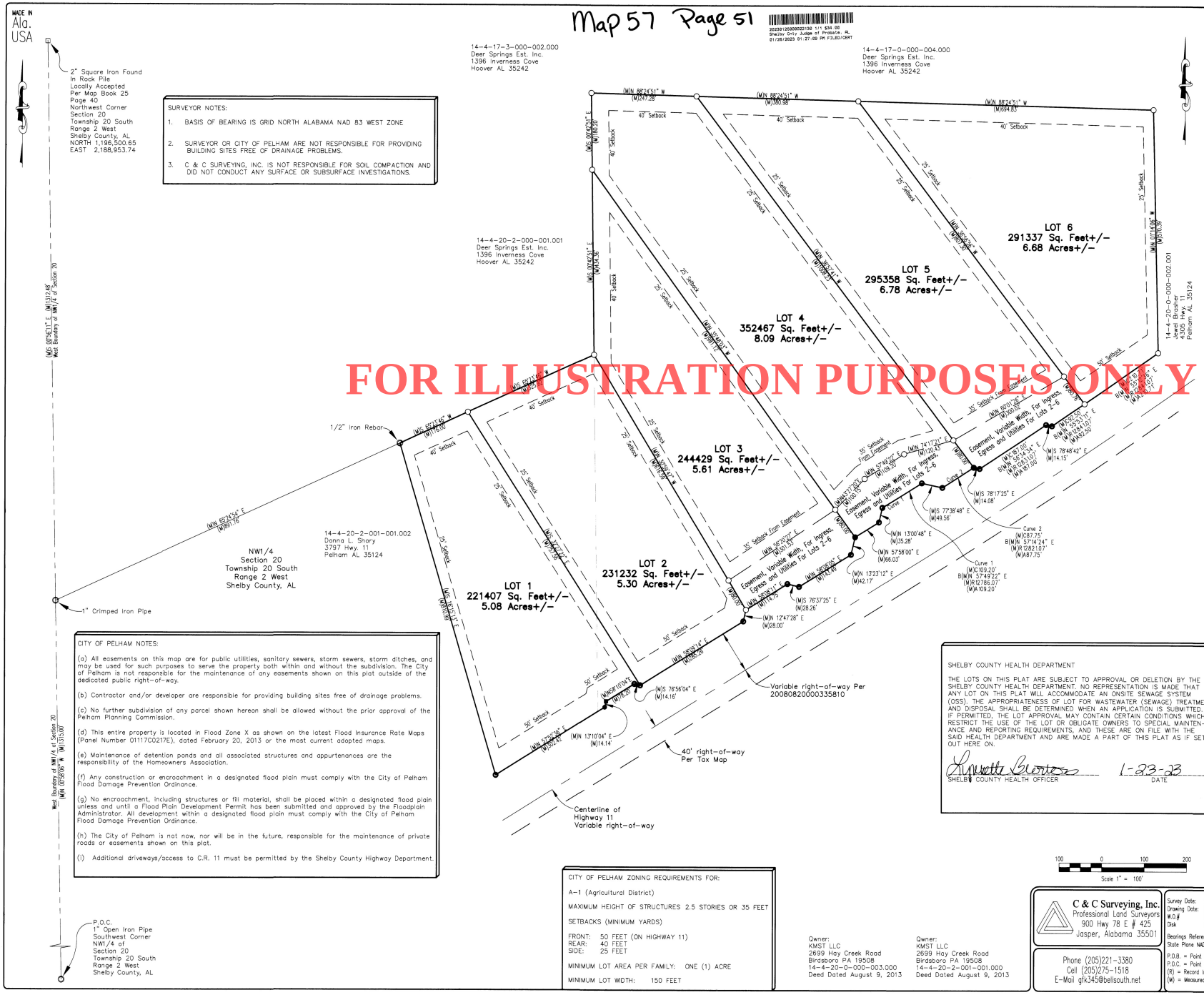
Map 57 Page 51

20230126000022130 1/1 $34.00
Shelby Cnty Judge of Probate, AL
01/26/2023 01:27:00 PM FILED/CERT

MADE IN Ala. USA



FOR ILLUSTRATION PURPOSES ONLY

SURVEYOR NOTES:

1. BASIS OF BEARING IS GRID NORTH ALABAMA NAD 83 WEST ZONE
2. SURVEYOR OR CITY OF PELHAM ARE NOT RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.
3. C & C SURVEYING, INC. IS NOT RESPONSIBLE FOR SOIL COMPACTION AND DID NOT CONDUCT ANY SURFACE OR SUBSURFACE INVESTIGATIONS.

CITY OF PELHAM 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. The City of Pelham is not responsible for the maintenance of any easements shown on this plat outside of the dedicated 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 Pelham Planning Commission.

(d) This entire property is located in Flood Zone X as shown on the latest Flood Insurance Rate Maps (Panel Number 01117C0217E), dated February 20, 2013 or the most current adopted maps.

(e) Maintenance of detention ponds and all associated structures and appurtenances are the responsibility of the Homeowners Association.

(f) Any construction or encroachment in a designated flood plain must comply with the City of Pelham Flood Damage Prevention Ordinance.

