MAP BOOK 58 PAGE 87

RESURVEY OF LOT 1-A OF CLEARVIEW ESTATES, A RESURVEY OF LOT 15 B-2 AND ACREAGE

AS RECORDED IN MAP BOOK 54, PAGE 73 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA.

SITUATED IN SECTION 1, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA

THE PURPOSE OF THIS RESURVEY IS TO VACATE A 50' WIDE STRIP FROM AN 80' WIDE INGRESS/EGRESS EASEMENT MAKING IT 30' WIDE.

2023/023003111260 1/1 $34.00
Shelby Cnty Judge of Probate, AL
10/23/2023 09:12:52 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

THE UNDERSIGNED, RICHARD EARL STUBBS, A REGISTERED LAND SURVEYOR, IN THE STATE OF ALABAMA, AND MATTHEW PARKER AND ERIN PARKER, OWNERS, 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 AT THE INSTANCE OF SAID OWNER; THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF THE LANDS SHOWN THEREIN AND KNOWN OR TO BE KNOWN AS "**RESURVEY OF LOT 1-A OF CLEARVIEW ESTATES, A RESURVEY OF LOT 15 B-2 AND ACREAGE**", SHOWING THE SUBDIVISIONS INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVING THE LENGTH AND ANGLES OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER, SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS, GIVING THE ANGLES, WIDTH, LENGTH AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK, AND SHOWING THE RELATION OF THE LAND TO THE GOVERNMENT SURVEY OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 23 WEST, SHELBY COUNTY, ALABAMA, 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 ASSIGNEE ALSO CERTIFIES THAT IT IS THE OWNER OF SAID LANDS AND THAT THE SAME ARE NOT SUBJECT TO ANY MORTGAGE, EXCEPT A MORTGAGE OR MORTGAGES HELD BY THE FOLLOWING MORTGAGEE: CENTRAL STATE BANK.

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

DATE: 10-13-23

BY: Richard Earl Stubbs
RICHARD EARL STUBBS, REG. L.S. #30358

ALABAMA REGISTERED No. 30358 PROFESSIONAL LAND SURVEYOR RICHARD EARL STUBBS

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, THE UNDERSIGNED, AS NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT RICHARD EARL STUBBS, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS LAND SURVEYOR, WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME, ON THIS DATE THAT, BEING INFORMED OF THE CONTENTS OF THE ABOVE AND FOREGOING CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, AS AND ACT OF SAID LAND SURVEYOR, ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL ON THIS THE 13TH DAY OF OCTOBER, 2023.

BY: Suzanne D. Mitchell
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-26-23

SUZANNE D. MITCHELL NOTARY PUBLIC ALABAMA STATE AT LARGE

I, MATTHEW PARKER, AS OWNER, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS "RESURVEY OF LOT 1-A CLEARVIEW, A RESURVEY OF LOT 15 B-2 AND ACREAGE", A PART OF SHELBY COUNTY, ALABAMA, AND THAT THE STREETS, ALLEYS, EASEMENTS AND PUBLIC GROUNDS AS SHOWN ON SAID PLAT ARE HERE BY DEDICATED TO THE USE OF THE PUBLIC.

BY: Matthew Parker
MATTHEW PARKER, OWNER

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, THE UNDERSIGNED, AS NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT MATTHEW PARKER, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS OWNER, WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME, ON THIS DATE THAT, BEING INFORMED OF THE CONTENTS OF THE ABOVE AND FOREGOING CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, AS AND ACT OF SAID OWNER, ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL ON THIS THE 16 DAY OF October, 2023.

BY: Marsena Hill
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-17-26

MARSENA C. HILL NOTARY PUBLIC ALABAMA STATE AT LARGE

I, ERIN PARKER, AS OWNER, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS "RESURVEY OF LOT 1-A CLEARVIEW, A RESURVEY OF LOT 15 B-2 AND ACREAGE", A PART OF SHELBY COUNTY, ALABAMA, AND THAT THE STREETS, ALLEYS, EASEMENTS AND PUBLIC GROUNDS AS SHOWN ON SAID PLAT ARE HERE BY DEDICATED TO THE USE OF THE PUBLIC.

BY: Erin Parker
ERIN PARKER, OWNER

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, THE UNDERSIGNED, AS NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT ERIN PARKER, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS OWNER, WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME, ON THIS DATE THAT, BEING INFORMED OF THE CONTENTS OF THE ABOVE AND FOREGOING CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, AS AND ACT OF SAID OWNER, ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL ON THIS THE 16 DAY OF October, 2023.

