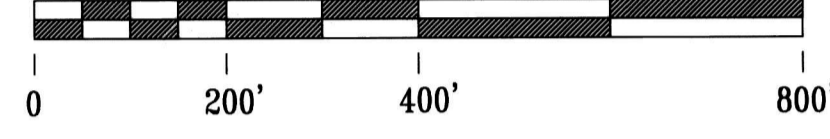


A RURAL SUBDIVISION FOR SINGLE FAMILY RESIDENCES
CLEARVIEW ESTATES
A RESURVEY OF LOT 15 B-2
AND ACREAGE
OF A RESURVEY OF PARCEL 15-B TRACT 15 SUBDIVISION
AS RECORDED IN MAP BOOK 11 ON PAGE 38
SITUATED IN THE SECTIONS 1 AND 2
OF TOWNSHIP 21 SOUTH,
RANGE 2 WEST, SHELBY COUNTY, ALABAMA

PREPARED BY:
SURVEYING SOLUTIONS, INC.
2232 CAHABA VALLEY DRIVE SUITE M
BIRMINGHAM, AL 35242
(205) 991-8965

OWNERS:
Gallant Lake, LLC - Connor Farmer, member
Round Too Investments, LLC - Connor Farmer, member
120 Bishop Circle
Pelham, AL 35124

MORTGAGE:
GENE BORGOSZ



GRAPHIC SCALE: 1" = 200'

SCALE: 1" = 200' DATE: FEBRUARY 10, 2021

TOWN OF COLUMBIANA JURISDICTION

THE PURPOSE OF THIS RESUBDIVISION IS TO DIVIDE 215 ACRES INTO 13 LOTS FOR RESIDENTIAL USE.

STATE OF ALABAMA)
COUNTY OF SHELBY)

The undersigned, Carl Daniel Moore, a registered Land Surveyor, in the State of Alabama, and Conner Farmer, 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 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 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 & 2, Township 21 South, Range 2 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 subject to any mortgage BY Gene Borgosz.

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: 5/12/2021
BY: Carl Daniel Moore
Carl Daniel Moore, Reg. L.S. #12159



I, Conner Farmer as owner have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as (A RESURVEY OF LOT 15 B-2 & ACREAGE), a part of Shelby County, Alabama, and that the streets, alleys, easements and public grounds as shown on said plat are hereby dedicated to the use of the public.

BY: Conner Farmer, Owner
By: Gene Borgosz, Mortgagee

APPROVED: David Mitchell
CITY OF COLUMBIANA MAYOR: DAVID MITCHELL

APPROVED: Ray Tallie
CITY OF COLUMBIANA PLANNING AND ZONING CHAIRMAN: RAY TALLIE

APPROVED: Charlene Tucker
CITY OF COLUMBIANA CLERK: CHARLENE TUCKER

APPROVED: Johnny Howard
FIRE CHIEF: JOHNNY HOWARD, JR.

APPROVED: Shelby County Health Officer
SHELBY COUNTY HEALTH OFFICER FOR RECORDING PURPOSES ONLY

