

ROCKY RIDGE ESTATES

A MINOR SUBDIVISION BEING 38.23 ACRES SITUATED IN SECTION 15 & 22, TOWNSHIP 21S, RANGE 1W, SHELBY CO. ALABAMA
SHELBY CO. ALABAMA
CITY OF COLUMBIANA, ALABAMA
OWNER: HIGHPOINT PARTNERS, LLC.
120 BISHOP CIRCLE
PELHAM, AL. 35124

THE PURPOSE OF THIS SUBDIVISION IS TO DIVIDE 38.23 ACRES INTO 8 LOTS FOR RESIDENTIAL USE.

STATE OF ALABAMA
SHELBY COUNTY

The undersigned Christopher M. Ray, a Registered Land Surveyor, State of Alabama, and Highpoint Partners, LLC, owners, 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 owners; that this plat or map is a true and correct map of lands shown therein and known as ROCKY RIDGE ESTATES showing the subdivisions into owners; that it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and block, and showing the relation of 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 lot corners and curve points as shown and designated by small open circles on said plat or map and that all parts of this survey and plat (or drawing) have been completed in accordance with the requirements of the Standards for the practice of Surveying in the State of Alabama to the best of my knowledge, information and belief.

Said owners also certify that they are the owners of said lands and that the same are subject to a mortgage, held by the following mortgagee: Round Too Investments, LLC

Dated this 9th day of January, 2023
Christopher M. Ray, Ala. Reg. No. 20017
Ray and Gilliland, P.C.
Alabama Cert. No. CA-0114-15

Highpoint Partners LLC
John Lawley, Member

Connor Farmer on behalf of
Round Too Investments LLC

STATE OF ALABAMA
SHELBY COUNTY

I, Carol H. Roberts, as Notary Public in and for said County and State, do hereby certify that Christopher M. Ray, whose name is signed to the foregoing certificate as surveyor, is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificate, he executed same voluntarily as such with full authority therefor.
Given under my hand and seal this 9th day of January, 2023
Notary Public. My Commission expires: 8/8/2023

STATE OF ALABAMA
SHELBY COUNTY

I, Shady T. Herring, as Notary Public in and for said County and State, do hereby certify that John Lawley, as member of Highpoint Partners LLC and whose name is signed to the foregoing certificate as a member and is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificate, he executed same voluntarily as such with full authority therefor.
Given under my hand and seal this 9th day of January, 2023
Notary Public. My Commission expires: February 8, 2024

SHADY T. HERRINGTON
Notary Public
Alabama State at Large

STATE OF ALABAMA
SHELBY COUNTY

I, Shady T. Herring, as Notary Public in and for said County and State, do hereby certify that Connor Farmer as representative of Round Too Investments, LLC and whose name is signed to the foregoing certificate as representative and is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificate, he executed same voluntarily as such with full authority therefor.
Given under my hand and seal this 9th day of January, 2023
Notary Public. My Commission expires: February 8, 2024

SHADY T. HERRINGTON
Notary Public
Alabama State at Large

APPROVED [Signature] Date: 1/6/2023
Ryan Tallie, City of Columbiana Planning and Zoning Board

APPROVED [Signature] Date: 3-31-23
Johnny Howard, City of Columbiana Fire Chief

APPROVED [Signature] Date: 1-13-23
Charlene Tucker, City of Columbiana City Clerk

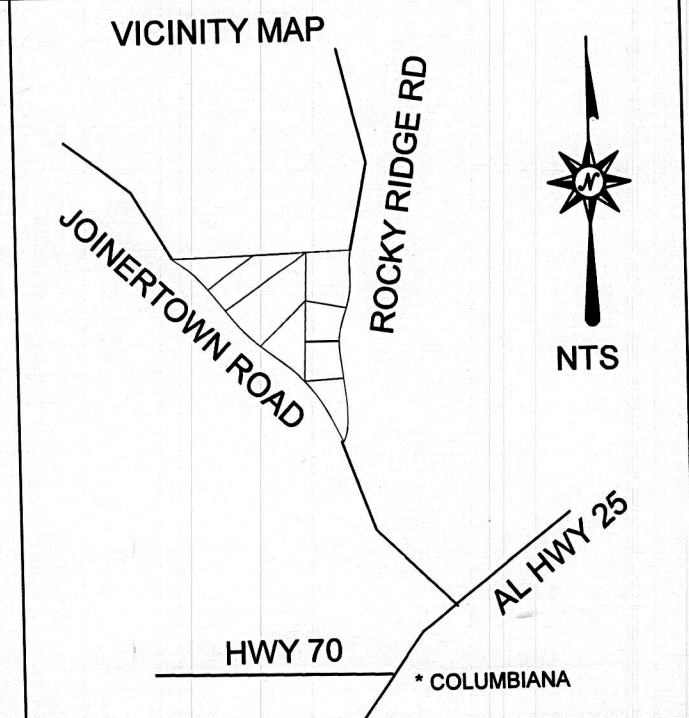
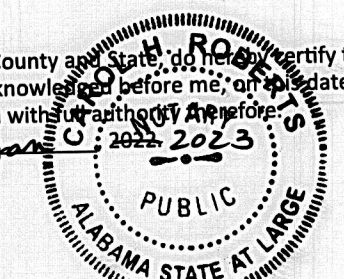
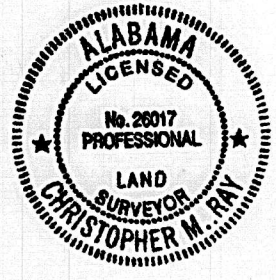
APPROVED [Signature] Date: 1/18/2023
David Mitchell, City of Columbiana Mayor

