

1 Maintenance of the storm drainage easements shown on this plat will be the responsibility of each individual lot

2 Mainenance of Detention Pond 1 will be the responsibility of the owner of Lot 2-15. Mainenance of Detention Pond 2 will be the responsibility of the owner of Lot 2-14.

3 An easement may be granted for the construction of an interconnected pedestrian pathway for public use within the 100' undisturbed buffer shown.

4 The undisturbed buffer on Lots 2-13 and 2-17 shall remain undisturbed except that the developer or individual lot owners on lots 2-13 and 2-17 may (1) clear or cut any trees or plants which may present an immediate hazard, (2) remove any invasive plans (e.g. kudzu, privet hedge), (3) minor clearing to install a 3 or 4 rail wooden fence along or

5 The source of property line information is the deed recorded in Shelby Co Probate Office in Instrument number 20220810000312260, 20220810000312270, other deeds listed on this plat, recorded plats listed on this plat, and a right-of-way map for Shelby Co Project SACP-434E dated 4/20/1961 provide by Shelby Co.

6 All lots are zoned E-1, Single Family Estate District

## Side: 20 feet one side, 50 feet total both sides.

All easements shown on this plat are created by this plat unless noted as "EXISTING".

THE PURPOSE OF THIS SUBDIVISION IS TO CREATE 17 LOTS FROM 62.8 ACRES FOR RESIDENTIAL USE.

LOT 5A BUCHANAN RESURVEY AND

A RESURVEY OF LOT 5

PID 10 5 15 0 002 002.000

LOT 1 BUCHANAN RESURVEY AND

A RESURVEY OF LOT 5

MONTALBANO ESTATES PID 10 5 15 0 002 002.003

MONTALBANO ESTATES

\* No. 38795 PROFESSION.

AANGLE 104.47 °04'44" 7°44'1 8°27'12' 8°54'45' 144 °39'43' C17 1392.40' 346.59' 14°15'43"





UNPLATTED ACREAGE P.I.D. 10 5 15 0 002 054.000

CAHABA VALLEY TRACE (EXISTING 80' R.O.W.)

CALDWELL MILL ESTATES PID 10 5 15 0 002 062.002

> LOT 4 CALDWELL MILL ESTATES PID 10 5 15 0 002 062.003

FOUND ON LINE 16' WEST OF LOT CORNER

60°01'30"

LOT 1 LEE STREET ESTATE PID 10 5 15 0 002 063.000

725.04'

LEGEND

ROW C SF TAN	- RIGHT-OF-WAY - CURVE - SQUARE FEET - TANGENT
Δ	- CENTRAL ANGLE
R	- RADIUS
L	- LENGTH
MB	- MAP BOOK
PG	- PAGE
CL	- CENTERLINE
SAŅ.	- SANITARY
/	- NOT TO SCALE
P.I.D.	A A A A A A A A A A A A A A A A A A A
EP	-EDGE OF PAVING
*	-EASEMENT CL DIMENSION

SHEET 1 OF 2

# FINAL PLAT OF THE RESIDENTIAL SUBDIVISION: THE VIEW AT INDIAN CREST PHASE 2

SCALE : NONE

MARCH 15, 2023

BEING A SUBDIVISION OF ACREAGE SITUATED IN THE SE 1/4 AND THE SW 1/4 OF SECTION 15, TOWNSHIP 19 SOUTH RANGE 2 WEST, SHELBY COUNTY, ALABAMA

> OWNER: ROUND TOO INVESTMENTS, LLC 120 BISHOP CIRCLE PELHAM, ALABAMA 35124 CONTACT: CONNER FARMER

ALABAMA ENGINEERING COMPANY, INC. 1214 ALFORD AVENUE, SUITE 200 HOOVER, ALABAMA 35226 (205) 803-2161

STATE OF ALABAMA SHELBY COUNTY

me, acknowledged before me on this day that, being informed of the contents thereof, he executed the same voluntarily. Given under my hand and seal this 27th day of March

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned, A Notary Public in and for said County and State hereby certify that Robert W. Easley, IV, whose name as surveyor is signed to the forgoing plat, and who is known to me, acknowledged before me on this day that, being informed of the contents thereof, he executed the same voluntarily. Given under my hand and seal this <u>2</u> 4<sup>т</sup> day of <u>Максн</u>

### Shelby County Notes

1 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 is not responsible for the maintenance of any easements shown on this plat outside of the public rightof-way.

2 Contractor and/or developer are responsible for providing building sites free of drainage problems.

3 No further subdivision of any parcel shown hereon shall be allowed with out the prior approval of the Shelby County Planning Commission.

4 Driveways shall be restricted to the locations as shown on this plat. Driveway access permit required prior to installation of driveway(s). Contact the Shelby County Highway Department at 205-669-3880 to obtain access permit.

- 5 This entire property is located in Flood Zone "X" as shown on the latest Federal Insurance Rate Maps Panel Number 01117C0088F, dated September 24, 2021 & Panel Number 01117C0226E, dated February 20, 2013.
- 6 Maintenance of detention ponds and all associated structures and appurtenances are the responsibility of each individual lot owner.
- 7 Any construction or encroachment in a designated flood plain must comply with the Shelby County Flood Damage Prevention Ordinance.
- 8 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 Shelby County Flood Damage Prevention Ordinance.
- 9 Shelby County is not now, nor will be in the future, responsible for the maintenance of private roads or easements shown on this plat.
- 10 Lots 2-13 through 2-17 shall not have direct access to Caldwell Mill Road. Lots 2-13 through 2-17 are required to access Caldwell Mill Road by means of the 140' wide Private Access and Utility Easement.





STATE OF ALABAMA SHELBY COUNTY The undersigned Robert W. Easley, IV, Registered Land Surveyor, State of Alabama, and Round Too Investments, 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(s); that this plat or map is a true and correct map of lands shown therein and known as The View at Indian Crest Phase 2, showing the subdivisions 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 goverment 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 owners also certify that they are the owners of said lands and that the same are not subject to any mortgage, except a mortgage held by Central State Bank. ABAM dav of March Dated this 24 TICENSED . 2023. \* No. 38795 Signature: Robert W. Easley, IV, PLS Alabamma Reg. No 3/27/207 Date Central State Bank INSET B N.T.S. Approved: 3/21/2023 2-4 3-28-23 2-3 The lots in this plat are subject to approval or deletion by the Shelby County Health Department. The approvals may contain conditions pertaining to the sewage treatment system that restricts the use of the lots or obligates the owners to special maintence and reporting requirements. These conditions are on file with the said Health Department and are made a part of this plat as if set out hereon. (FOR RECORDING PURPOSES ONLY) STATE OF ALABAMA SHELBY COUNTY I, the undersigned, A Notary Public in and for said County and State hereby certify that **LOWAN** whose name is signed as an authorized representitive of Central State Bank, is signed to the forgoing plat, and who is known to me, acknowledged before me on this day that, being informed of the contents thereof, he executed the same voluntarily. Given under my hand and seal this 273 day of \_\_\_\_\_\_ , 2023. My Commission Expires February 8, 2026 My Commission Expires SHADY T HERRINGTON Notary Public Alabama State at Large

SHEET 2 OF 2