

CABINS AT CAMP CREEK
PHASE 2

A SINGLE FAMILY RESIDENTIAL SUBDIVISION SITUATED IN SECTION 20, TOWNSHIP 20 SOUTH,
RANGE 4 WEST, JEFFERSON COUNTY, ALABAMA

SURVEYOR:
ENGINEERING DESIGN GROUP LLC
120 BISHOP CIRCLE SUITE 300
PELHAM, ALABAMA 35124
(205) 403-9158
CONTACT: RODNEY CUNNINGHAM, P.L.S.

ENGINEER:
ENGINEERING DESIGN GROUP, LLC
120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
(205) 403-9158
CONTACT: WADE LOWERY, P.E.

OWNER:
CAMP CREEK DEVELOPMENT, LLC
120 BISHOP CIRCLE
PELHAM, AL 35124
(205) 369-9671
CONTACT: RONNIE MORTON

APPROVED IN FORMAT ONLY:

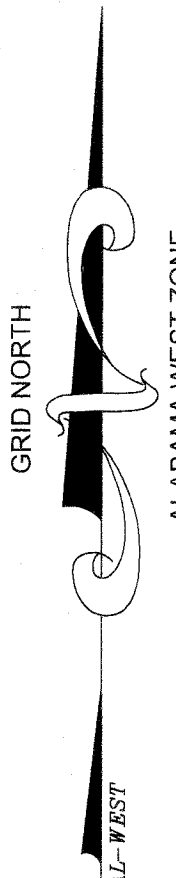
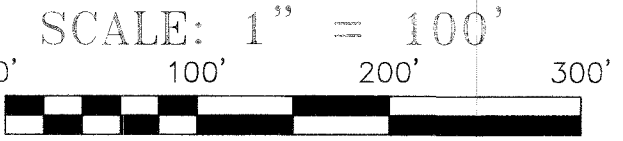
Jefferson County Department of Health

Date 9-1-2021

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	155.59'	806.10'	11°03'32"	S 13° 14' 36" E	155.35'
C2	62.92'	175.01'	20°35'58"	N 73° 53' 23" E	62.58'
C3	94.04'	200.00'	26°56'21"	N 77° 03' 35" E	93.17'
C4	120.66'	82.00'	84°18'22"	N 48° 22' 34" E	110.06'
C5	76.91'	175.00'	25°10'55"	N 18° 48' 51" E	76.30'
C6	127.10'	175.00'	41°36'42"	S 52° 12' 40" W	124.32'
C7	79.75'	175.00'	26°06'33"	N 86° 04' 18" E	79.06'
C8	88.11'	275.00'	18°21'25"	S 71° 41' 43" E	87.73'
C9	54.65'	275.00'	11°23'13"	N 56° 49' 24" W	54.56'
C10	53.17'	275.00'	11°04'41"	S 45° 35' 26" E	53.09'
C11	142.85'	150.00'	54°33'47"	S 67° 19' 59" E	137.51'
C12	12.30'	13.00'	54°13'27"	N 58° 16' 24" E	11.85'
C13	26.07'	52.00'	28°43'17"	N 45° 31' 19" E	25.79'
C14	62.79'	52.00'	68°10'46"	N 85° 31' 40" W	59.04'
C15	50.03'	52.00'	55°07'11"	S 23° 22' 42" E	48.12'
C16	52.79'	52.00'	58°09'33"	N 33° 15' 50" E	50.55'
C17	50.00'	52.00'	55°05'25"	S 89° 53' 24" W	48.09'
C18	20.12'	52.00'	22°10'26"	S 51° 28' 28" E	20.00'
C19	12.30'	13.00'	54°13'01"	S 67° 30' 09" E	11.85'
C20	23.21'	200.00'	6°38'52"	N 88° 42' 33" E	23.19'
C21	85.19'	200.00'	24°24'20"	N 75° 45' 51" W	84.55'
C22	82.17'	184.31'	25°32'36"	S 51° 48' 23" E	81.49'
C23	160.31'	225.00'	40°49'20"	S 60° 27' 46" E	156.94'
C24	202.68'	125.00'	92°54'11"	N 52° 40' 29" E	181.20'
C25	127.00'	132.00'	55°07'32"	N 33° 47' 10" E	122.16'
C26	67.24'	130.78'	28°27'35"	S 75° 56' 21" W	66.50'
C27	70.54'	148.49'	27°13'07"	S 77° 03' 35" W	69.88'
C28	80.79'	222.02'	20°50'58"	S 73° 52' 30" W	80.35'
C29	161.86'	496.75'	18°40'08"	S 13° 43' 19" E	161.14'
C30	83.78'	373.76'	12°50'32"	S 16° 38' 07" E	83.60'
C31	71.42'	197.02'	20°46'07"	S 73° 50' 04" W	71.03'
C32	82.40'	173.49'	27°12'48"	S 77° 03' 25" W	81.63'
C33	157.44'	106.82'	84°27'04"	S 48° 22' 08" W	143.57'
C34	243.24'	150.00'	92°54'35"	S 52° 40' 17" W	217.45'
C35	178.12'	250.00'	40°49'20"	N 60° 27' 46" W	174.38'
C36	166.68'	173.26'	55°07'02"	N 67° 19' 59" W	160.32'

