20040928000536730 Pg 1/1 23.00 Shelby Cnty Judge of Probate, AL 09/28/2004 14:28:00 FILED/CERTIFIED STATE OF ALABAMA) LEGEND COUNTY OF SHELBY) STORM SEWER == A SUBDIVISION FOR SINGLE FAMILY RESIDENCES The undersigned, Carl Daniel Moore, a registered Land Surveyor, in the State of Alabama, G. Remington Dean and Judy STORM SEWER MANHOLE B. Dean, Owners, hereby certify that this plat or map was made pursuant to a survey made by said Surveyor, and that WATERLINE 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 YELLOWLEAF PLATEAU SQ FT: SQUARE FEET of the lands shown therein and known or to be known as YELLOWLEAF PLATEAU, showing the subdivisions into ±: MORE OR LESS which it is proposed to divide said lands, giving the length and angles of the boundaries of each lot and its number, ∆: DELTA ANGLE showing the streets, alleys and public grounds, giving the angles, width, length and name of each street, as well as the SITUATED IN NORTHWEST 1/4 OF number of each lot and block, and showing the relation of the land to the government survey of Section 34, Township 19 d: DEFLECTION ANGLE SECTION 34, TOWNSHIP 19 SOUTH, RANGE 1 WEST, South, Range 1 West, and that iron pins have been installed at all lot corners and curve points as shown and designated T: TANGENT by small open circles on said plat or map. Said owner also certify that they are the owners of said lands and that the SHELBY COUNTY, ALABAMA R: RADIUS same are not subject to any mortgage, except a mortgage with Frontier National Bank. C: CHORD **ESMT: EASEMENT** I hereby certify that all parts of this survey and drawing have been completed in accordance with the current PREPARED BY: RCP: REINFORCED CONCRETE PIPE requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, SURVEYING SOLUTIONS, INC. r●¹ FH: FIRE HYDRANT information, and belief. CARL DANIEL MOORE HW: HEADWALL REG. L.S. NO: 12159 EX: EXISTING 2233 CAHABA VALLEY DRIVE YI: YARD INLET DATE: 09-07-04 ABAN DATE: 9-28-04 BIRMINGHAM, ALABAMA 35242 SS: STOP SIGN (205) 991-8965 INL: INLET SHELBY COUNTY HEALTH OFFICER No. 12159 OWNER: PROFESSIONAL LAND G. REMINGTON DEAN & JUDY B. DEAN 261 TWIN OAKS WAY CITY OF CHELSEA, PLANNING COMMISSION CHELSEA, ALABAMA 35043 (205) 901-9061 MORTGAGEE: FRONTIER NATIONAL BANK 1325.55' 16712 HIGHWAY #280 CHELSEA, ALABAMA 35043 (205) 678-2265 Frontier National Bank, Mortgagee - NW CORNER OF BY: Pussey Songes THE NW 1/4 OF THE NW 1/4 OF SECTION 34, ITS: Vice President TOWNSHIP 19 SOUTH 240' RANGE 1 WEST GRAPHIC SCALE: 1" = 60'DATE: AUGUST 4, 2004 SCALE: 1":60" CITY OF CHELSEA JURISDICTION NOT A PART OF ---THIS SUBDIVISION CL OF 20' EASEMENT 205 10' EASEMENT Will A Rose Ln 252 Simmons Dr **VICINITY MAP** (NOT TO SCALE) STATE OF ALABAMA) COUNTY OF SHELBY) I, the undersigned, as Notary Public in and for said County in said State, hereby certify that Carl Daniel Moore, whose name is signed to the foregoing certificate as Land Surveyor, who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing certificate, he executed the same voluntarily, as an act of said Land Surveyor,on the day the same bears date. Given under my hand and seal this the the day of September, 2004 THE CONTRACTOR SHALL NOTIFY THE COUNTY ENGINEER'S OFFICE 48 HOUR IN ADVANCE BEFORE STARTING ANY WORK WITHIN THE RIGHT-OF-WAY OF EXISTING ROADS OR ON ROADS TO BE DEDICATED TO THE COUNTY THROUGH THE SUBDIVISION PROCESS. STATE OF ALABAMA).
COUNTY OF Shelby ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, AND MAY BE USED FOR SUCH PURPOSES TO SERVE THE PROPERTY BOTH WITHIN AND WITHOUT THE SUBDIVISION. I, the undersigned, as Notary Public in and for said County in said State, hereby certify that G. Remington Dean and Judy B. Dean, THIS SUBDIVISION MEETS THE APPROVAL OF THE SHELBY COUNTY HEALTH DEPARTMENT SUBJECT TO CERTAIN whose names are signed to the foregoing certificate as Owner, and who are known to me, acknowledged before me, on this date that, CONDITIONS OF APPROVAL AND/OR LOT DELETIONS ON FILE WITH THE SAID HEALTH DEPARTMENT WHICH CONDITIONS being informed of the contents of the above and foregoing certificate, they executed the same voluntarily, as an act of said owner, on the ARE MADE PART OF THIS APPROVAL. day the same bears date. "CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEM." Given under my hand and seal this the 3rd day of September, 20 04 "NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE CITY OF CHELSEA PLANNING COMMISSION." "CITY OF CHELSEA IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT My Commission Expires
June 19, 2007 OUTSIDE OF THE PUBLIC RIGHT-OF-WAY." NO BUILDING SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL. STATE OF ALABAMA)
COUNTY OF Shelby ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH SHELBY COUNTY & CITY OF CHELSEA SUBDIVISION REGULATIONS. I, the undersigned, as Notary Public in and for said County in said State, hereby certify that Pussel Scruces, whose name is signed to the foregoing certificate as <u>Vice Presiden</u> of Frontier National Bank, Mortgagee, and who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing certificate, he executed the same CITY OF CHELSEA IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT. voluntarily, as an act of said officer, on the day the same bears date. \* FLOOD NOTE: By graphic plotting only, this property is in Zone "C", of the Flood Insurance Rate Map, Community Panel No 010191 0080 B, Shelby County, Alabama, effective date of September 16, 1982 and is in a Special Flood Given under my hand and seal this the <u>3rd</u>day of <u>September</u>, 20 <u>04</u>. ORDER NO.: 83567 MAP CHECKED BY: GDM 6-04-04, GDM 6-14-04 GSDATA/CHELSEA ACAD\PROJECTS\PONDS\YELLOWLEAF PLATEAU-RECORD MAP