DOUBLE OAK PARC

SITUATED IN THE SW 1/4 OF SECTION 13
TOWNSHIP 19 SOUTH, RANGE 2 WEST
SHELBY COUNTY, ALABAMA

GRID — NORTH

SCALE: 1" = 30'

Map Book 39 Pg 104

LEGEND

= POWER BOX	= 5/8" CAPPED REBAR SET (SMW LS 19753)
= WATER METER	
= TELEPHONE PEDESTAL	= FOUND PROPERTY MARKER
= GAS VALVE	= SET PK NAIL
= WATER VALVE	= TEMPORARY BENCH MARK
= GAS METER	POB = POINT OF BEGINNING
= FIRE HYDRANT	POC = POINT OF COMMENCEMENT
= LIGHT POLE	POE = POINT OF ENDING
= POWER POLE	= CALCULATED POINT
= GUY ANCHOR	(R) = RECORDED INFORMATION
ROW	= RIGHT-OF-WAY
	= SETBACK
W	= UNDERGROUND WATER
SS	= SANITARY SEWER
	= STORM SEWER
OP	= OVERHEAD POWER

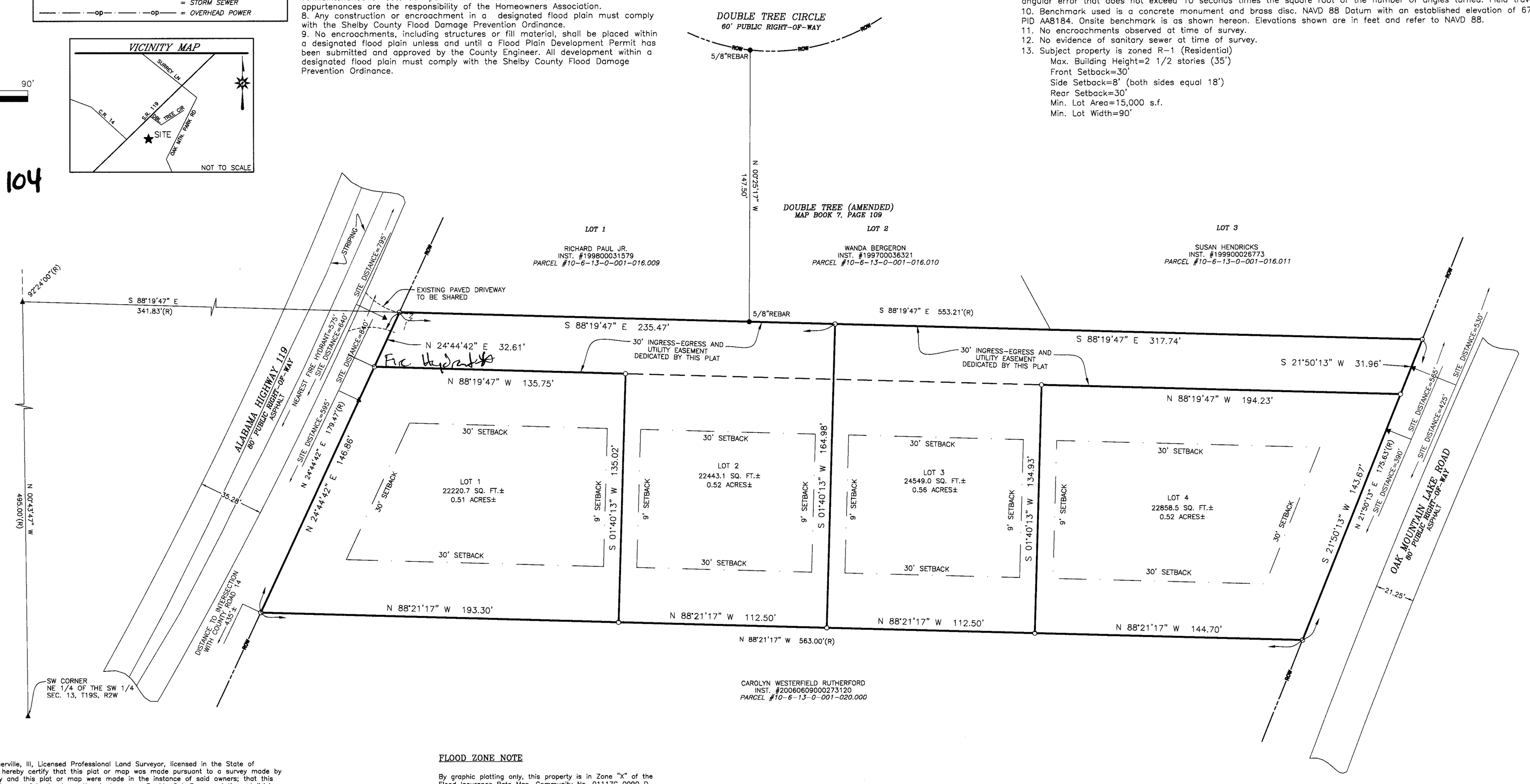
VICINITY MAP

SUBDIVISION NOTES:

1. Contractor and/or developer are responsible for providing building sites free of drainage problems.
2. Shelby County is not responsible for the maintenance of any drainage easements shown on this plat outside of the public right-of-way.
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. No further subdivision of any parcel shown hereon shall be allowed with the prior approval of the Shelby County Planning Commission.
5. Driveway access permit required prior to installation of driveways. Contact the appropriate State Agency to obtain access permit.
6. 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. Shelby County is not responsible for the maintenance of any easements shown on this plat outside of the public right-of-way.
7. Maintenance of detention ponds and all associated structures and appurtenances are the responsibility of the Homeowners Association.
8. Any construction or encroachment in a designated flood plain must comply with the Shelby County Flood Damage Prevention Ordinance.
9. No encroachments, including structures or fill material, shall be placed within a designated flood plain unless and until a Flood Plain Development Permit has been submitted and approved by the County Engineer. All development within a designated flood plain must comply with the Shelby County Flood Damage Prevention Ordinance.

