MAP BOOK 23 PAGE 103

Inst # 1998-04765

02/12/1998-04765
09:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 003 16.00

I INCH = 100 FEET

100 50 0 100 200 300

SCALE IN FEET
DATE: JULY 1997

NOTE:

DEVELOPER: Larry Cain Real Estate Co. Inc.
ADDRESS: Highway 280
Westover Al.

MORTGAGE HOLDER:
FIRST BANK OF CHILDERSBURG
P.O. DRAWER 329
CHILDERSBURG, AL
35049

APPROX

LEGEND

ALL PARTS OF THIS MAP OR PLAT HAVE BEEN SUBSTANTIALLY PERFORMED IN ACCORDANCE WITH THE MTS FOR SURVEYING IN THE STATE OF ALABAMA.

NOTE:
SIGHT DISTANCE FROM ALL LOTS ARE 500 FEET OR MORE

NOTE
ALL BEARINGS SHOWN ON THIS PLAT ARE RELITIVE TO THIS PLAT ONLY.

N

✡ LOT REQUIRES SHELBY COUNTY HEALTH DEPT APPROVAL PRIOR TO SEPTIC SYSTEM INSTALLATION.

| CURVE | DELTA | RADIUS | ARC | CHORD | TANGENT | CHORD BRG |
|---|---|---|---|---|---|---|
| 1 | 16°57'16" | 2742.12 | 811.42 | 813.25 | 408.70 | S 14°23'42"E |
| 2 | NOT USED | | | | | |
| 3 | NOT USED | | | | | |
| 4 | 9°05'47" | 2742.12 | 435.34 | 434.88 | 218.13 | S 18°20'00"E |
| 5 | 2°00'43" | 2742.12 | 96.29 | 96.29 | 48.15 | S 23°53'15"E |

# FIRST ADDITION TO SHELBY BROOK ESTATES SUBDIVISION

A
RESIDENTIAL SUBDIVISION
SITUATED IN

THE SW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE SW 1/4,
OF SECTION 9, TOWNSHIP 24 NORTH, RANGE 15 EAST

SHELBY COUNTY, ALABAMA

STATE OF ALABAMA
SHELBY COUNTY

THE UNDERSIGNED, JIMMY BRASFIELD,A REGISTERED LAND SURVEYOR, STATE OF ALABAMA AND LARRY CAIN, LARRY CAIN REAL ESTATE CO,INC. LARRY CAIN, PRESIDENT, OWNERS HEREBY CERTIFY THAT THIS MAP OR PLAT WAS MADE PURSUANT TO A SURVEY MADE BY SAID SURVEYOR AND THAT SAID SURVEY AND THIS MAP OR PLAT WERE MADE AT THE INSTANCE OF SAID OWNER; THAT THIS MAP OR PLAT IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN AND KNOWN AS SHELBY BROOK ESTATES 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 MAP OR PLAT. SAID OWNERS ALSO CERTIFY THAT HE IS THE OWNER OF SAID LANDS AND THAT THE SAME ARE SUBJECT TO A MORTGAGE BY FIRST BANK OF CHILDERSBURG.

JIMMY BRASFIELD LAND SURVEYOR, REG.NO.13404 — DATE 15 January 98 — FILE NO. C97-173

LARRY CAIN REAL ESTATE CO.,INC. — DATE 1/15/98

FIRST BANK OF CHILDERSBURG V.P. — DATE 1/20/98

STATE OF ALABAMA
CERTIFICATE NO.
13404
JIMMY BRASFIELD
REGISTERED SURVEYOR

STATE OF ALABAMA
SHELBY COUNTY

I, JOE W. MUNCHER, AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DOHEREBY CERTIFY THAT JIMMY BRASFIELD, WHOSE NAME IS SIGNED AS SURVEYOR, AND LARRY CAIN AND/OR PRESIDENT, AS OWNERS, ALLOF WHOM ARE KNOWN TO ME, ACKNOWLEDGED BEFORE ME, ON THIS DATE, THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATES, THEY EXECUTED SAME VOLUNTARILY AS SUCH INDIVIDUALS WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS THE 15th DAY OF January, 19 98.

