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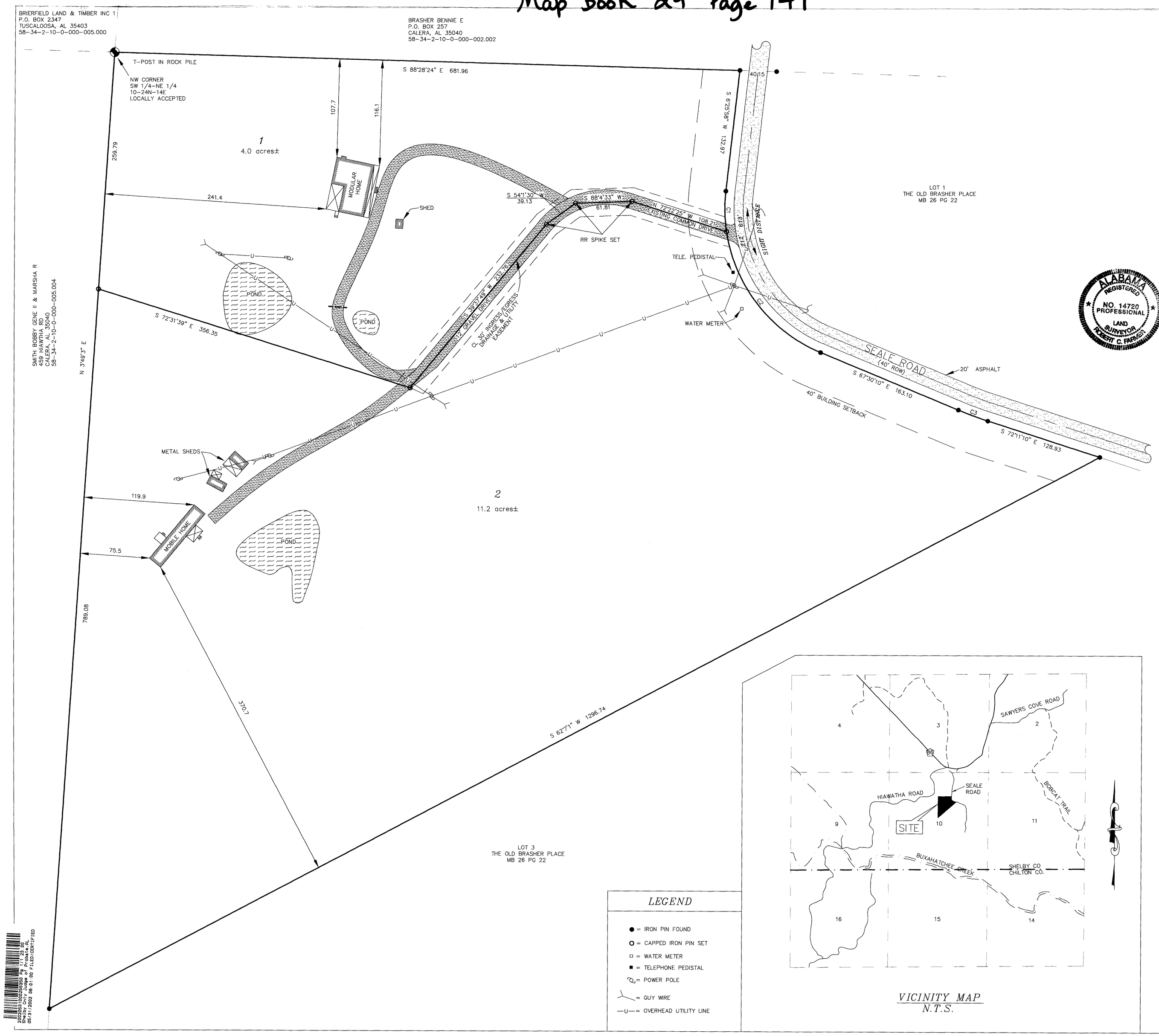
FINAL PLAT

RANCHO DOROREA

A FAMILY SUBDIVISION SITUATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 24 NORTH, RANGE 14 EAST, SHELBY COUNTY, ALABAMA.



VICINITY MAP
N.T.S.

LEGEND

- ● = IRON PIN FOUND
- O = CAPPED IRON PIN SET
- □ = WATER METER
- ■ = TELEPHONE PEDISTAL
- = POWER POLE
- = GUY WIRE
- —U— = OVERHEAD UTILITY LINE

PREPARED FOR:
DOROTHY BUSBY
344 SEALE ROAD
CALERA, AL 35040

PREPARED BY"
R.C. FARMER & ASSOCIATES, INC.
246 YEAGER PARKWAY
PELHAM, AL 35124
TEL: (205)-664-2566

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, Robert C. Farmer, Licensed Professional Land Surveyor, State of Alabama, and Dorothy M. Busby, 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 was made at the instance of said owner; that this plat or map is a true and correct map of lands shown therein known as, **RANCHO DOROREA**, showing the sub-divisions into which it is proposed to divide said lands, giving the lengths and bearings of each lot line 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 on said plat or map. Said owner also certifies that he is the owner of said lands and that the same is not subject to any mortgage. I further state 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 to the best of my knowledge, information and belief.

In witness thereof, said surveyor executed these presents this 15th day of May, 2002.

By: Robert C. Farmer Date 5-15-02
Robert C. Farmer, P.L.S.
Al Reg No 14720

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

I, the undersigned, 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 15th day of May, 2002.

Notary Public

By: Dorothy M. Busby Date 5/16/02
Dorothy M. Busby, Owner

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Dorothy M. Busby, 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, do execute same voluntarily as such individuals with full authority thereof.

Given under my hand and seal this the 16th day of May, 2002.

Notary Public

Shelby County Engineer Date 5/29/2002

Chairman - Shelby County Planning Commission Date 5/30/2002

Fire Captain Date 5-17-02

Shelby County Health Department Date 5-16-02
(for recording purposes only)

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 WATERWAYS.
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 WELL 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 0170 B), DATED SEPT. 16, 1982 .
10. THE SUBDIVISION SHOWN HEREON, INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS MAY OCCUR. R. C. FARMER/R. C. FARMER AND ASSOCIATES, INC, SHELBY COUNTY, THE SHELBY COUNTY ENGINEER, THE SHELBY COUNTY PLANNING 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. DRIVEWAY(S) SHALL BE RESTRICTED TO THE LOCATION(S) SHOWN ON THIS PLAT. DRIVEWAY ACCESS PERMIT REQUIRED PRIOR TO INSTALLATION OF DRIVEWAY(S). CONTACT THE SHELBY COUNTY HIGHWAY DEPARTMENT AT 669-3880 TO OBTAIN ACCESS PERMIT.
13. THERE ARE NO PERMINANT STRUCTURES ON PLATTED PROPERTY.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	44.49	170.00	44.36	S01°03'52"E	14°59'32"
C2	174.90	170.00	167.29	S38°01'51"E	58°56'26"
C3	34.33	420.00	34.32	S69°50'40"E	04°41'00"

20020515000235810 Pg 1/1 $0.00
Shelby County, Judge of Probate, AL
05/31/2002 08:01:40 AM FILED/CERTIFIED