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 SUBDIVISION IS TO CREATE TWO RESIDENTIAL LOTS FROM LOT 2 OF HARRISON FARMS SUBDIVISION

DATE: JULY 25, 2024 TOTAL ACRES SUBDIVIDED= 7.0 ACRES

60 0 60 120 180

Scale: 1" = 60'

STATE OF ALABAMA
SHELBY COUNTY

THE UNDERSIGNED, STEVEN M. ALLEN, A REGISTERED LAND SURVEYOR, IN THE STATE OF ALABAMA, 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 OWNERS; THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN AND KNOWN AS A RESURVEY OF LOT 2 HARRISON FARMS AS RECORDED IN MAP BOOK 59, PAGE 101 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, SHOWING THE SUBDIVISION 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 LOTS CORNERS AND CURVE POINTS AS SHOWN AND DESIGNATED BY SOLID BLACK DOTS ON THE PLAT AND THAT THE SIZE, SHAPE AND LOCATION OF THE BUILDINGS NOW ON THE LANDS ARE WITHIN THE REQUIREMENTS OF THE STANDARDS FOR THE PRACTICE OF SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID OWNERS ALSO CERTIFY THAT THEY ARE THE OWNERS OF SAID LANDS AND THAT THE SAME ARE NOT SUBJECT TO ANY MORTAGE.

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 ROBERT GREGORY AND MELITA D.CONN 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

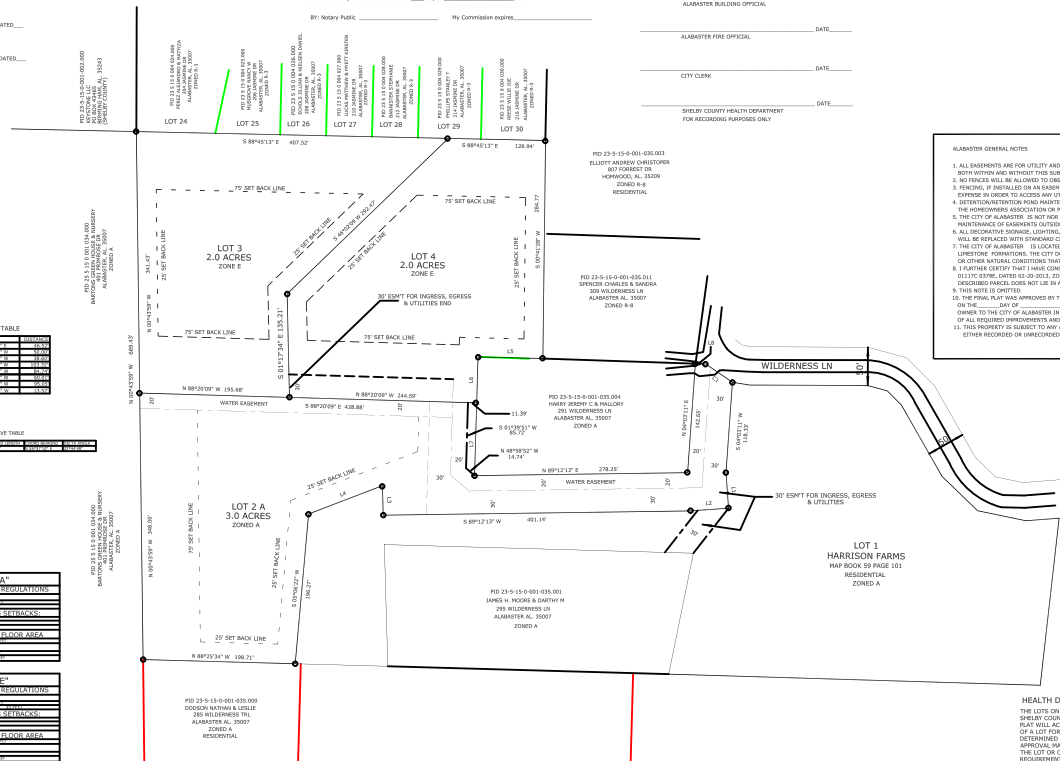
_____ DATE_____
ALABASTER FIRE OFFICIAL

_____ DATE_____
CITY CLERK

_____ DATE_____
SHELBY COUNTY HEALTH DEPARTMENT
FOR RECORDING PURPOSES ONLY

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

CONTACT
GREG CONN
PHONE 205-368-2515



LINE TABLE

NOR. BEARING	NOR.DIST.
N 00°43'59" W	689.43'
S 01°51'34" E	130.21'
N 88°20'09" W	193.68'
S 00°43'59" W	198.27'
N 88°25'34" W	198.71'
N 00°43'59" W	340.00'
S 01°39'53" W	85.72'
N 48°58'52" W	14.74'
N 84°52'11" E	142.65'
S 84°52'11" W	142.65'
N 89°12'13" E	278.25'
S 89°12'13" W	401.14'
N 88°20'09" W	244.59'
S 88°20'09" E	428.88'
S 46°43'59" W	703.24'
S 88°45'13" E	407.52'
S 88°45'13" E	126.94'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	25.00'	39.27'	S 45°43'59" E	35.36'

ZONING TAB "A"

AREA AND DIMENSIONAL REGULATIONS	
MINIMUM LOT SIZE	1 ACRE
MINIMUM LOT WIDTH	150'
MINIMUM BUILDING SETBACKS:	
FRONT	75'
SIDE	25'
REAR	25'
MINIMUM LIVEABLE FLOOR AREA	
NO MORE THAN TWO STORIES	1,800 SQ. FT.
MORE THAN ONE STORY DWELLING	1,400 SQ. FT.
ONE STORY DWELLING	1,800 SQ. FT.

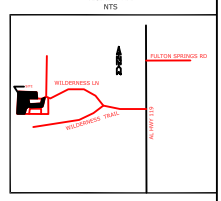
ZONING TAB "E"

AREA AND DIMENSIONAL REGULATIONS	
MINIMUM LOT SIZE	1 ACRE
MINIMUM LOT WIDTH	150'
MINIMUM BUILDING SETBACKS:	
FRONT	75'
SIDE	25'
REAR	25'
MINIMUM LIVEABLE FLOOR AREA	
MORE THAN ONE STORY DWELLING	1,400 SQ. FT.
ONE STORY DWELLING	1,800 SQ. FT.

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.

VICINITY MAP
NTS



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.

DATE	BY	DESCRIPTION REVISIONS

DWN. BY: RGC
CKD. BY: MA
JOB NO.: 168894
SCALE: 1=60'
DATE: 7-25-24

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