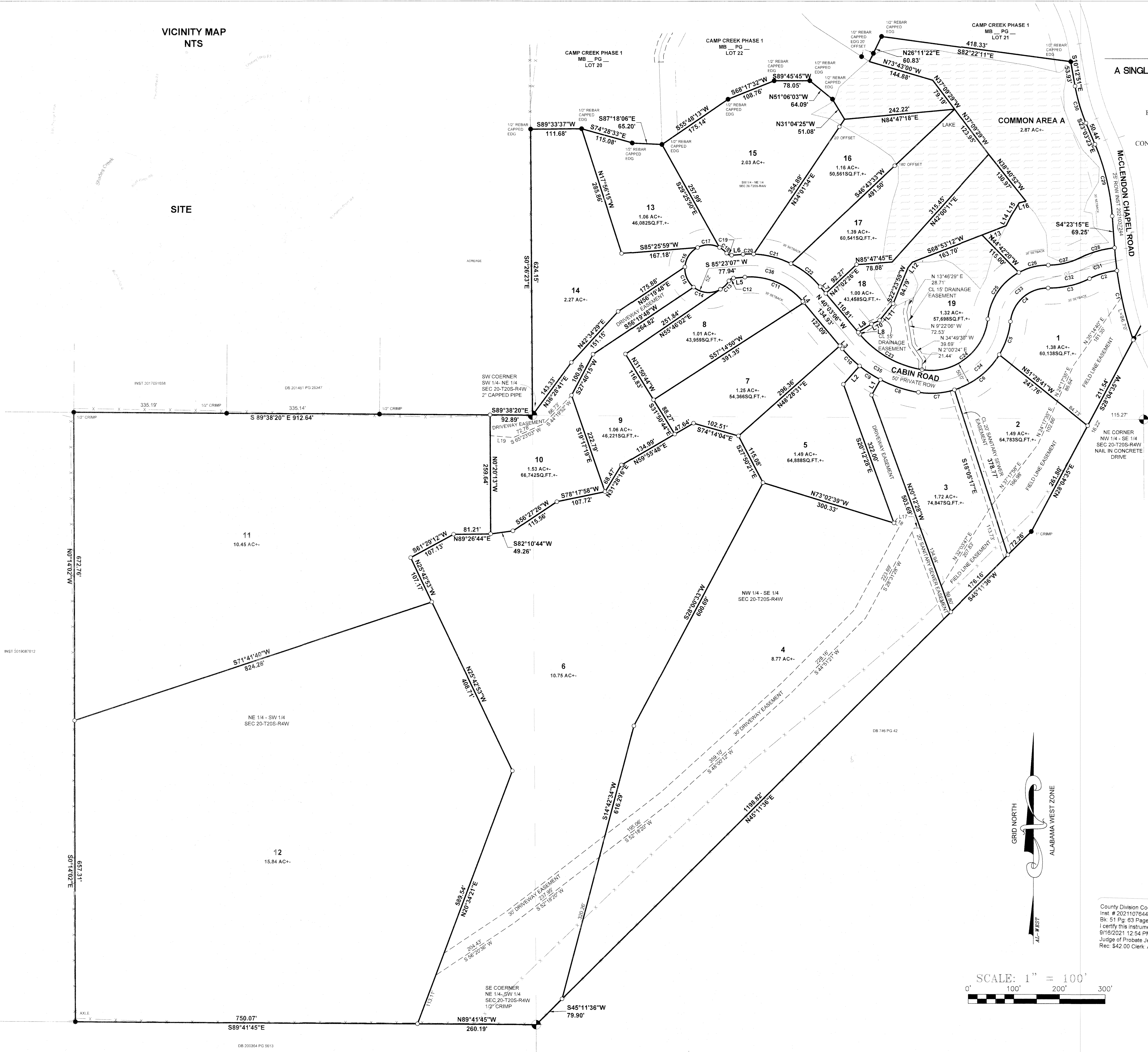
Line Table		
Line #	Direction	Length
L1	N 29°43'38" E	38.73'
L2	S 41°33'56" W	53.46'
L3	S 40°03'06" E	8.48'
L4	S 40°03'06" E	3.31'
L5	N 85°23'07" E	25.14'
L6	N 85°23'07" E	25.14'
L7	S 40°03'06" E	18.93'
L8	S 40°03'06" E	5.13'
L9	S 57°38'43" W	34.21'
L10	S 65°34'56" W	19.87'
L11	S 39°23'05" W	46.64'
L12	S 38°30'42" W	15.32'
L13	S 68°53'12" W	56.80'
L14	N 27°06'48" E	21.59'
L15	S 30°59'19" W	35.40'
L16	S 76°00'11" W	15.48'
L17	N 90°00'00" W	12.99'
L18	S 53°08'54" E	14.57'
L19	N 85°38'18" W	51.64'

