19910715000204260 1/1 $.00
Shelby Cnty Judge of Probate,AL
07/15/1991 12:00:00AM FILED/CERT

MAP BOOK 15 PAGE 34

Griffin - H-891-2038
W. 663-3246

A RESURVEY OF LOT 4
OF THE AMENDED MAP OF BENTWOOD ESTATES

AS RECORDED IN MAP BOOK 7, PAGE 171, PROBATE RECORDS, SHELBY COUNTY, AL.

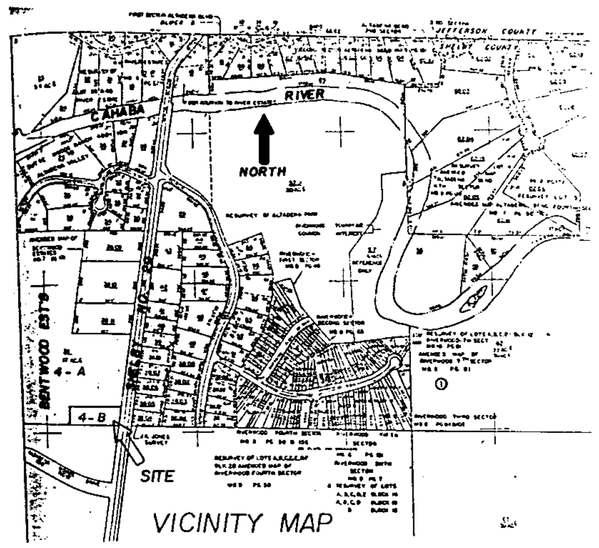
SITUATED IN THE SW. 1/4 - NW. 1/4, SECTION 3, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, AL.

0 25 50 100 200 300 500

GRAPHIC SCALE: 1" = 60'

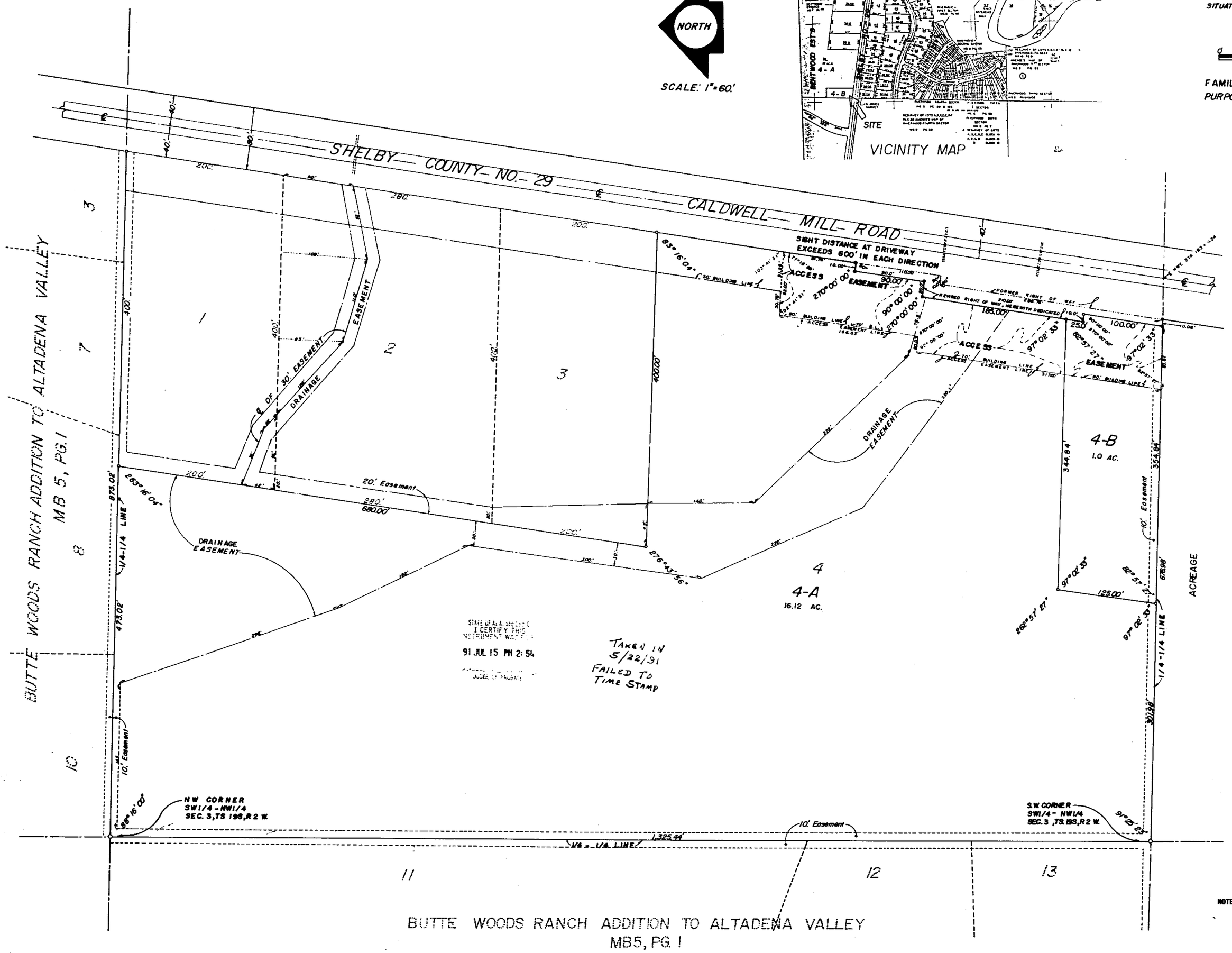
FAMILY SUBDIVISION: (SINGLE (1) LOT (4-B))

PURPOSE OF RESURVEY: TO PROVIDE A SINGLE 1.068 ACRE LOT OUT OF A 17.334 ACRE LOT FOR RESIDENTIAL USE BY A CHILD OF THE OWNERS.



