Map Book 60 Page 20

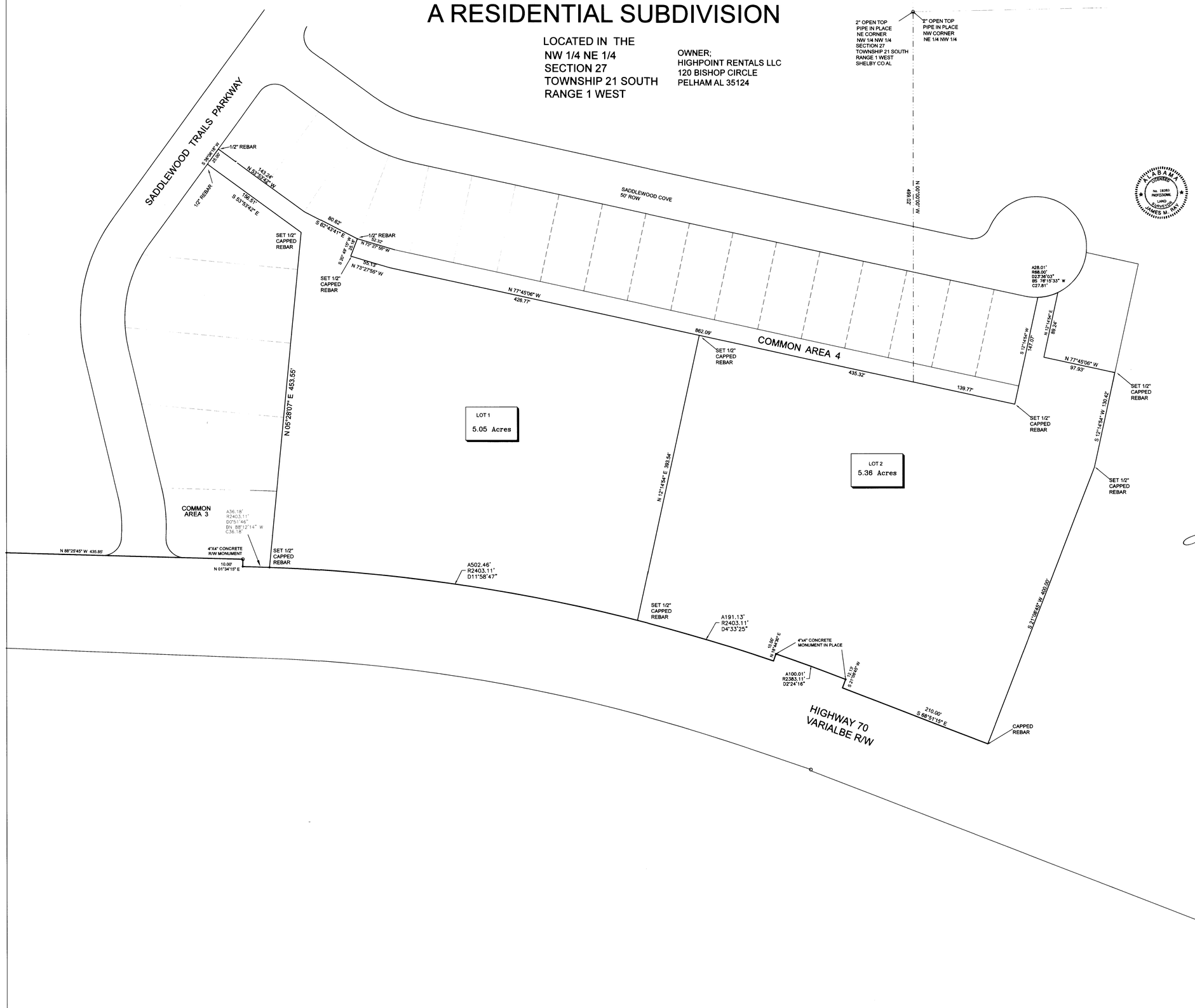
20240628000195370 1/1 $34.00
Shelby Cnty Judge of Probate, AL
06/28/2024 03:50:59 PM FILED/CERT

HIGHPOINT RENTALS WEST
A RESIDENTIAL SUBDIVISION

LOCATED IN THE
NW 1/4 NE 1/4
SECTION 27
TOWNSHIP 21 SOUTH
RANGE 1 WEST

OWNER;
HIGHPOINT RENTALS LLC
120 BISHOP CIRCLE
PELHAM AL 35124

THE PURPOSE OF THIS PLAT IS TO DIVIDE 10.41 ACRES INTO 2 RESIDENTIAL LOTS



SCALE 1"=60'
BEARING BASED ON STATE PLANE WEST ZONE NAD 83

STATE OF ALABAMA
SHELBY COUNTY

The undersigned JAMES M. Ray, a Registered Land Surveyor, State of Alabama, and Highpointe Rentals 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 HIGHPOINT RENTALS WEST SUBDIVISION 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 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 NOT subject to a mortgage.

Dated this the 12th day of JUNE, 2024

JAMES M. Ray, Ala. Reg. No. 18383
Ray and Gilliland, P.C.
Alabama Cert. No. Ca-0114-LS

Highpointe RENTALS LLC
CONNOR FARMER, Member

ALABAMA CERTIFIED No. 18383 PROFESSIONAL LAND SURVEYOR JAMES M. RAY

STATE OF ALABAMA
SHELBY COUNTY

I, ~~Caralh Roberts~~ Shady T. Herrington, as Notary Public in and for said County and State, do hereby certify that JAMES M 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 therefore.
Given under my hand and seal this 12th day of June, 2024.
Shady T. Herrington
Notary Public My Commission Expires ~~[illegible]~~ February 8, 2026

My Commission Expires
February 8, 2026

SHADY T HERRINGTON
Notary Public
Alabama State at Large

STATE OF ALABAMA
SHELBY COUNTY

I, Shady T. Herrington as Notary Public in and for said County and State, do hereby certify that CONNOR FARMER, as member of Highpointe Rentals 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 therefore.
Given under my hand and seal this 12th day of June, 2024.
Shady T. Herrington
Notary Public My Commission expires: February 8, 2026

SHADY T HERRINGTON
Notary Public
Alabama State at Large

APPROVED _____ Date: 6-21-24
Ryan Tallie, City of Columbiana Planning and Zoning Board

APPROVED _____ Date: 6-21-24
Johnny Howard, City of Columbiana Fire Chief

APPROVED _____ Date: 6-24-24
Charlene Tucker, City of Columbiana City Clerk

APPROVED _____ Date: 6-27-24
David Mitchell, City of Columbiana Mayor

APPROVED _____ Date: 6-24-24
DALE LUCAS
PLANNING AND ZONING DIRECTOR
DEPARTMENT HEAD OF ENVIROMENTAL SERVICES

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 hereon.

_____ Date 6-13-24
Shelby Health Department Official

CITY OF COLUMBIANA 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. 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.

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 without the prior approval of the City of Columbiana Planning and Zoning Board.

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 01117C0417E, dated February 20, 2013.

6. Any construction or encroachment in a designated flood plain must comply with the Shelby County Flood Damage Prevention Ordinance.

7. 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.

8. Shelby County is not now, nor will be in the future, responsible for the maintenance of private roads or easements shown on this plat.

RAY & GILLILAND, P.C.

122 NORTH CALHOUN STREET
P.O. BOX 1183
SYLACAUGA, ALABAMA 35150

TEL NO. (256) 245-3243
FAX NO. (256) 245-3202

FILE: HIGHPOINT2LOTSUBPLAT

DRAWN BY: JMR

SCALE: 1" = 60'

SUBDIVISION PLAT