

LEGEND

- - IRON PIN FOUND
- - 1/2" OUTSIDE DIAMETER
- - # 5 REBAR SET WITH CAP STAMPED (FPS)
- - UTILITY POLE
- P.P. - PINCHED PIPE
- I.P.S. - IRON PIN SET
- ROW - RIGHT OF WAY
- ESMT - EASEMENT
- M.B.L. - MINIMUM BUILDING LINE
- REF. MON. - REFERENCE MONUMENT
- - 1/4" - 1/4" TIE
- OVERHEAD UTILITY LINES
- X- - FENCE
- - CONCRETE
- REC. - RECORDED
- NOT TO SCALE
- AC. - ACRES
- CL - CENTERLINE
- D.B. - DEED BOOK
- M.B. - MAP BOOK
- P.B. - PLAT BOOK
- PG. - PAGE

NOTES:

1. CITY OF COLUMBIANA 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 CITY OF COLUMBIANA PLANNING COMMISSION.
3. THE CITY OF COLUMBIANA IS NOT 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, ROADSWAYS 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 OF EACH LOT AND IN AND AROUND EACH BUILDING.
8. ALL EASEMENTS ARE FOR UTILITY AND DRAINAGE PURPOSES AND SHALL PROVIDE FOR NEEDS BOTH WITHIN AND WITHOUT THIS SUBDIVISION.
9. THE CITY OF COLUMBIANA DID NOT PARTICIPATE IN THE FEDERAL INSURANCE RATE MAP FLOOD STUDY, THEREFORE, THERE IS NO FLOOD INFORMATION AVAILABLE FOR THIS PARCEL OF LAND.
10. THE SUBDIVISION SHOWN HEREON, INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LINE SINKS MAY OCCUR. THE CITY OF COLUMBIANA ENGINEER, THE CITY OF COLUMBIANA PLANNING COMMISSION AND THE INDIVIDUAL MEMBERS THEREOF, AND ALL OTHER AGENTS, SERVANTS, OR EMPLOYEES OF THE CITY OF COLUMBIANA, ALABAMA, MAKE NO REPRESENTATIONS WHATSOEVER THAT THE SUBDIVISIONS AND STREETS ARE SAFE OR SUITABLE FOR RESIDENTIAL CONSTRUCTION, OR FOR ANY OTHER PURPOSES WHATSOEVER. THIS SUBDIVISION IS UNDERLAIN BY LIMESTONE AND THIS MAY BE SUSCEPTIBLE TO LINE SINK ACTIVITY EVEN THOUGH THERE IS NO VISIBLE EVIDENCE OF SINK HOLES ON THIS PROPERTY.
11. CITY OF COLUMBIANA IS NOT RESPONSIBLE FOR ANY ACCIDENTS THAT MAY HAPPEN AT EXISTING DRIVEWAYS, 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.

FINAL PLAT OF

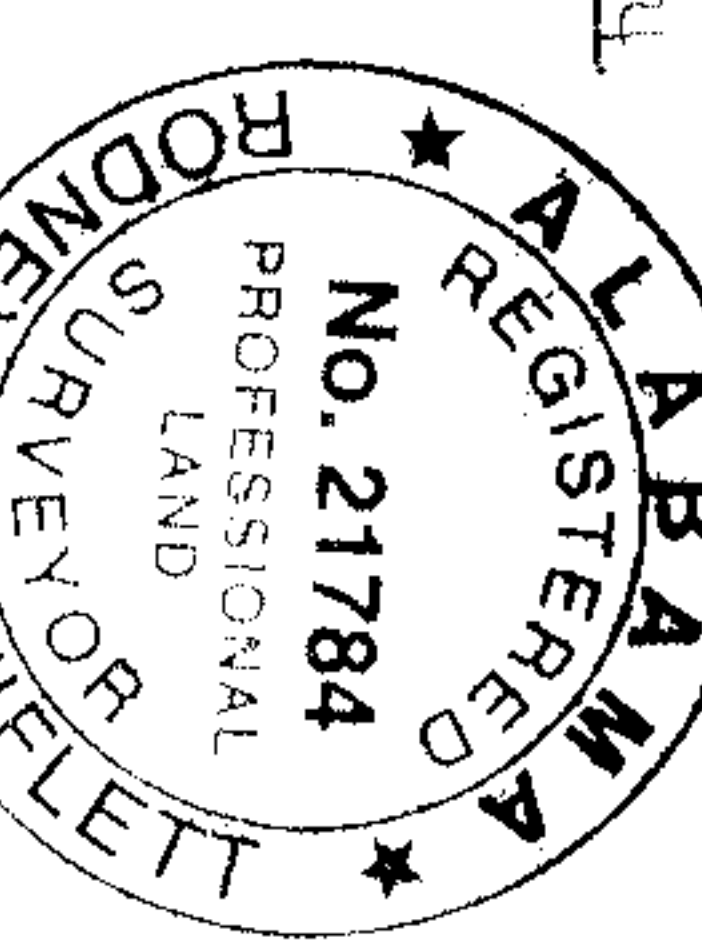
FAIRWAY MEADOWS

A SINGLE FAMILY RESIDENTIAL DEVELOPMENT SITUATED IN THE NW 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 1 WEST, CITY OF COLUMBIANA, SHELBY COUNTY, ALABAMA