NORTH

SCALE: 1"=60'



BUTTE WOODS RANCH ADDITION TO ALTADENA VALLEY
MB5, PG. 1

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
91 JUL 15 PM 2:54
JUDGE OF PROBATE

TAKEN IN 5/22/91 FAILED TO TIME STAMP

STATE OF ALABAMA
COUNTY OF SHELBY

The undersigned, Joseph E. Conn,Jr.a registered professional land surveyor in the State of Alabama and Elbert G.Griffin and Mary N. Griffin, 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 was made at the instance of said owners; that this plat or map is a true and correct map of the land shown thereon and known as a RESURVEY OF LOT 4,OF THE AMENDED MAP OF BENTWOOD ESTATES as recorded in Map Book 7, Page 171 in the Office of the Judge of Probate of Shelby County, Alabama; showing the subdivision into which it is proposed to divide subject LOT 4; giving the length and the bearings (angles) of the boundaries of each lot; it's number; showing the streets, alleys, easements and public grounds,as applicable and giving the relationship of the lands as subdivided to the Government survey of Section 3, Township 19 South, Range 2 west, Shelby County, Alabama. said surveyor also certifies that steel capped pins have been installed o found at all lot corners and curve points as shown on this plat represented by small open circles. Said owners also certify that they are the owners of subject lands and that same is not subject to any mortgage except as listed below.

BY: Joseph E. Conn,Jr. AL.P.L.S. # 9049 DATE: 3/11/1991

BY: Elbert G. Griffin, Owner DATE: ____

BY: Mary N. Griffin, Owner DATE: 3-26-91

BY: NO MORTGAGE ON SUBJECT LOTS 4-A OR 4-B DATE: 3/11/1991
Mortgagee of record as applicable

ALABAMA REGISTERED No. 9049 LAND SURVEYOR

STATE OF ALABAMA
COUNTY OF SHELBY

I, Joe M. Conn, a Notary Public in and for said County and State do hereby certify that Joseph E. Conn,Jr., whose name is signed to the foregoing certificate as surveyor and Elbert G. Griffin and Mary N. Griffin whose names are signed to same said certificate as owners, all of whom are known to me, acknowledged before me on this date that after having been duly informed of the contents of said certificate they each executed same voluntarily as such individuals with full authority therefor.

Given under my hand and seal this the 26th day of March, 1991

BY: Joe M. Conn
Notary Public
My commission expires 2-17-1994

APPROVED: SHELBY COUNTY PLANNING COMMISSION REPRESENTATIVE DATE: 4/22/91

APPROVED: Rick D. Shaw SHELBY COUNTY ENGINEER DATE: 5/28/91

APPROVED: DISTRICT OR AREA FIRE REPRESENTATIVE DATE: 4-25-91

ACKNOWLEDGED: SHELBY COUNTY HEALTH DEPARTMENT ENVIRONMENTAL DIVISION DATE: 3-25-91

1. No part of subject lot is within a special flood prone area.
2. No construction of a public nature is proposed for subject lot 4-B
3. Developer (Owners) are responsible for providing a building site free of drainage problems.
4. No further subdivision of subject lots 4-A and/ or 4-B as shown hereon shall be allowed without the prior approval of the Shelby County Planning Commission.
5. Shelby County is not responsible for the maintenance of any drainage easements shown on this plat outside of the public right of way.
6. Private driveway intersecting public road shall have a minimum radius of 25.'
7. The developer/ owners shall be responsible for the installation of driveway drainage pipes and for the paving of driveways within the Shelby County Public Right of Way as per Shelby County Engineering Regulations. The developer/ owners may post a bond to cover the cost of installation.
8. No object(s) shall be planted or erected within the right of way of public road which may be considered a roadside hazard or a hindrance to sight distance
9. No sprinkler systems are allowed within public road right of way

"NOTE : Lot 4-B as well as any subsequent lot subdivided from Lot 4-A, shall access County Road No.# 29 (Caldwell Mill Road) at the location of the existing driveway on Lot 4-A"

The Access Easement shown hereon is to be used for Ingress-Egress to Lot 4-B only

SURVCONN
PELHAM, MALL
PELHAM, AL. 35124
205-663-4251

NOTE: All easements shown hereon or for the installation and maintenance of utility lines, pipes, poles, cables, wires, manholes and other related appurtanancies unless stated otherwise,both within and without this subdivision

Drainage easements shown hereon are for surface water drainage problems only.

SURFACE DRAINAGE EASEMENTS NOT WITHIN PUBLIC ROAD RIGHT-OF-WAYS ARE NOT MAINTAINED BY SHELBY COUNTY

0 1 2 3 4 5 6
BUSINESS RECORDS CORPORATION