RESURVEY OF HARRISON FARMS LOT 2

SITUATED IN THE NE1/4 OF SECTION 15, TWP 21 SOUTH, RANGE 3 WEST AND
CITY OF ALABASTER, SHELBY COUNTY ALABAMA

THE PURPOSE OF THIS RESURVEY IS TO CREATE THREE FAMILY LOTS FROM 1 EXISITING LOT

DATE: JUNE 19, 2024 TOTAL ACRES SUBDIVIDED= 7.0 ACRES

PROPERTY ZONED A

100 0 100 200 300

Scale: 1" = 100'

CONTACT
GREG CONN
PHONE 205-368-2515

MAP PREPARED BY
S. M. ALLEN PLS 12944
9378, STE B
ALABASTER AL. 35007
205 663-4251

STATE OF ALABAMA
SHELBY COUNTY

THE UNDERSIGNED,_STEVEN M. ALLEN,REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND ROBERT GREGORY CONN AND MELITA D. CONN OWNER(S) HEREBY CERTIFY THAT THIS PLAT OR MAP WAS MADE PURSUANT TO A SURVEY MADE AT THE INSTANCE OF SAID OWNER(S); THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LAND SHOWN THEREIN AND KNOWN AS OR TO BE KNOWN AS "RESURVEY OF HARRISON FARMS LOT 2" SHOWING SUBDIVISION INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS; GIVING THE LENGTH AND THE ANGLES OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER; SHOWING THE STREETS, ALLEYS, AND PUBLIC GROUNDS; GIVING THE LENGTH, WIDTH, AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK; ALSO SHOWING THE RELATIONS 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(S) FURTHER CERTIFY THAT THEY ARE THE OWNERS OF SAID PROPERTY AND THAT THE SAME IS NOT SUBJECT TO ANY MORTGAGE EXCEPT AS SHOWN.

I HEREBY STATE 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: _____ DATED
STEVEN M. ALLEN
Surveyor, Reg. No.___12944

BY:_____DATED___
ROBERT GREGORY CONN, OWNER

BY:_____DATED___
MELITA D. CONN, OWNER

STATE OF ALABAMA
COUNTY OF SHELBY

I, _____, the undersigned, as Notary Public in and for said County in said State, hereby certify that STEVEN M. ALLEN, whose name is signed to the foregoing instrument as surveyor, who is known to me, acknowledged before me, on this date that, after being duly informed of the contents of the foregoing instrument, executed same voluntarily as such individual with full authority thereof on the day same bears date.

Given under my hand and seal this the ___ day of _____, 2024

BY:_____
Notary Public My commission expires_____

STATE OF ALABAMA
COUNTY OF SHELBY

I, _____, the undersigned, as Notary Public in and for said County in said State, hereby certify that DARTHY MOORE whose name(s)are signed to the foregoing instrument as owners, who are known to me, acknowledged before me, on this date that, after being duly informed of the contents of the foregoing instrument, executed same voluntarily as such individuals with full authority thereof on the day same bears date.

Given under my hand and seal this the ___ day of _____, 2024

BY:_____
Notary Public My Commission expires_____

STATE OF ALABAMA
COUNTY OF SHELBY

I, _____, the undersigned, as Notary Public in and for said County in said State, hereby certify that the ALABASTER WATER BOARD REPRESENTIVE whose name(s)are signed to the foregoing instrument as owners, who are known to me, acknowledged before me, on this date that, after being duly informed of the contents of the foregoing instrument, executed same voluntarily as such individuals with full authority thereof on the day same bears date.