(g) No encroachment, 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 Floodplain Administrator. All development within a designated flood plain must comply with the City of Pelham Flood Damage Prevention Ordinance.

(h) The City of Pelham is not now, nor will be in the future, responsible for the maintenance of private roads or easements shown on this plat.

(i) Additional driveways/access to C.R. 11 must be permitted by the Shelby County Highway Department.

CITY OF PELHAM ZONING REQUIREMENTS FOR:

A-1 (Agricultural District)

MAXIMUM HEIGHT OF STRUCTURES 2.5 STORIES OR 35 FEET

SETBACKS (MINIMUM YARDS)

FRONT: 50 FEET (ON HIGHWAY 11)
REAR: 40 FEET
SIDE: 25 FEET

MINIMUM LOT AREA PER FAMILY: ONE (1) ACRE

MINIMUM LOT WIDTH: 150 FEET

Owner:
KMST LLC
2699 Hay Creek Road
Birdsboro PA 19508
14-4-20-0-000-003.000
Deed Dated August 9, 2013

Owner:
KMST LLC
2699 Hay Creek Road
Birdsboro PA 19508
14-4-20-2-001-001.000
Deed Dated August 9, 2013

SHELBY COUNTY HEALTH DEPARTMENT

THE LOTS ON THIS PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE SHELBY COUNTY HEALTH DEPARTMENT. NO REPRESENTATION IS MADE THAT ANY LOT ON THIS PLAT WILL ACCOMMODATE AN ONSITE SEWAGE SYSTEM (OSS). THE APPROPRIATENESS OF 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.

Lynnette Morrow 1-23-23
SHELBY COUNTY HEALTH OFFICER DATE

THE STATE OF ALABAMA
SHELBY COUNTY

THE UNDERSIGNED GEORGE F. KENNEDY, LICENCED LAND SURVEYOR, STATE OF ALABAMA, AND KMST, LLC. AS OWNERS, HEREBY STATE 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 KNOWN AS "KMST, LLC ADDITION TO PELHAM", SHOWING THE SUBDIVISION INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVING THE LENGTHS 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 THAT IRON PINS HAVE BEEN INSTALLED AT ALL LOT CORNERS AND CURVE POINTS AS SHOWN AND ARE 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 A MORTGAGE. I FURTHER 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.

BY: 1/11/2023
GEORGE F. KENNEDY, PLS
ALABAMA LICENSE NO: 17253

ALABAMA LICENSED NO. 17253 PROFESSIONAL LAND SURVEYOR GEORGE F. KENNEDY

BY Tracie T. Wang 1/12/2023
TRACIE T. WANG, MANAGER
KMST, LLC
2699 HAY CREEK ROAD
BIRDSBORO, PA 19508

THE STATE OF ALABAMA
WALKER COUNTY

I, SHARON B. KEY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT GEORGE F. KENNEDY, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS SURVEYOR, ANDWHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME, ON THIS DATE, THAT AFTER BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, DOES EXECUTE SAME VOLUNTARILY AS SUCH INDIVIDUAL WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS THE 11th DAY OF January, 2023

Sharon B. Key
MY COMMISSION EXPIRES: 05/14/2025
NOTARY PUBLIC

THE STATE OF Pennsylvania
Berks COUNTY

I, Alysa Griffis A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT TRACIE T. WANG, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS OWNER, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME, ON THIS DATE, THAT AFTER BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, DOES EXECUTE SAME VOLUNTARILY AS SUCH INDIVIDUAL WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS THE 12 DAY OF January, 2023

Alysa Griffis
MY COMMISSION EXPIRES: 12/03/26
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
ALYSA GRIFFIS - Notary Public
Berks County
My Commission Expires December 3, 2026
Commission Number 1430880

MAYOR, CITY OF PELHAM

CITY ENGINEER

Russell Brooks 1-23-2023
PLANNING COMMISSION, CITY OF PELHAM

CITY CLERK, CITY OF PELHAM

DIRECTOR OF DEVELOPMENT SERVICES & PUBLIC WORKS, CITY OF PELHAM

100 0 100 200
Scale 1" = 100'

C & C Surveying, Inc.
Professional Land Surveyors
900 Hwy 78 E # 425
Jasper, Alabama 35501

Phone (205)221-3380
Cell (205)275-1518
E-Mail gfk345@bellsouth.net

Survey Date: 01/02/2023
Drawing Date: 01/10/2023
W.O.# 20220075
Disk 2022

Bearings Referenced To Alabama State Plane NAD 83 West Zone

P.O.B. = Point Of Beginning
P.O.C. = Point of Commencement
(R) = Record Information
(M) = Measured Information

○ = 5/8" Rebar Set w/Cap
⊡ = 2" Square Iron Found
● = 5/8" Iron Found
⊙ = 5/8" Iron Found GSA CA 0560 LS
◎ = Corner Found
■ = 1" Iron RR Spike Found Suburban Survey

Final Plat
of
KMST, LLC Addition to Pelham

A part of the NW1/4
Section 20, Township 20 South, Range 2 West,
Shelby County, Alabama

The Purpose of this Plat is to Create 6 Lots