PREPARED FOR:
JEFF FALKNER
P.O. BOX 1376
COLUMBIANA, AL 35051

PREPARED BY:
RODNEY SHIFLETT
P.O. BOX 204
COLUMBIANA, AL 35051
669-1205

SEPTEMBER 24, 2004



By: *Rodney Shiflett* Date: *September 24, 2004*
Rodney Y. Shiflett, P.L.S. #2784
Columbian, AL 35051
205-689-1205

By: _____ Date: _____
Owner: _____
By: _____ Date: _____
Owner: _____

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that *Jeff Falkner* whose name is known to me, 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.

By: *Jeff Falkner* Date: *September 24, 2004*
Notary Public My Commission Expires _____

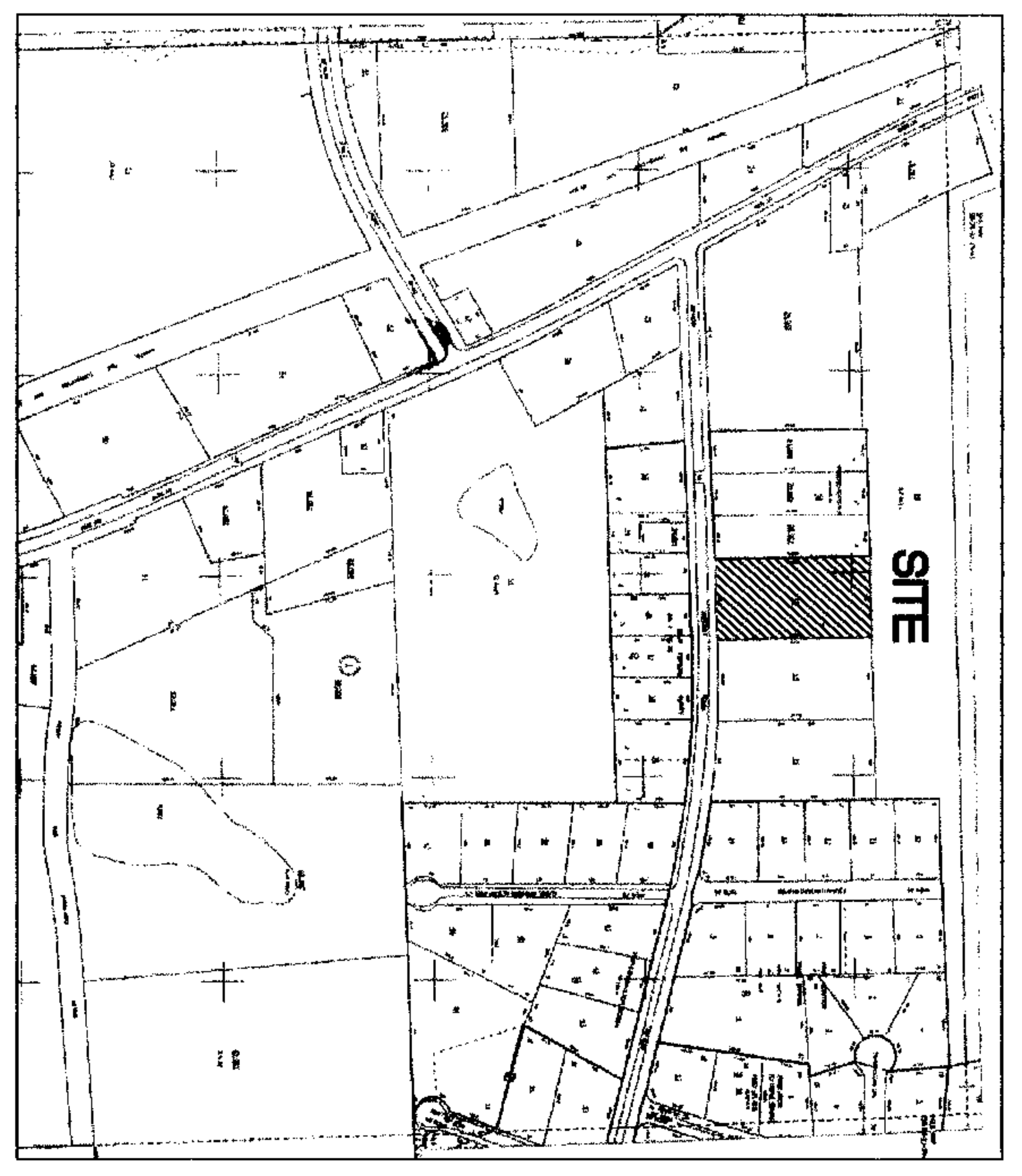
I, the undersigned, a Notary Public in and for said county and state, do hereby certify that *William R. Denton* whose name is known to me, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, does execute same voluntarily as such individual with full authority thereof.