County Division Code AL039
Inst # 2021107644
Bk 51 Pg 63 Pages: 1 of 1
I certify this instrument filed on
9/16/2021 12:54 PM Doc MAPBES
Judge of Probate Jeff Co. AL
Rec. \$42.00 Clerk: ALLDREDGEM



VICINITY MAP
NTS

SITE



RES
DRAWN BY: RKC
CHECKED BY: MORTON
PROJECT NO.: MORT004
MORT004 CAMP CREEK PH 2 RM.dwg
CADD FILE:
SCALE: 1" = 100'

PROJECT:
SECTION 20, TOWNSHIP 20 SOUTH, RANGE 4
WEST, JEFFERSON COUNTY, ALABAMA
TITLE:
FINAL PLAT

120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
FAX - (205) 403-9175

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

VICINITY MAP
NTS

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PELHAM, AL 35124
(205) 369-9671
CONTACT: RONNIE MORTON

SITE

STATE OF ALABAMA
COUNTY OF JEFFERSON

THE UNDERSIGNED, RODNEY K. CUNNINGHAM, A REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND CAMP CREEK DEVELOPMENT, LLC, 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 MAP OF LANDS SHOWN THEREIN AND KNOWN AS "CABINS AT CAMP CREEK PHASE 2" 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 LENGTH, WIDTH AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK, SHOWING THE RELATIONS OF THE LANDS TO THE GOVERNMENT CORNERS IN JEFFERSON COUNTY, ALABAMA AND THAT IRON PINS HAVE BEEN FOUND IRON OR SET 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 IT IS THE OWNER OF SAID LANDS AND THAT THE SAME IS NOT SUBJECT TO A MORTGAGE EXCEPT THAT ONE HELD BY CENTRAL STATE BANK, IRA INNOVATIONS LLC FBO ROBERT CONNOR FARMER JR IRA AND IRA INNOVATIONS LLC FBO KEITH RUSSELL IRA.

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.

SURVEYOR
Rodney K. Cunningham
RODNEY K. CUNNINGHAM
ALABAMA LIC. NO.26013
STATE OF ALABAMA
COUNTY OF SHELBY

I, RICHARD EARL STUBBS, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT RODNEY K. CUNNINGHAM, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS SURVEYOR, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS 24 DAY OF June, 2021

R. K. Cunningham
NOTARY PUBLIC
MY COMMISSION EXPIRES DEC. 13, 2021

OWNER: CAMP CREEK DEVELOPMENT, LLC

BY: *Ronnie Morton*
Member

ITS:

STATE OF ALABAMA
COUNTY OF Shelby
I, *Shady T. Herrington*, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT *Ronnie Morton* WHOSE NAMES ARE SIGNED TO THE FOREGOING CERTIFICATE AS OWNER OF CAMP CREEK DEVELOPMENT, LLC, OWNER, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, THEY EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS 1st DAY OF July, 2021

Shady T. Herrington
NOTARY PUBLIC
MY COMMISSION EXPIRES February 21, 2022

MORTGAGEE: CENTRAL STATE BANK

BY: *Susan A. Waits*
AUB, lending

STATE OF ALABAMA
COUNTY OF Shelby
I, *Ira Herron*, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT *Susan A. Waits* WHOSE NAMES ARE SIGNED TO THE FOREGOING CERTIFICATE AS OWNER OF CENTRAL STATE BANK MORTGAGEE, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, THEY EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS 1st DAY OF July, 2021