JOE W. MUNCHER — NOTARY PUBLIC

STATE OF ALABAMA
Jefferson COUNTY

I, Ginger A. Johnson, AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT Andy Shoemake WHOSE NAME IS SIGNED AS V.P. Cashier, MORTGAGE HOLDER, FIRST BANK OF CHILDERSBURG, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME, ON THIS DATE, THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATES, DID EXECUTED SAME VOLUNTARILY AS SUCH INDIVIDUALS WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS THE 20th DAY OF January, 19 98.

My Commission Expires
March 1, 2000

NOTARY PUBLIC — Ginger A. Johnson

APPROVED: COUNTY ENGINEER — DATE: 2/11/98

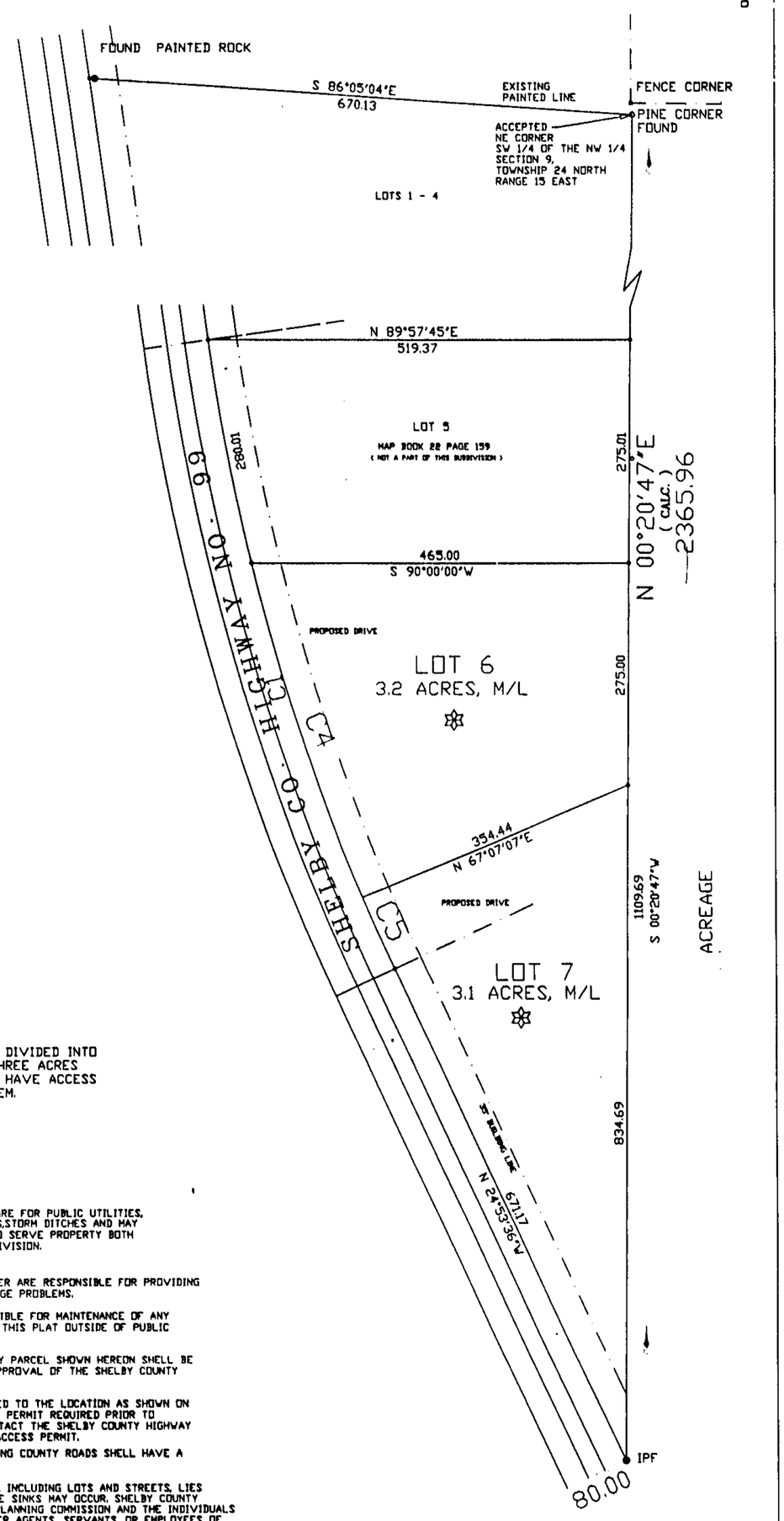
APPROVED: PLANNING COMMISSION — DATE: 2/11/98

