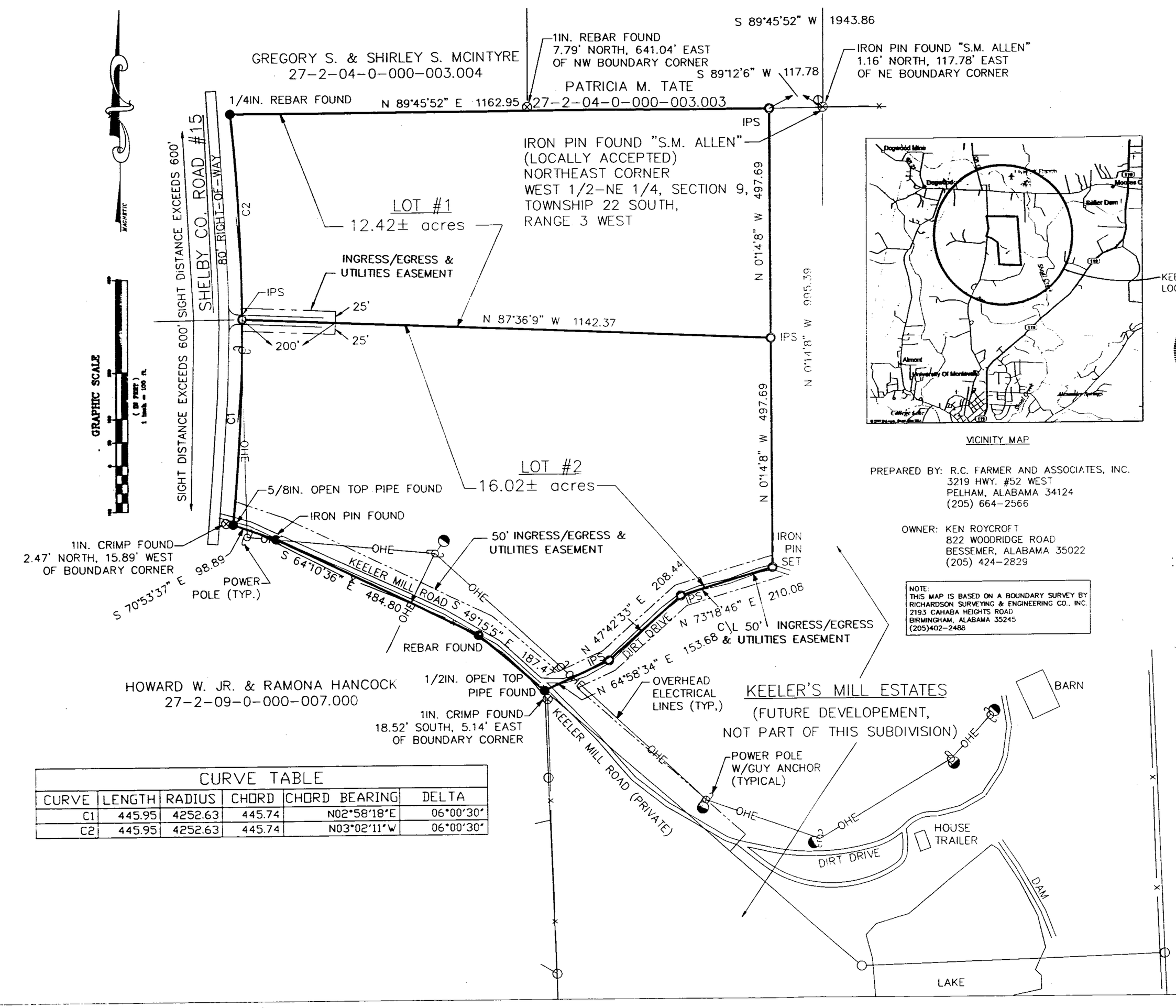
Map Book 25 page 76

KEELER'S MILL

A RESIDENTIAL SUBDIVISION
SITUATED IN THE NE 1/4
SECTION 9, TOWNSHIP 22 SOUTH, RANGE 3 WEST
SHELBY COUNTY, ALABAMA



KEELER'S MILL LOCATION

VICINITY MAP

PREPARED BY: R.C. FARMER AND ASSOCIATES, INC.
3219 HWY. #52 WEST
PELHAM, ALABAMA 34124
(205) 664-2566

OWNER: KEN ROYCROFT
822 WOODRIDGE ROAD
BESSEMER, ALABAMA 35022
(205) 424-2829

NOTE:
THIS MAP IS BASED ON A BOUNDARY SURVEY BY
RICHARDSON SURVEYING & ENGINEERING CO., INC.
2193 CAHABA HEIGHTS ROAD
BIRMINGHAM, ALABAMA 35245
(205)402-2488