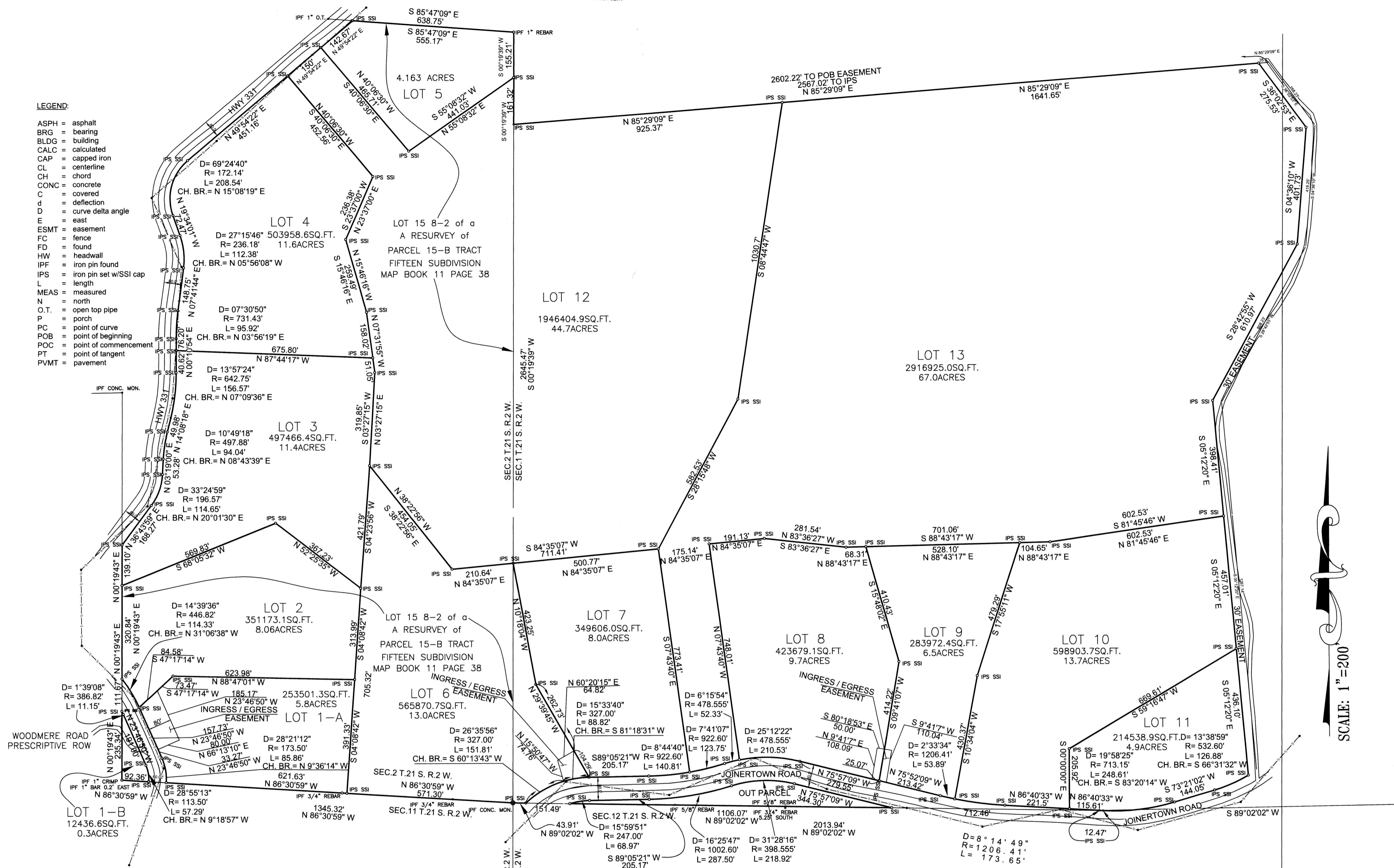
APPROVED: Johnny Howard
Columbiana Fire Chief

The Lots 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 Onsite 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 obligate 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 here on.

APPROVED: Johnny Howard
Special Note Regarding Fire protection: The closest fire hydrant is greater than 1,000 feet from the proposed home sites. This may prevent the home owner from qualifying for a reduced rate from their insurance company.

LEGEND:

- ASPH = asphalt
- BRG = bearing
- BLDG = building
- CALC = calculated
- CAP = capped iron
- CL = centerline
- CH = chord
- CONC = concrete
- C = covered
- d = deflection
- D = curve delta angle
- E = east
- ESMT = easement
- FC = fence
- FD = found
- HW = headwall
- IPF = iron pin found
- IPS = iron pin set w/SSI cap
- L = length
- MEAS = measured
- N = north
- O.T. = open top pipe
- P = porch
- PC = point of curve
- POB = point of beginning
- POC = point of commencement
- PT = point of tangent
- PVMT = pavement



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 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 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 205-969-9993 to obtain access permit.
- e. This entire property is located in Flood Zone A as shown on the latest Federal Insurance Rate Maps (Panel Number 01117C0405 E), 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 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 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.

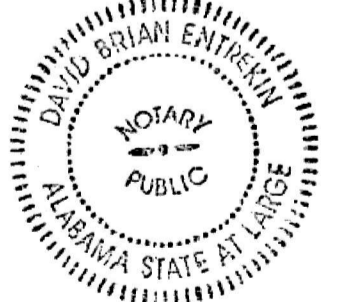
FLOOD NOTE: By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map: Community Panel Number 01117C0405 E, Shelby County, Alabama, effective date of February 20, 2013, and is in a Special Flood Hazard. No field surveying was performed to determine this zone and the exact designation can only be determined by an elevation certificate. If the limits of said flood zones are shown hereon, they are shown in approximate locations only as transposed from said Flood Insurance Rate Map and were not located by field survey methods.

No flood study available.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, as Notary Public in and for said County in said State, hereby certify that Carl Daniel Moore, 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 an act of said Land Surveyor, on the day the same bears date.

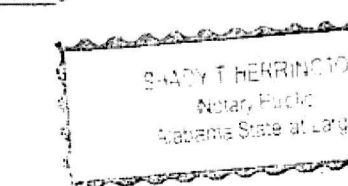
Given under my hand and seal this the 13th day of May, 2021.
BY: Paul Brown, Notary Public
My commission expires: 10-8-2022



STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Conner Farmer, whose name is signed to the foregoing certificate as owner, and who is known to me, acknowledged 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 the 28th day of June, 2021.
BY: Shady J. Henrich, Notary Public
My commission expires: February 21, 2022



STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Gene Borgosz, whose name is signed to the foregoing certificate as mortgagee, and who is known to me, acknowledged 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 the 28th day of June, 2021.
BY: Shady J. Henrich, Notary Public
My commission expires: February 21, 2022