for recording purposes only

ACKKNOWLEDGED: SHELBY COUNTY HEALTH DEPT. — DATE: 1-16-98

APPROVED: William M. Estock, SHELBY COUNTY FIRE CHIEF — DATE 1-21-98

BRASFIELD SURVEYING
B 888-9574 669-5696




NOTE:

NO LOT WILL BE FURTHER DIVIDED INTO PARCELS OF LESS THAN THREE ACRES IN SIZE UNTIL SUCH LOTS HAVE ACCESS TO A PUBLIC SEWER SYSTEM.

NOTE:
ALL EASEMENTS ON THIS PLAT ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM DRAINS,STORM DITCHES AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION.

CONTRACTOR AND / OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.

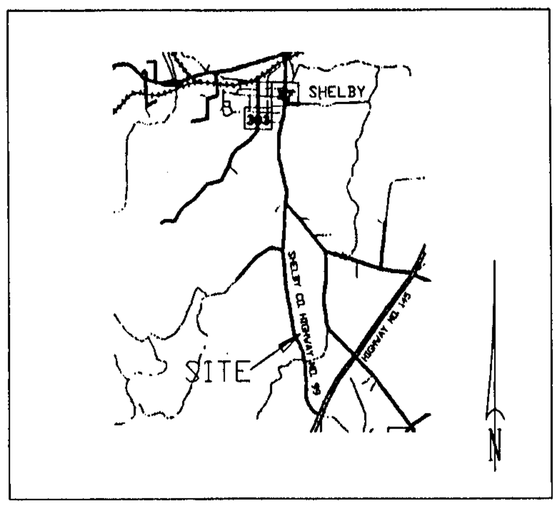
SHELBY COUNTY IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF PUBLIC RIGHT OF WAY.

NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHELL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE SHELBY COUNTY PLANNING COMMISSION.

DRIVEWAYS SHELL BE RESTRICTED TO THE LOCATION AS SHOWN ON THIS PLAT. DRIVEWAY(S) ACCESS PERMIT REQUIRED PRIOR TO INSTALLATION DRIVEWAY(S). CONTACT THE SHELBY COUNTY HIGHWAY DEPT. AT 669-3880 TO OBTAIN ACCESS PERMIT.

PRIVATE DRIVEWAYS INTERSECTING COUNTY ROADS SHELL HAVE A MINIMUM RADIUS OF 25 FEET.

THE SUBDIVISION SHOWN HEREON, INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS MAY OCCUR. SHELBY COUNTY ENGINEER, THE SHELBY COUNTY PLANNING COMMISSION AND THE INDIVIDUALS MEMBERS THEREOF, AND ALL OTHER AGENTS, SERVANTS, OR EMPLOYEES OF SHELBY COUNTY, ALABAMA, MAKE NO REPRESENTATION WHATSOEVER THAT THE SUBDIVISION LOTS AND STREETS ARE SAFE OR SUITABLE FOR RESIDENTIAL CONSTRUCTION, OR FOR ANY OTHER PURPOSE WHATSOEVER. THIS SUBDIVISION IS UNDERLAIN BY LIMESTONE AND THUS MAY BE SUSCEPTIBLE TO LIME SINK ACTIVITY EVEN THOUGH THERE IS NO VISIBLE EVIDENCE OF SINK HOLES ON THIS PROPERTY.




VICINITY MAP
NOT TO SCALE

BUSINESS RECORDS CORPORATION
19980212000047651 1/1 $.00
Shelby Cnty Judge of Probate,AL
02/12/1998 09:52:26AM FILED/CERT

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