STATE OF ALABAMA
SHELBY COUNTY

March 26, 1999

The undersigned, Robert C. Farmer, Registered Land Surveyor, State of Alabama, and KEN ROYCROFT, as owner, 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 owner; that this plat or map is a true and correct map of lands shown therein known as KEELER'S MILL, showing the sub-divisions into which it is proposed to divide said lands, giving the lengths and angles of each lot and its number, showing the streets, alleys and public grounds, giving the length and width and name of each street as well as the number of each lot 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 are designated by small open circles and that all parts of this survey and drawing have been completed in accordance with the requirements of the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama. Said owner also certifies that they are the owners of said lands and that the same are not subject to any mortgage.

In witness thereof, said surveyor executed these presents this the 30th day of March, 1999.

By: Robert C. Farmer Date 3-30-99
Robert C. Farmer, P.L.S.
Ala Reg No 14720

ALABAMA REGISTERED NO. 14720 PROFESSIONAL LAND SURVEYOR ROBERT C. FARMER

I, Frances F. Hester, a Notary Public in and for said county and state, do hereby certify that Robert C. Farmer, whose name is signed to the foregoing certificate as surveyor, 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 30th day of March 1999.

Notary Public
My Commission Expires 5-3-99

By: Owner DATE 3-30-99

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that KEN ROYCROFT, 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 30th day of March 1999.

Notary Public
My Commission Expires 5-3-99

Shelby County Engineer Date 4/6/99

Shelby County Planning Director Date 4/5/99

Shelby County Health Department (For recording purposes only) Date 4-1-99

Fire Chief Date 3-31-99

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	445.95	4252.63	445.74	N02°58'18"E	06°00'30"
C2	445.95	4252.63	445.74	N03°02'11"W	06°00'30"

GENERAL NOTES:

1. CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING BUILDING SITE FREE OF DRAINAGE PROBLEMS.
2. SHELBY COUNTY IS NOT RESPONSIBLE FOR THE MAINTAINANCE OF ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF PUBLIC RIGHT-OF-WAY.
3. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE SHELBY COUNTY PLANNING COMMISSION.
4. SHELBY COUNTY IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTAINANCE OF PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT.
5. THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE C AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAPS (PANEL NUMBERS 010191-0130-B & 010191-0160-B), DATED SEPTEMBER 16, 1982.
6. BASIS OF BEARINGS IS MAGNETIC NORTH.
7. DRIVEWAY(S) SHALL BE RESTRICTED TO THE LOCATION(S) SHOWN ON THIS PLAT. DRIVEWAY ACCESS PERMIT REQUIRED PRIOR TO INSTALLATION OF DRIVEWAY(S). CONTACT SHELBY COUNTY HIGHWAY DEPARTMENT AT 669-3880 TO OBTAIN ACCESS PERMIT.
8. DEVELOPER SHOULD HAVE POSSESSION OF THE REQUIRED 'NPDES' PERMIT PRIOR TO CONSTRUCTION BEGINNING. THE DEVELOPER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL MEASURES.
9. DEVELOPER TO EMPLOY 'BEST MANAGEMENT PRACTICES' FOR EROSION CONTROL DURING DEVELOPEMENT.
10. THE SUBDIVISION SHOWN HEREON, INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS MAY OCCUR. SHELBY COUNTY, THE SHELBY COUNTY ENGINEER, THE SHELBY COUNTY PLANNING COMMISSION AND THE INDIVIDUAL MEMBERS THEREOF, AND ALL OTHER AGENTS, SERVANTS, OR EMPLOYEES OF SHELBY COUNTY, ALABAMA, MAKE NO REPRESENTATIONS WHATSOEVER THAT THE SUBDIVISION LOTS AND STREETS ARE SAFE OR SUITABLE FOR RESIDENTIAL CONSTRUCTION, OR FOR ANY OTHER PURPOSES WHATSOEVER. THIS SUBDIVISION IS UNDERLAIN BY LIMESTONE AND THUS MAY BE SUSCEPTABLE TO LIME SINK ACTIVITY EVEN THOUGH THERE IS NO VISIBLE EVIDENCE OF SINK HOLES ON THIS PROPERTY.

Drawing: C:\ACAD\3223A_KMEL.DWG (RLH)

1999040900014983 0171 $10.00
Shelby Cnty Judge of Probate, AL
04/09/1999 08:58:01AM FILED/CERT
04/09/1999-14983
08:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
AL
BUSINESS RECORDS CORPORATION