BY: Marsena Hill
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-17-26

MARSENA C. HILL NOTARY PUBLIC ALABAMA STATE AT LARGE

MORTGAGEE: CENTRAL STATE BANK

BY:

ITS:

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, THE UNDERSIGNED, AS NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT CENTRAL STATE BANK, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS MORTGAGEE, WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME, ON THIS DATE THAT, BEING INFORMED OF THE CONTENTS OF THE ABOVE AND FOREGOING CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, AS AND ACT OF SAID OWNER, ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL ON THIS THE ____ DAY OF _____, 2023.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

APPROVED: _____ DATE: 10/12/23
CITY OF COLUMBIANA MAYOR

APPROVED: _____ DATE: 10/12/23
CITY OF COLUMBIANA PLANNING AND ZONING CHAIRMAN

APPROVED: _____ DATE: _____
CITY OF COLUMBIANA CLERK

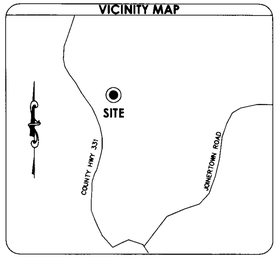
APPROVED: Annette Burton DATE: 10/17/23
SHELBY COUNTY HEALTH OFFICER

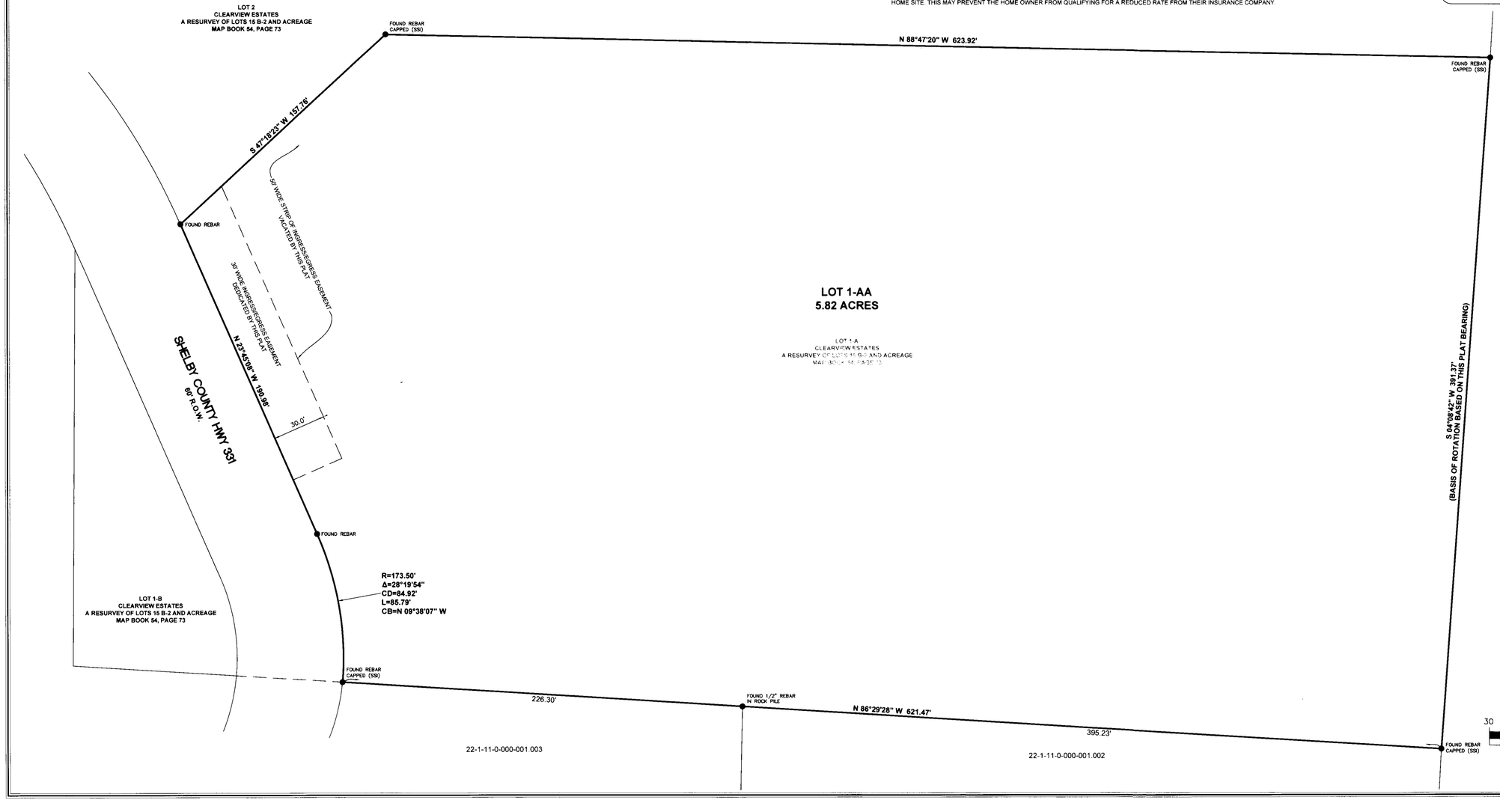
THE LOT ON THIS PLAT IS SUBJECT TO APPROVAL OR DELETION BY THE SHELBY COUNTY LHD. NO REPRESENTATION IS MADE THAT ANY LOT ON THIS PLAT WILL ACCOMMODATE AN ON SITE SEWER SYSTEM (OSS). THE APPROPRIATENESS OF A LOT FOR WASTEWATER (SEWAGE) TREATMENT AND DISPOSAL SHALL BE DETERMINED WHEN AN APPLICATION IS SUBMITTED. IF PERMITTED, THE LOT APPROVAL MAY CONTAIN CERTAIN CONDITIONS WHICH RESTRICT THE USE OF THE LOT OR OBLIGE 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 HEREON.

