) 669-6180 to obtain access permit.

e. This entire property is located in Flood Zone _X_ as shown on the latest Federal Insurance Rate Maps (FIRM Panel Number 01117C0451E) Dated of February 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 Town of Wilsonville 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 Town of Wilsonville Flood Damage prevention Ordinance.

i. Shelby County and the Town of Wilsonville is not now, nor will be in the future, responsible for the maintenance of private roads or easements shown on this plat.

SURVEY NOTES:

1) ALL IMPROVEMENTS WERE LOCATED ON PROPERTY.

2) REFERENCE MADE TO SHELBY COUNTY, ALABAMA VAL. SECT. 84, MAP NO. 23 OF SOUTHERN RAILWAY SYSTEM, WESTERN LINES, MOB. DIV. (N-LINE), DRAWING NO. 36946-36946, DATED OCTOBER 1, 1957 AND REVISED ON JANUARY 27, 1958 AND JULY 20, 1959.

3) REFERENCE MADE TO DEEDS, MAPS AND INSTRUMENTS AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA IN THE FOLLOWING:

A) BOOK 180, PAGE 493-495 ON JUNE 28, 1956
BOOK 187, PAGE 407 ON JUNE 20, 1957
B) MAP BOOK 3, PAGE 142 ON JULY 25, 1955
C) MAP BOOK 22, PAGE 72 ON APRIL 15, 1997
D) MAP BOOK 26, PAGE 135 ON APRIL 13, 2000
E) BOOK 115, PAGE 771 ON FEBRUARY 19, 1987
F) INST# 20130423000165070 ON APRIL 23, 2013
G) INST# 20190131000031660 ON JANUARY 31, 2019
H) INST# 20230315000071510 ON MARCH 15, 2023

4) UTILITIES SHOWN ON THIS MAP HAVE BEEN OBTAINED FROM VISIBLE SURFACE EVIDENCE AND/OR LOCAL UTILITY COMPANY RECORDS. SURVEYOR MAKES NO GUARANTEE THAT UTILITIES SHOWN COMPRISE ALL UTILITIES OR THAT THEY ARE IN THE EXACT LOCATION AS INDICATED. ALL UTILITIES SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

5) ALABAMA STATE PLANE WEST ZONE GRID NORTH NAD '83(2011). HORIZONTAL DATUM OBTAINED FROM CORS STATIONS AL 35 AND AL CL. SEE HTTP://ALDOTCORS.DOT.STATE.AL.US/SPIDERWEB/FRMINDEX.ASPX FOR STATION INFORMATION AND DESCRIPTION.

6) THIS IS A SUBDIVISION PLAT."FINAL PLAT"; HOWEVER, PER THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, THE NOTE "THIS IS A PROPERTY BOUNDARY SURVEY" MUST ALSO BE SHOWN.

7) SURVEYOR NOTES THAT ACREAGES SHOWN ON THIS SURVEY PLAT ARE MORE OR LESS.

COMPUTER PREPARED DRAWING. MAKE NO MANUAL CHANGES. CONTACT ALABAMA POWER SURVEYING SERVICES/SURVEY AND MAPPING FOR DETAILS.

CAD

REVISION #5:	REVISION #4:	REVISION #3:	REVISION #2:	REVISION #1:
REVISED TO ADDRESS COMMENTS BY SHELBY COUNTY DEPARTMENT OF DEVELOPMENT SERVICES. 07/20/23 SAE	UPDATE OWNERSHIP TAX PARCEL 30.0000 07/10/23 SAE	REVISED TO UPDATE SURVEYOR INFORMATION 11/09/22 SAE	REVISED TO ADDRESS COMMENTS BY SHELBY COUNTY DEPARTMENT OF DEVELOPMENT SERVICES. 03/01/22 MBI	REVISED TO SHOW ADDITIONS TO BALL FIELD AREA AND UPDATED OWNERSHIP SIGNATURE BLOCKS. 01/24/22 MBI

PRODUCED BY:
ALABAMA POWER
TRANSMISSION SURVEY/MAPPING
600 18TH STREET N.
BIRMINGHAM, AL 35203

Alabama Power

DATE: 07/10/23	DRAWN: SAE	APPROVED:
FIELD DATE: 01/11/22	CHECKED: TBS	PROJ. #: 12930

JOB: WILSONVILLE BALLFIELD SUBDIVISION - SHELBY COUNTY, ALABAMA
DETAIL: WILSONVILLE BALLFIELD SUBDIVISION ADJACENT TO SEGCO PROPERTY
TYPE: SUBDIVISION SURVEY
SCALE: 1"=60'

C-444402

SHEET 1 OF 1