Map Book 28 page 61

EDWARDS FAMILY SUBDIVISION

A RESIDENTIAL FAMILY SUBDIVISION SITUATED IN THE E1/2 OF THE SW 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

STATE OF ALABAMA
SHELBY COUNTY

DECEMBER 21, 2000

The undersigned, Rodney Y. Shiflett, a Licensed Land Surveyor, State of Alabama, and John and Jeanne Edwards as 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 were made at the instance of said owner; that this plat or map is a true and correct map of land shown therein and known or to be known as EDWARDS FAMILY SUBDIVISION, showing the subdivision into which it is proposed to divide said lands, giving the length and angles of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the length 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 haven been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. Said owners also certifies that they are the owners of said lands and same are not subject to any mortgage.

Date: December 22,2000

By: Rodney Shiflett
Rodney Y. Shiflett
Reg. #L.S.21784
277 Heather Lane
Columbiana AL 35051

State of Alabama
Shelby County

I, Glenn E. Milstead, Notary Public in and for said county and state, do hereby certify that Rodney Y. Shiflett, whose name is signed to the foregoing certificate as Land Surveyor, and who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.
Given under my hand and seal this 9 day of January, 20.01

By: Glenn E. Milstead
Notary Public - My Commission Expires: 10/1/2001

Owner:
Date: _____

By: Deceased
John Edwards
165 Edwards Ln.
Wilsonville AL 35186

State of Alabama
Shelby County

I, Glenn E. Milstead, Notary Public in and for said county and state, do hereby certify that John Edwards, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, they executed same voluntarily and with full authority therefor.
Given under my hand and seal this _____ day of _____, 20__

By: Glenn E. Milstead
Notary Public - My Commission Expires: 10/1/01

* Certificate of Death

Owner:
Date: 1/9/01

By: Jeanne Edwards
Jeanne Edwards
165 Edwards Ln.
Wilsonville AL 35186

State of Alabama
Shelby County

I, Glenn E. Milstead, Notary Public in and for said county and state, do hereby certify that Jeanne Edwards, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, they executed same voluntarily and with full authority therefor.
Given under my hand and seal this 9th day of January, 20.01

By: Glenn E. Milstead
Notary Public - My Commission Expires: 10/9/2001

APPROVED: _____ Shelby County Engineer DATE: 5/3/01

APPROVED: _____ Planning Director DATE: 5/9/01

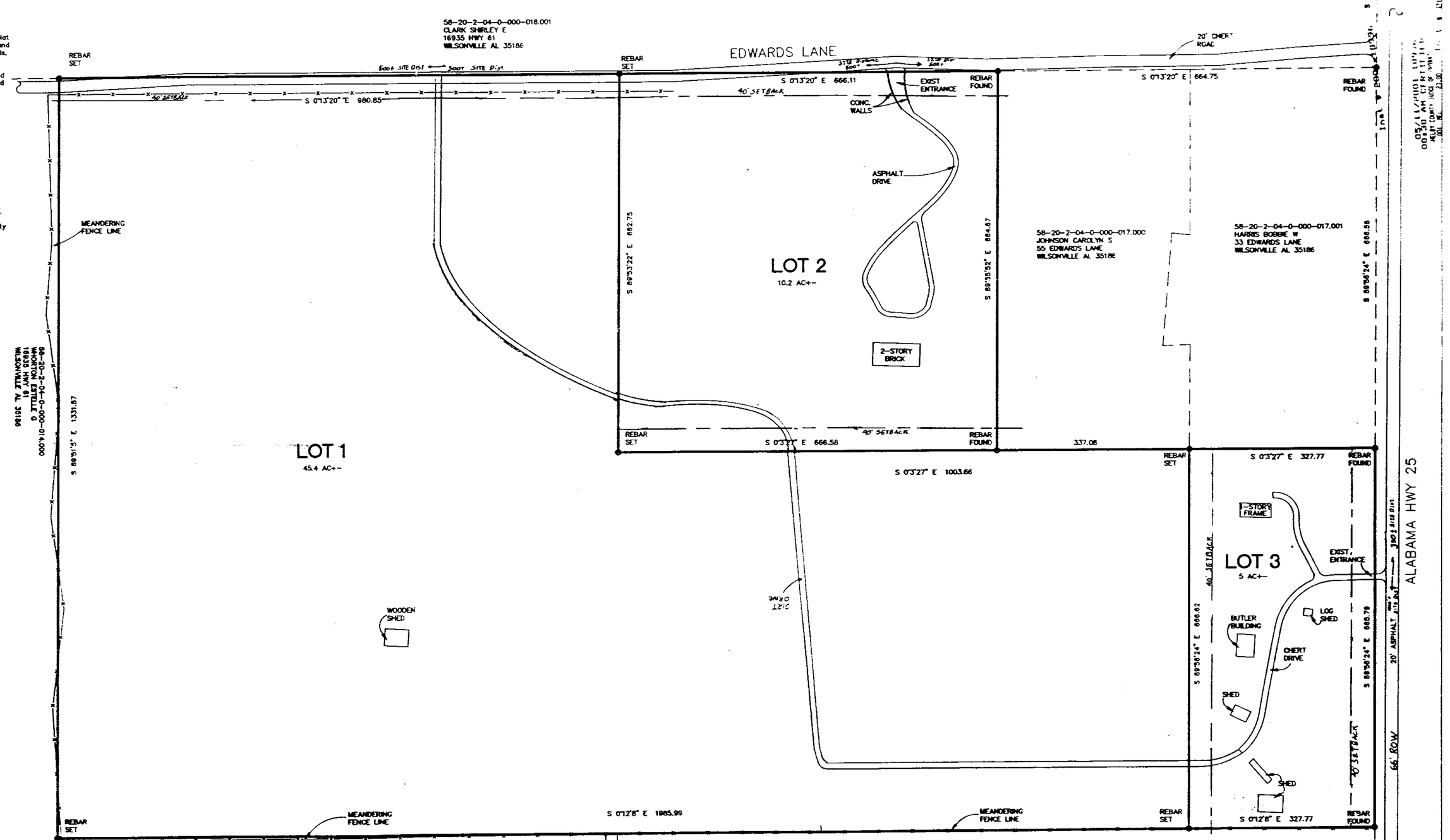
_____ SHELBY COUNTY HEALTH DEPARTMENT (FOR RECORDING PURPOSES ONLY) DATE: 5-2-01