By: *William R. Denton* Date: *11/4/04*
Notary Public My Commission Expires _____

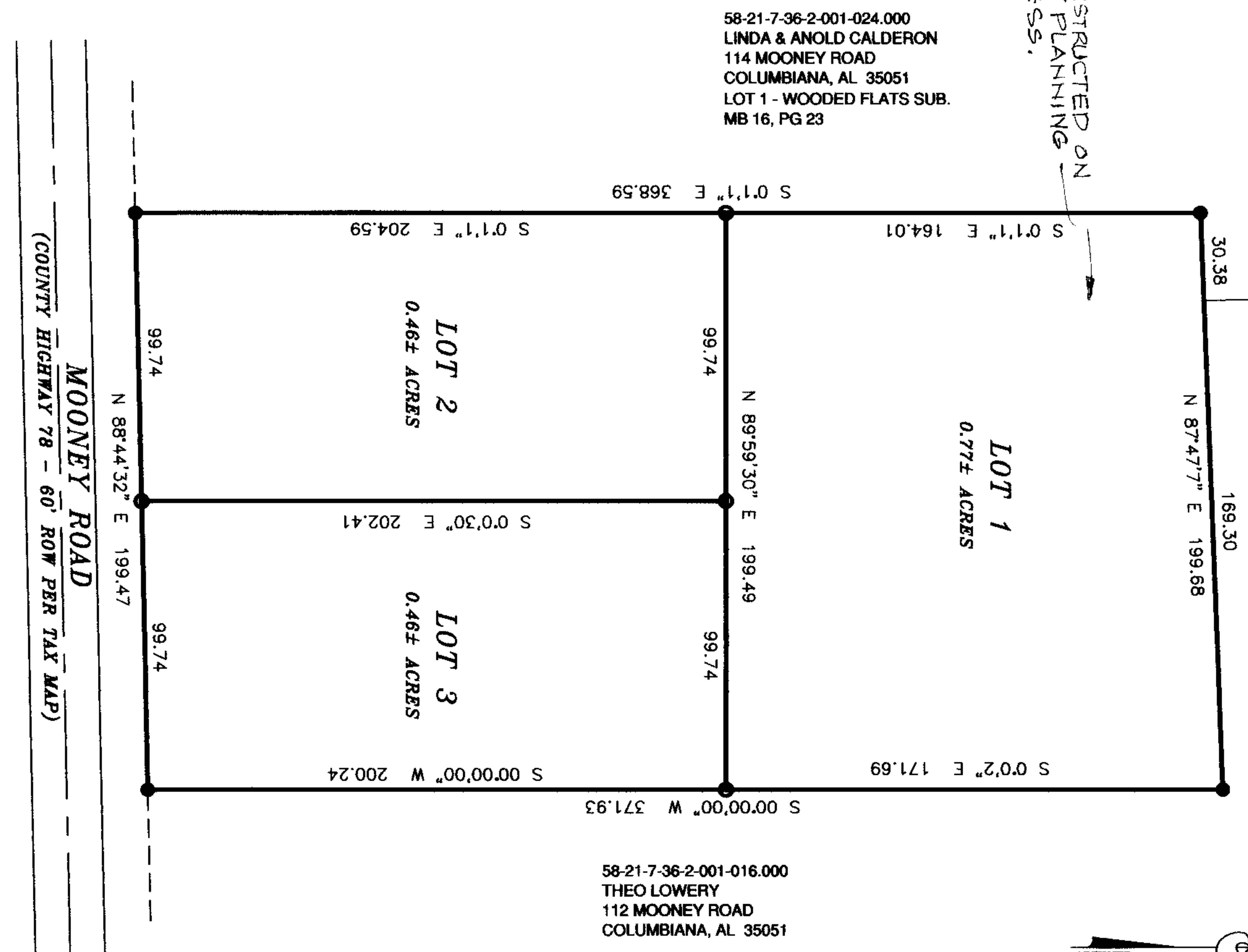
SHELBY COUNTY HEALTH DEPARTMENT
(For recording purposes only.)
Date: _____

NOTE: All easements are for utility or drainage purposes and shall provide for needs both within and outside this subdivision.

VICINITY MAP - NOT TO SCALE



NO STRUCTURE SHALL BE CONSTRUCTED ON LOT 1 WITHOUT APPROVAL OF PLANNING COMMISSION AS TO ACCESS.



NOTE:
NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE BASED ON ASSUMED DATUM.

RODNEY SHIFLETT SURVEYING

P.O. BOX 1640
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298
JOB NO 04580



20050118000027890 Pg 7/131.00
Shelby Cnty Judge of Probate AL
01/18/2005 16:27:00 FILED/CERTIFIED