90

Map Book 29 page 90

MELVIN EISENBERG
5892 SMOKEY ROAD
CALERA, AL. 35040

SET 1/2" REB

S 88°57'06" E
271.30'

FND 3/4" REB

File Name: C:\JOBS\9338\9338.DWG

100 0 100 200 300
Scale: 1" = 100'

STEVEN TIPLER
1929 3RD AVENUE NO.
SUITE 800
BIRMINGHAM, ALABAMA 35203

LOT 2
5.78 ACRES+-

S 03°59'17" E
865.90'

DORIS LEO
2800 NW 32ND STREET
GAINSVILLE, FLORIDA 32605

N 03°59'17" W
865.90'

BLDG LINE

SET 1/2" REB

SET 1/2" REB

N 89°29'53" W
233.41'

LOT 1
2.56 ACRES+-

CENTERLINE OF FUTURE PROPOSED DRIVEWAY

N 03°59'17" W
659.44'

S 03°59'17" E
659.44'

75.0' Min Building Line

ACCESS ESMT FOR LOT 1

S 03°59'17" E
10.22'

SET 1/2" REB ON ROW

FND 3/4" REB ON ROW

N 89°29'53" W
234.47'

N 88°47'32" W
1869.0'

SIGHT DISTANCE EAST = 800.' PLUS

SHELBY COUNTY HWY NO 22
80' ROW

Pavement Width = 22.2'
R.O.W. Width = 80.0'

SIGHT DISTANCE WEST = 800.'PLUS

1/4-1/4 TIE BY KARL HAGER
PLS 11848
DATED 7-26-83

B'LINE LAW

SE CORNER
6-22-2 WEST

S 05°05'29" W
2705.29'

VICINITY MAP

POSTED SPEED LIMIT 50 M.P.H.

THERE ARE NO EXISTING STRUCTURES ON EITHER LOT

No Additional Access will be allowed for subdivision purposes

THIS PLAT WAS PREPARED ON NOVEMBER 27, 2001

PROPERTY OWNERS AND DEVELOPER ARE
JAMES W. & KAREN B. EVANS
191 YELLOWHAMMER HILL DRIVE
BIRMINGHAM, ALABAMA 35216

MORTGAGE HOLDER OF RECORD

JIM WALTER HOMES, INC.
4211 WEST BOY SCOUT BLVD.
TAMPA FLORIDA 33607

MORTGAGE HOLDER OF RECORD
JIM WALTER HOMES, INC.

PREPARED BY:
CONN & ALLEN
2850 E PELHAM PARKWAY
PELHAM, ALABAMA 35124
TELEPHONE: 205-663-4251

PREPARED FOR:
JIM WALTER HOMES, INC.

BUSINESS RECORDS CORPORATION

# HEAVEN FAMILY SUBDIVISION

## A TWO ( 2 ) LOT RESIDENTAIL SUBDIVISION SITUATED IN THE SW 1/4 - NE 1/4, SEC. 6, T S. 22 S, R 2 W, SHELBY COUNTY, ALABAMA

STATE OF ALABAMA
COUNTY OF SHELBY

THE Undersigned, S.M Allen, Licensed and Registered Land Surveyor in the State of Alabama and the Undersigned Owners Hereby certify that this Plat or Map was made pursuant to a survey by said Surveyor and that this Map or Plat was made at the instance of James W. Evans and wife Karen B. Evans ,Owners; That this Map or Plat is a True and Correct Map of Lands as shown thereon and known as"HEAVEN FAMILY SUBDIVISION Showing the Subdivision into which it is proposed to divide said Lands; Giving the angles, or the bearing and dimensions of each line of each Lot, Showing the Streets, Highways, Roads, Easements, Existing Structures , Utility lines, Building Lines and Public Grounds as Applicable and Showing the Relationship of the Lands as Platted to the Government Survey of Section 6 Township 22 south, Range 2 West, Shelby County, Alabama. Said Surveyor also certifies that steel corners have been installed at each Lot corner or curve point as shown on the Plat represented by dark circles and That he has consulted the Federal Insurance Administration's Flood Hazard Panel for the area and has determined that no part of either Lot is in a special flood prone area except as shown and noted hereon, and that all parts of this survey meet the minimum technical standards for the practice of Land Surveying in the State of Alabama. Said Owners also certify that they are the Owners of said L.ots and that the same are not subject to any mortgage , except a mortgage or mortgages held by Jim Walter Homes, inc.

BY: _____ Date 11-28-01
S.M. Allen, Alabama Licensed Land Surveyor No. 12944

BY: _____ Date 2/12/02
James W. Evans ,Owner

BY: _____ Date 2-12-02
Karen B. Evans, Owner

BY: _____ Date 12/12/01
Representative of Jim Walter Homes, Inc , Mortgagee of Record
C.T. Witherington

STATE OF ALABAMA
COUNTY OF SHELBY

I, Elizabeth W. Hosmer , A Notary Public in and for said County and State, hereby certify that S.M. Allen, 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 executed same voluntarily as such individual with full authority thereof.