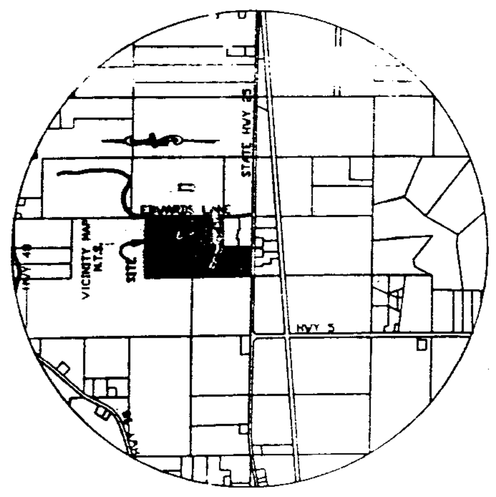
_____ DISTRICT FIRE CHIEF DATE: 5-1-01

NOTES:

1. SHELBY COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
2. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE SHELBY COUNTY PLANNING COMMISSION.
3. SHELBY COUNTY IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT.
4. CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR THE PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAY.
5. CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.
6. ALL PARTS OF THIS MAP HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA.
7. BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING.
8. THERE WILL BE NO PROTECTIVE COVENANTS FOR THIS SUBDIVISION.
9. THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE C, AS SHOWN ON THE LATEST FLOOD INSURANCE RATE MAPS PANEL NUMBER 010191 0015 B DATED September 16, 1982
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 SUSCEPTIBLE TO LIME SINK ACTIVITY EVEN THOUGH THERE IS NO VISIBLE EVIDENCE OF SINK HOLES ON THIS PROPERTY.
11. SHELBY COUNTY IS NOT RESPONSIBLE FOR ANY ACCIDENTS THAT MAY HAPPEN AT EXISTING DRIVE WAYS.
12. LOTS ARE SUBJECT TO ANY RIGHT-OF-WAYS AND/OR EASEMENTS THAT MAY BE FOUND IN PUBLIC RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA.

13. DRIVEWAY(S) SHALL BE RESTRICTED TO THE LOCATION(S) SHOWN ON THIS PLAT. DRIVE WAY ACCESS PERMIT REQUIRED PRIOR TO INSTALLATION OF DRIVEWAY(S). CONTACT THE SHELBY COUNTY HIGHWAY DEPARTMENT AT 669-3880 TO OBTAIN ACCESS PERMITS ON SHELBY COUNTY ROADS AND THE ALABAMA DEPARTMENT OF TRANSPORTATION TO OBTAIN ACCESS PERMITS ONTO ALABAMA HIGHWAY 25.





ASSUMED

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

SECTION CLOSURE
N.T.S.

N 0°15'25" W 5314.04

NE CORNER
REBAR FOUND
LOCALLY ACCEPTED

SE CORNER
REBAR FOUND
LOCALLY ACCEPTED

SECTION 4
21S-1E

S 89°14'15" E 5322.62

S 89°56'24" E 5328.04

NW CORNER
REBAR FOUND
LOCALLY ACCEPTED

S 0°11'15" E 5332.82

SW CORNER
REBAR FOUND
LOCALLY ACCEPTED

SW CORNER
4-21S-1E
REBAR FOUND
LOCALLY ACCEPTED

BUSINESS RECORDS CORPORATION

20010511000189961 1/1 $ 00
Shelby Cnty Judge of Probate,AL
05/11/2001 08:38:26AM FILED/CERT