SURVEYOR'S NOTES

1. This is a Final Plat, made on the ground under the supervision of an Alabama Registered Land Surveyor. Date of field survey is July 17, 2007.
2. The following surveying instruments were used at time of field visit: Nikon NPL-352, Total Station, Reflectorless and Hiper + Legacy E RTK, GD 1HZ.
3. Bearings are based on Alabama West State Plane Coordinates NAD 83.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. This survey was conducted for the purpose of a Boundary & Topographical Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
6. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
7. This Survey was conducted without the benefit of an Abstract Title search.
8. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
9. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
10. Benchmark used is a concrete monument and brass disc. NAVD 88 Datum with an established elevation of 674 feet, (205.5 meters), PID AA8184. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
11. No encroachments observed at time of survey.
12. No evidence of sanitary sewer at time of survey.
13. Subject property is zoned R-1 (Residential)
    Max. Building Height=2 1/2 stories (35')
    Front Setback=30'
    Side Setback=8' (both sides equal 18')
    Rear Setback=30'
    Min. Lot Area=15,000 s.f.
    Min. Lot Width=90'



The undersigned, William H. Sommerville, III, Licensed Professional Land Surveyor, licensed in the State of Alabama, Tab Bisignani, 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 were made in the instance of said owners; that this plat or map is a true and correct map of lands shown therein known as Double Oak Parc, and the subdivisions into which it is proposed to divide said lands, giving the lengths and angles of each lot and its number, showing the streets, alleys, and public lands, giving the length and width and name of each street as well as the number of each lot and showing the relations 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 and that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief. Said owners also certify that they are the owners of said lands and that the same are not subject to any mortgage except that mortgage held by Red Mountain Bank.

In witness thereof, said surveyor executed these presents this 28th day of January 2008.

BY: _____ Date 1-28-08
William H. Sommerville, III., Surveyor
AL Reg No 19753

ALABAMA REGISTERED No 19753 PROFESSIONAL LAND SURVEYOR WILLIAM H. SOMMERVILLE III

BY: _____ Date 1-30-08
Tab Bisignani, Owner

BY: _____ Date 1-30-08
(PRINT) Paul Z. Rogers
Red Mountain Bank, Mortgagee

FLOOD ZONE NOTE

By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community No. 01117C 0090 D, which bears an effective date of 09/29/2006 and IS NOT in a Special Flood Hazard Area.

STATE OF ALABAMA
COUNTY OF SHELBY
I, the undersigned, a Notary Public in and for said county and state, do hereby certify that William H. Sommerville, III, whose name is signed to the forgoing 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 individuals with full authority thereof.

Given under my hand and seal this the 28th day of January 2008.

Notary Public _____ My Commission Expires 6-14-11

STATE OF ALABAMA
COUNTY OF SHELBY
I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Tab Bisignani, whose name is signed to the forgoing 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, does execute same voluntarily as such individuals with full authority thereof.

Given under my hand and seal this the 30th day of January 2008.

Notary Public _____ My Commission Expires 8/29/2011

STATE OF ALABAMA
COUNTY OF SHELBY
I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Paul Rogers, whose name is signed to the forgoing certificate as Mortgagee, 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 individuals with full authority thereof.

Given under my hand and seal this the 30th day of January 2008.

Notary Public _____ My Commission Expires 8/29/2011

[redacted]

The lots on this plat are subject to approval or deletion by the Shelby County Health Department. The approvals may contain conditions pertaining to the sewage treatment system that restricts the use of the lots or obligate owners to special maintenance and reporting requirements. These conditions are on file with said health department and are made a part of this plat as if set out hereon.

Larry W Rush
Shelby County Health Department Date 2-1-08

Approved By: David Hunke Date: 2-8-2008
Shelby County Planning Commission

Approved By: _____ Date: 2/8/2008
Shelby County Engineer

Approved By: _____ Date: 1/31/2008
Shelby County District Fire Chief

S68-07

REVISIONS			
NO.	DESCRIPTION	DATE	REV. BY
1	SHELBY COUNTY COMMENTS	9/26	DCP
2	CHANGED PROP. LINES-SITE DISTANCE REQ.	11/3	JS

RECORD PLAT

TYPE OF SURVEY

CLIENT TORCHMARK CUSTOM HOMES
2477 VALLEYDALE ROAD
BIRMINGHAM ALABAMA 35244

DESIGNED	DRAWN	CHECKED	PROJECT NO.
N/A	KEY	AAK	07-0470
APPROVED	SCALE	SHEET	
WHS	1" = 30'	1 OF 1	
DATE 07/30/07			

SMW Engineering Group, Inc.
208 Oak Mountain Circle
Pelham, Alabama 35124
(205) 252-6985
Fax: (205) 320-1504
engineering group, inc.

20060223000070220 1/18 $32.00
Shelby County, AL 02/23/2006
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