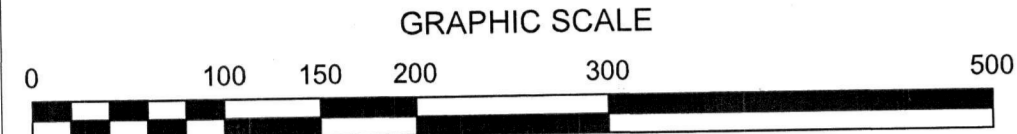


FINAL PLAT OF THE RESIDENTIAL SUBDIVISION:
**THE VIEW AT INDIAN CREST
PHASE 2**

SCALE: 1" = 100' 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

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20230328000000000000 1/2 951.00
Shelby County Judge 2
03/28/2023 02:15:12 PM FILED/CERT

Plat Notes:

- Maintenance of the storm drainage easements shown on this plat will be the responsibility of each individual lot owner.
- Maintenance of Detention Pond 1 will be the responsibility of the owner of Lot 2-15. Maintenance of Detention Pond 2 will be the responsibility of the owner of Lot 2-14.
- An easement may be granted for the construction of an interconnected pedestrian pathway for public use within the 100' undisturbed buffer shown.
- 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 plants (e.g. kudzu, privet hedge), (3) minor clearing to install a 3 or 4 rail wooden fence along or within the property line.
- 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.
- All lots are zoned E-1, Single Family Estate District

Setbacks per zoning:
Front: 40 feet
Rear: 40 feet
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.

LEGEND

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



RWE
3/24/2023

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	470.00'	119.71'	14°35'37"
C3	245.00'	43.51'	10°10'34"
C4	245.00'	79.89'	18°40'55"
C5	430.00'	12.42'	1°39'20"
C6	430.00'	104.47'	13°55'14"
C7	430.00'	68.14'	9°04'44"
C8	430.00'	70.55'	9°24'03"
C9	1530.00'	39.73'	1°29'16"
C10	1530.00'	149.96'	5°36'57"
C11	1530.00'	65.83'	2°27'54"
C12	25.00'	16.47'	37°44'18"
C13	724.95'	81.65'	6°27'12"
C14	926.83'	144.17'	8°54'45"
C15	926.83'	75.41'	4°39'43"
C16	280.35'	25.84'	6°05'54"
C17	1392.40'	348.59'	14°15'43"