Ira Herron
NOTARY PUBLIC
MY COMMISSION EXPIRES March 6, 2024

MORTGAGEE: IRA INNOVATIONS LLC FBO ROBERT CONNOR FARMER JR IRA
BY: *Robert Connor Farmer Jr.*
ROBERT CONNOR FARMER JR

STATE OF ALABAMA
COUNTY OF Shelby
I, *Shady T. Herrington*, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT ROBERT CONNOR FARMER JR WHOSE NAMES ARE SIGNED TO THE FOREGOING CERTIFICATE AS FBO OF IRA INNOVATIONS LLC FBO ROBERT CONNOR FARMER JR IRA, MORTGAGEE, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, THEY EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS 1st DAY OF July, 2021

Shady T. Herrington
NOTARY PUBLIC
MY COMMISSION EXPIRES February 21, 2022

MORTGAGEE: IRA INNOVATIONS LLC FBO KEITH RUSSELL IRA

BY: *Keith Russell*
KEITH RUSSELL

STATE OF ALABAMA
COUNTY OF Shelby
I, *Shady T. Herrington*, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT KEITH RUSSELL WHOSE NAMES ARE SIGNED TO THE FOREGOING CERTIFICATE AS FBO OF IRA INNOVATIONS LLC FBO KEITH RUSSELL IRA, MORTGAGEE, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, THEY EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS 1st DAY OF July, 2021

Shady T. Herrington
NOTARY PUBLIC
MY COMMISSION EXPIRES February 21, 2022

County Division Code: AL039
Inst. # 2021107644
Bk: 51 Pg 53 Pages: 1 of 1
I certify this instrument filed on
9/16/2021 12:54 PM Doc: MAPBES
Judge of Probate Jeff Co., AL
Rec: \$42.00 Clerk: ALLDREDGEM

GENERAL NOTES:

- All easements on this map are for public utilities, sanitary sewers, storm sewer, storm ditches, private television cable systems and may be used for such purposes to serve property both within and without this subdivision (Unless otherwise noted) No permanent structure or other obstruction shall be located within the limits of a dedicated easement.
- Builder is responsible for the drainage on each lot and in and around each building.
- Builder will be responsible for adjusting the lids or top elevation for all manholes and yard inlets on each lot.
- The lot owner/builder shall use appropriate methods wether pipes, underdrains, ditches, grading or other means to provide a building site free of surface or subsurface drainage problems without adversely affecting adjacent lots.
- Surface drainage not within the accepted and maintained county right-of-way will not be maintained by Jefferson County.
- No fence shall impede the flow of water in any drainage way.
- Engineering Design Group LLC is not responsible for soil compactions and did not conduct any surface and subsurface investigations.
- North arrow shown on this map is based on Alabama State Plane Grid West. (NAD83)
- This property is not located in a special flood hazard area (Zone "X") as per FIRM Panel number 01073C0686G dated September 29, 2006.
- Unless otherwise shown or stated, all private roads and easements shown hereon are for storm sewers, sanitary sewers, public utilities, or ingress and egress, and are to serve property both within and without this subdivision.
- The constructed streets do not meet the minimum standards required for subdivision streets and are not intended for Jefferson County's acceptance for traffic regulation or maintenance. However, adequate traffic regulation measures and roadway maintenance provisions have been established and will be maintained, and it is my opinion, as a professional Engineer, that the streets are safe and acceptable for the use of those who have access.
- All proposed streets in this development are private. Camp Creek, LLC, or their assigns, shall be responsible for the maintenance of the private roads and bridge.
- Covenants recorded in Instrument 2021037130.
- There shall be a minimum setback of 25' from the edge of access easement for all private drives.

15 SEP 21
DATE:

Wade Lowery
PROFESSIONAL ENGINEER, REG. NO. 27002

APPROVED IN FORMAT ONLY:	
Jefferson County Department of Health	Date: _____
<i>Weather Carter</i> Director of Roads & Transportation/County Engineer	Date: <u>9/15/21</u>
<i>Mark Evans</i> Chairman, Jefferson County Planning & Zoning Commission	Date: <u>9-15-21</u>
<i>Shady T. Herrington</i> Director of Development Services	Date: <u>15 Sept 21</u>

RES
DRAWN BY: RKC
CHECKED BY: MORT0004
PROJECT No: MORT0004
MORT0004 CAMP CREEK PH 2 RM.dwg
CADD FILE:
SCALE: 1" = 100'

PROJECT: SECTION 20, TOWNSHIP 20 SOUTH, RANGE 4 WEST, JEFFERSON COUNTY, ALABAMA
TITLE: FINAL PLAT

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