Given under my hand and seal this the ___ day of _____, 2024

BY:_____
Notary Public My Commission expires_____

CITY OF ALABASTER SIGNATURES

_____ DATE_____
MAYOR, CITY OF ALABASTER

_____ DATE_____
ALABASTER CITY ENGINEER

_____ DATE_____
PLANNING COMMISSION, CITY OF ALABASTER

_____ DATE_____
ALABASTER BUILDING OFFICIAL

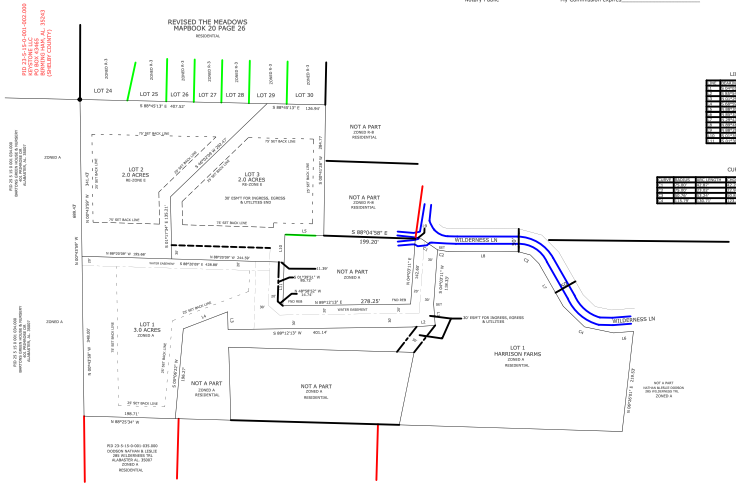
_____ DATE_____
ALABASTER FIRE OFFICIAL

_____ DATE_____
CITY CLERK

_____ DATE_____
ALABASTER WATER BOARD REPRESENTIVE

_____ DATE_____
SHELBY COUNTY HEALTH DEPARTMENT
FOR RECORDING PURPOSES ONLY

ALABASTER GENERAL NOTES
1. ALL EASEMENTS ARE FOR UTILITY AND DRAINAGE PURPOSES AND SHALL PROVIDE NEEDS FOR BOTH WITHIN AND WITHOUT THIS SUBDIVISION.
2. NO FENCES WILL BE ALLOWED TO OBSTRUCT THE FLOW OF STORM WATER.
3. FENCING, IF INSTALLED ON AN EASEMENT, MAY BE REMOVED AT THE PROPERTY OWNERS EXPENSE IN ORDER TO ACCESS ANY UTILITY OR EASEMENT.
4. DETENTION/RETENTION POND MAINTENANCE AND UPKEEP WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR PARTY OF OWNERSHIP.
5. THE CITY OF ALABASTER IS NOT NOR WILL EVER BE RESPONSIBLE FOR THE MAINTENANCE OF EASEMENTS OUTSIDE THE RIGHT OF WAY.
6. ALL DECORATIVE SIGNAGE, LIGHTING, ETC. WITHIN A SUBDIVISION IF REMOVED OR DAMAGE WILL BE REPLACED WITH STANDARD CITY OF ALABASTER EQUIPMENT.
7. THE CITY OF ALABASTER IS LOCATED IN AN AREA SUBJECT TO SINK HOLES AND LIMESTONE FORMATIONS. THE CITY DOES NOT MAKE ANY GUARANTEE AGAINST SINK HOLE OR OTHER NATURAL CONDITIONS THAT MAY EXIST OR OCCURS.
8. I FURTHER CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE RATE MAP, 01117C 0379E, DATED 02-20-2013, ZONE X, AND FOUND THAT THE ABOVE DESCRIBED PARCEL DOES NOT LIE IN A SPECIAL HAZARD ZONE.
9. THIS NOTE IS OMITTED
10. THE FINAL PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF ALABASTER ON THE___ DAY OF _____, 2024 SUBJECT TO AN IMPROVEMENT BOND GIVEN BY THE OWNER TO THE CITY OF ALABASTER IN THE AMOUNT OF _____, FOR COMPLETION OF ALL REQUIRED IMPROVEMENTS AND MAINTENANCE.
11. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAYS OF RECORD, EITHER RECORDED OR UNRECORDED.