The lots on 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 obligate owners to special maintenance and reporting requirements. These conditions are on file with said health department and are made a part of this plat as if set out herein.

[Signature] Date: 1-10-23
Shelby Health Department Official

CITY OF COLUMBIANA NOTES:

- 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. The City of Columbiana or Shelby County is not responsible for the maintenance of any easements shown on this plat outside of the public right-of-way.
- Contractor and/or developer are responsible for providing building sites free of drainage problems.
- No further subdivision of any parcel shown hereon shall be allowed without the prior approval of the City of Columbiana Planning and Zoning Board.
- 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.
- This entire property is located in Flood Zone X as shown on the latest Federal Insurance Rate Maps Panel Number 011170258E, dated February 20, 2013.
- Any construction or encroachment in a designated flood plain must comply with the Shelby County Flood Damage Prevention Ordinance.
- 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.
- Shelby County is not now, nor will be in the future, responsible for the maintenance of private roads or easements shown on this plat.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	814.75'	177.12'	176.77'	S 03°33'22" W	122°27'20"
C2	971.21'	351.89'	349.96'	S 07°42'29" W	120°45'13"
C3	744.21'	330.60'	327.89'	S 05°21'41" W	25°27'09"
C4	1569.31'	295.16'	294.72'	S 01°58'36" E	10°46'34"
C5	1608.84'	772.98'	765.57'	N 39°41'51" W	27°31'42"
C6	1803.90'	494.13'	492.58'	N 01°57'26" W	10°48'56"
C8	1629.40'	307.58'	307.12'	N 45°38'52" W	15°41'40"
C9	684.12'	303.91'	301.41'	N 05°21'41" E	25°27'09"
C10	1031.30'	373.66'	371.62'	N 07°42'29" E	20°45'13"
C11	754.66'	176.46'	176.06'	N 04°01'37" E	13°23'50"

LINE	BEARING	DISTANCE
L1	N 88°24'57" E	434.07'
L2	N 88°24'20" E	407.33'
L3	N 88°47'43" E	52.70'
L4	N 25°51'57" E	98.02'
L5	N 17°49'40" E	50.60'
L6	N 01°55'48" E	50.33'
L7	N 05°31'19" E	58.81'
L8	N 07°21'54" W	438.36'
L9	N 18°05'15" E	152.52'
L10	N 02°40'18" E	85.18'
L11	S 02°40'18" E	85.18'
L12	S 18°05'15" W	152.52'
L13	S 07°21'54" E	438.36'
L14	S 05°31'19" W	54.88'
L15	S 10°55'48" W	43.87'
L16	S 17°49'40" W	42.75'
L17	S 25°51'57" W	46.51'
L18	N 25°56'01" W	243.27'
L19	N 53°27'42" W	247.19'
L20	N 37°48'02" W	293.55'
L21	N 54°08'14" W	71.35'

LEGEND:

- (M) = MEASURED
(R) = RECORDED (MAP, DEED, PLAT, ETC.)
(M & R) = MEASURED & RECORDED
(PS) = PREVIOUS SURVEY
P.L.S. = PROFESSIONAL LAND SURVEYOR
CA = CERTIFICATE OF AUTHORIZATION
(0114 - LAND SURVEYING)
G.P.S. = GLOBAL POSITIONING SYSTEM
-A- = POWER POLE / OVERHEAD UTILITY
-X-X- = FENCE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
IPS = SET 1/2" REBAR CA#0114
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BEARINGS ARE STATE PLANE
NAD 83 ALABAMA WEST ZONE



RAY & GILLILAND, P.C.

122 NORTH CALHOUN AVENUE
P.O. BOX 1183
SYLACAUGA, ALABAMA 35150
DRAWN BY: CMR
SUBDIVISION

TEL. NO. (256) 245-3243
FAX NO. (256) 245-3202
FILE: ROCKY RIDGE SD
SCALE: 1" = 100'
DATE: 09/27/2022