APPROVED: _____ DATE: 10-19-23
COLUMBIANA FIRE CHIEF

SPECIAL NOTE REGARDING FIRE PROTECTION. THE CLOSEST FIRE HYDRANT IS GREATER THAN 1,000 FEET FROM THE PROPOSED HOME SITE. THIS MAY PREVENT THE HOME OWNER FROM QUALIFYING FOR A REDUCED RATE FROM THEIR INSURANCE COMPANY.

VICINITY MAP





CITY OF COLUMBIANA 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, THE CITY OF COLUMBIANA IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY NEW 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 WITH OUT THE PRIOR APPROVAL OF THE CITY OF COLUMBIANA PLANNING AND ZONING BOARDS.

d. DRIVEWAYS CAN BE RESTRICTED BY SHELBY COUNTY HIGHWAY DEPARTMENT. DRIVEWAY ACCESS PERMIT REQUIRED PRIOR TO INSTALLATION OF DRIVEWAY(S). CONTACT THE SHELBY COUNTY HIGHWAY DEPARTMENT AT 205-669-3850 TO OBTAIN ACCESS PERMIT.

e. THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAPS (PANEL NUMBER 01117C0405E), DATED 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 CITY OF COLUMBIANA FLOOD DAMAGE PREVENTION ORDINANCE.

h. NO ENCROACHMENTS, INCLUDING STRUCTURES OR FILL MATERIAL, SHALL BE PLACED WITHIN A DESIGNATED FLOOD PLANE UNLESS AND UNTIL A HOOD PLAN DEVELOPMENT PERMIT HAS BEEN SUBMITTED AND APPROVED BY THE COUNTY ENGINEER. ALL DEVELOPMENT WITHIN A DESIGNATED FLOOD PLANE MUST COMPLY WITH THE CITY OF COLUMBIANA FLOOD DAMAGE PREVENTION ORDINANCE.

i. SHELBY COUNTY AND THE CITY OF COLUMBIANA, ARE NOT NOW, NOR WILL BE IN THE FUTURE, BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT.

SURVEYOR NOTES:

1. NORTH ARROW IS BASED ON PLAT.
2. THE PURPOSE OF THIS RESURVEY IS TO VACATE A 50' WIDE STRIP FROM AN 80' WIDE INGRESS/EGRESS EASEMENT, MAKING IT 30' WIDE.

NAD83 ALABAMA WEST ZONE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

REVISIONS	DATE

DRAWN BY: JAT
CHECKED BY: RKC
PROJECT No.: BGOSS0003
DATE: October 13, 2023
SCALE: 1" = 30"

RESURVEY OF LOT 1A OF CLEARVIEW ESTATES, A RESURVEY OF LOT 15 B-2 AND ACREAGE

RESURVEY PLAT

EDG
ENGINEERING DESIGN GROUP, LLC
CIVIL ENGINEERING • LAND SURVEYING
(205) 403-9158 (251) 943-8960

120 BISHOP CIRCLE, SUITE 300 (PELHAM)
PELHAM, AL 35124
TEL - (205) 403-9158
1000 E. LAUREL AVENUE (FOLEY)
FOLEY, AL 36535
(251) 943-8960

SHEET NO.
1 OF 1