LINE TABLE

NUM	DIRECTION	DISTANCE
L1	N 01°55'47" E	30.00'
L2	N 88°04'13" W	30.00'
L3	N 01°55'47" E	30.00'
L4	N 88°04'13" W	30.00'
L5	N 01°55'47" E	30.00'
L6	N 88°04'13" W	30.00'
L7	N 01°55'47" E	30.00'
L8	N 88°04'13" W	30.00'
L9	N 01°55'47" E	30.00'
L10	N 88°04'13" W	30.00'
L11	N 01°55'47" E	30.00'
L12	N 88°04'13" W	30.00'
L13	N 01°55'47" E	30.00'
L14	N 88°04'13" W	30.00'
L15	N 01°55'47" E	30.00'
L16	N 88°04'13" W	30.00'
L17	N 01°55'47" E	30.00'
L18	N 88°04'13" W	30.00'

CURVE TABLE

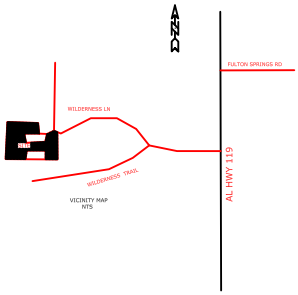
NUM	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA ANGLE
C1	1000.00'	87.51'	N 04°26'17" E	87.48'	5°00'54"
C2	1000.00'	87.51'	N 04°26'17" E	87.48'	5°00'54"
C3	1000.00'	87.51'	N 04°26'17" E	87.48'	5°00'54"
C4	1000.00'	87.51'	N 04°26'17" E	87.48'	5°00'54"
C5	1000.00'	87.51'	N 04°26'17" E	87.48'	5°00'54"
C6	1000.00'	87.51'	N 04°26'17" E	87.48'	5°00'54"
C7	1000.00'	87.51'	N 04°26'17" E	87.48'	5°00'54"
C8	1000.00'	87.51'	N 04°26'17" E	87.48'	5°00'54"
C9	1000.00'	87.51'	N 04°26'17" E	87.48'	5°00'54"
C10	1000.00'	87.51'	N 04°26'17" E	87.48'	5°00'54"
C11	1000.00'	87.51'	N 04°26'17" E	87.48'	5°00'54"
C12	1000.00'	87.51'	N 04°26'17" E	87.48'	5°00'54"
C13	1000.00'	87.51'	N 04°26'17" E	87.48'	5°00'54"
C14	1000.00'	87.51'	N 04°26'17" E	87.48'	5°00'54"
C15	1000.00'	87.51'	N 04°26'17" E	87.48'	5°00'54"
C16	1000.00'	87.51'	N 04°26'17" E	87.48'	5°00'54"
C17	1000.00'	87.51'	N 04°26'17" E	87.48'	5°00'54"
C18	1000.00'	87.51'	N 04°26'17" E	87.48'	5°00'54"

HEALTH DEPARTMENT NOTE:

THE LOTS ON THIS PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE SHELBY COUNTY LHD. NO REPRESENTATION IS MADE THAT ANY LOT ON THIS PLAT WILL ACCOMADATE AN ONSITE SEWAGE 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 OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS, AND THESE ARE ON FILE WITH SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HERE ON.

ZONING TAB "A"

AREA AND DIMENSIONAL REGULATIONS	
MINIMUM LOT SIZE	1 ACRE
MINIMUM LOT WIDTH AT BUILDING LINE	150'
MINIMUM STREET FRONTAGE	150'
MINIMUM FRONT YARD	50'
MINIMUM SIDE YARD	15'
MINIMUM REAR YARD	50'
MINIMUM HEATABLE FLOOR AREA	
ONE STORY	1,800 SQ. FT.
TWO STORY	2,000 SQ. FT.
MAXIMUM BUILDING HEIGHT	35'



VICINITY MAP
NTS

DWN. BY	GRC	CHK. BY	GRC
JOB NO.	16894	SCALE	1"=100'
DATE	6-19-24		

REVISIONS

DESCRIPTION	BY	DATE

CLIENT: ROBERT/MELITA CONN

PROJECT: RESURVEY OF HARRISON FARMS LOT 2

TITLE FINAL PLAT

S. M. ALLEN
9378 SUITE B Hwy. 119
ALABASTER, ALABAMA 35007
(205) 663-4251

SHEET NO.
1 OF 1