Given under my Hand and Seal this the 28th day of November , 2001

NOTARY PUBLIC Elizabeth W. Hosmer MY COMMISSION EXPIRES 7-31-2005

STATE OF ALABAMA
COUNTY OF SHELBY

I, Elizabeth W. Hosmer, A Notary Public in and for said County and State hereby certify that James W. and wife Karen B. Evans, whose names are signed to the foregoing certificate as Owners of subject subdivided lands, Each of whom are known to me, Acknowledged before me on this date , that after being duly informed of the contents of said certificate executed same as such Individual with full authority thereof.

Given under my hand and seal this the 12th day of February , 2002

Notary Public Elizabeth W. Hosmer My Commission expires July 31, 2005

STATE OF FLORIDA
COUNTY OF Hillsborough

I, Sylvia Smith , A Notary Public in and for said County and State, hereby certify that the The name signed to the foregoing certificate as Representative of JIM WALTER HOMES, INC, Mortgagee of Record, Who is Known to me, Acknowledged before me on this date, that after being duly informed of the contents of said certificate executed same voluntarily as such individual with full authority thereof.

Given under my Hand and Seal this the 12th day of December , 2001

NOTARY PUBLIC Sylvia Smith MY COMMISSION EXPIRES 1/13/05

## REGULATORY OFFICIAL SIGNATURES

Approved: _____ Date 2/27/02
Kenneth R. Cole, Shelby County Engineer

Approved: _____ Date 3/1/02
Shelby County Department of Planning and Development

Approved: _____ Date 2-20-02
District Fire Chief ( As Applicable ) SHELBY FIRE/RESCUE DISTRICT

Acknowledged: _____ Date 2-19-02
Shelby County Health Department, Environmental Division
( For Recording Purposes Only )

NOTE: HEALTH DEPARTMENT ACKNOWLEDGEMENT HEREON IS FOR RECORDING PURPOSES ONLY AND IS NOT AN APPROVAL FOR ANY SANITARY OR SEPTIC DISPOSAL SYSTEM WHATSOEVER UNLESS NOTED HEREON. ALL FUTURE OWNERS OF EITHER OF THE LOTS SHALL SUBMIT A PERCOLATION PLOT PLAN TO THE SHELBY COUNTY HEALTH DEPARTMENT ENVIRONMENTAL DIVISION, PRIOR TO BEGINNING ANY CONSTRUCTION OR INSTALLING ANY HUMAN DOMICILE.

NOTES:

Owners / Developers are responsible for a providing building site on each Lot that is free from Drainage Problems

Shelby County is not responsible for the maintenance of any drainage easements shown on this Plat that are outside of the Public Right of Way.

No further subdivision of any of the 2 Lots shown hereon shall be allowed without the prior approval of the Shelby County Planning Commission.

Driveway(s) accessing Highway No. - 26 shall be restricted to the location(s) as shown on this Plat. Driveway access permit(s) required prior to the installation of any driveway(s). Contact the Shelby County Highway Department at 669-3880 to obtain access permit(s).

Each of the 2 Lots shown hereon are located in Flood Zone "C", Flood Free, as shown and defined on the latest Federal Insurance Administration's Rate Panel. Community Panel No. _____ Dated September 16, 1982

Shelby County is not now , nor will be in the future, responsible for the maintenance of any private roads, driveways or easements shown on this plat.

Any new Private driveways that intersect any Shelby County Road shall have a minimum 25.0' return radius, each side of drive.

The Subdivision Lots ( 2 ) shown hereon, including adjacent streets , roads and / or highways lie in an area where flood risks may occur. 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 Roadways are safe or suitable for residential construction or for any other purposes whatsoever. This subdivision may be unsuitable by Limestone and thus may be susceptible to Limestone activity even though there is no visible evidence of slat holes on the property.

Owner(s) Developer(s) Builder(s) should have possession of the Required NPDES permit prior to beginning any construction.

Owner(s) Developer(s) Builder(s) to employ BEST MANAGEMENT PRACTICES for erosion control during construction.

NOTE:
This entire property is located in Flood Zone "C" ( No flooding ) as shown on the latest Flood Insurance Rate Map ( Community Panel Number 0101910135 B Panel No. 135 of 195, Effective Date September 16, 1982

THIS PLAT WAS PREPARED ON NOVEMBER 27, 2001
AND REVISED ON JANUARY 21, 2002


CONN & ALLEN
POST OFFICE BOX 1356
PELHAM, ALABAMA 35124
TELEPHONE: 205-663-4251
FAX : 205-663-7694



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Shelby County, AL
03/04/2002 08:07:21AM FILED/CERT