20081119000443540 1/1 $23.00
Shelby Cnty Judge of Probate, AL
11/19/2008 08:05:30AM FILED/CERT

Map Book 40 Page 107

HEFFNER FAMILY SUBDIVISION

A SINGLE FAMILILY SUBDIVISION
SITUATED IN SECTION 31, TWP 20 SOUTH
RANGE 1 EAST SHELBY COUNTY AL ABAMA

STATE OF ALABAMA
COUNTY OF SHELBY

The undersigned, Joseph E. Conn, Jr., a licensed land surveyor in the State of Alabama and the Undersigned 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 at the instance of said owner; That this plat or map is a true and correct map of the lands shown therein and known or to be known as the ' HEFFNER FAMILY SUBDIVISION" giving the length and bearings of the boundaries of the each lot and showing the number of each lot , showing the streets, alleys and public grounds as applicable, giving the bearings, width, length and name of each street and showing the relationship of the subject lands to the government survey of Section 31, Township 20 south, Range 1 East, Shelby County, Alabama. Said surveyor also certifies that 1/2" steel rebar pins have been found or installed at each lot corner and curve point of each lot as shown hereon represented by small dark or dark and light circles. Said owner also certifies that She is the owner of said subject property and that said property is not subject to any mortgage. Said surveyor also certifies that all parts of this survey and drawing have been completed in accordance with the currant requirements of the Standards for the Practice for Land Surveying in the State of Alabama, according to the best of his abilities, knowledge and belief.

BY: Joseph E. Conn, Jr. Date 7-09-08
Joseph E. Conn, Jr, Alabama Licensed Land Surveyor No. 9049

BY: Lillian M. Heffner Date 8-15-08
Lillian M. Heffner, Owner

ALABAMA LICENSED No. 9049 LAND SURVEYOR JOSEPH EDWARD CONN, JR.

STATE OF ALABAMA
COUNTY OF SHELBY

I, The undersigned, a Notary Public in and for said County in said State, hereby certify that Joseph E. Conn, Jr, whose name is signed to the foregoing instrument as surveyor, who is known to me, acknowledged before me, on this date that, after being duly informed of the contents of the foregoing instrument, executed same voluntarily as such individual with full authority thereof on the day same bears date.

Given under my hand and seal this the 9th day of JULY, 2008

BY: Garson H. Ale
Notary Public My commission expires 7-27-09

STATE OF ALABAMA
COUNTY OF SHELBY

I, The undersigned, a Notary Public in and for said County in said State, hereby certify that Lillian M. Heffner, whose name is signed to the foregoing instrument as owner, who is known to me, acknowledged before me, on this date that, after being duly informed of the contents of the foregoing instrument, executed same voluntarily as such individual with full authority thereof on the day same bears date.

Given under my hand and seal this the 13th day of November, 2008

Mary Lynne Beck

Official Signatures

APPROVED: David Dunkle DATE 11-18-2008
SHELBY COUNTY PLANNING COMMISSION

APPROVED: DATE 11-17-08
SHELBY COUNTY ENGINEER

FIRE CHIEF DATE 11/13/08

ACKNOWLEDGED Larry W Rush DATE 11.14.08
REPRESENTATIVES SHELBY COUNTY HEALTH DEPARTMENT
(FOR RECORDING PURPOSED ONLY)

ALL LOTS SHOWN HEREON WILL EACH REQUIRE AN APPROVED PERCOLATION TEST PRIOR TO ANY CONSTRUCTION OR INSTALLATION OF A HUMAN HABITABLE DOMICILE

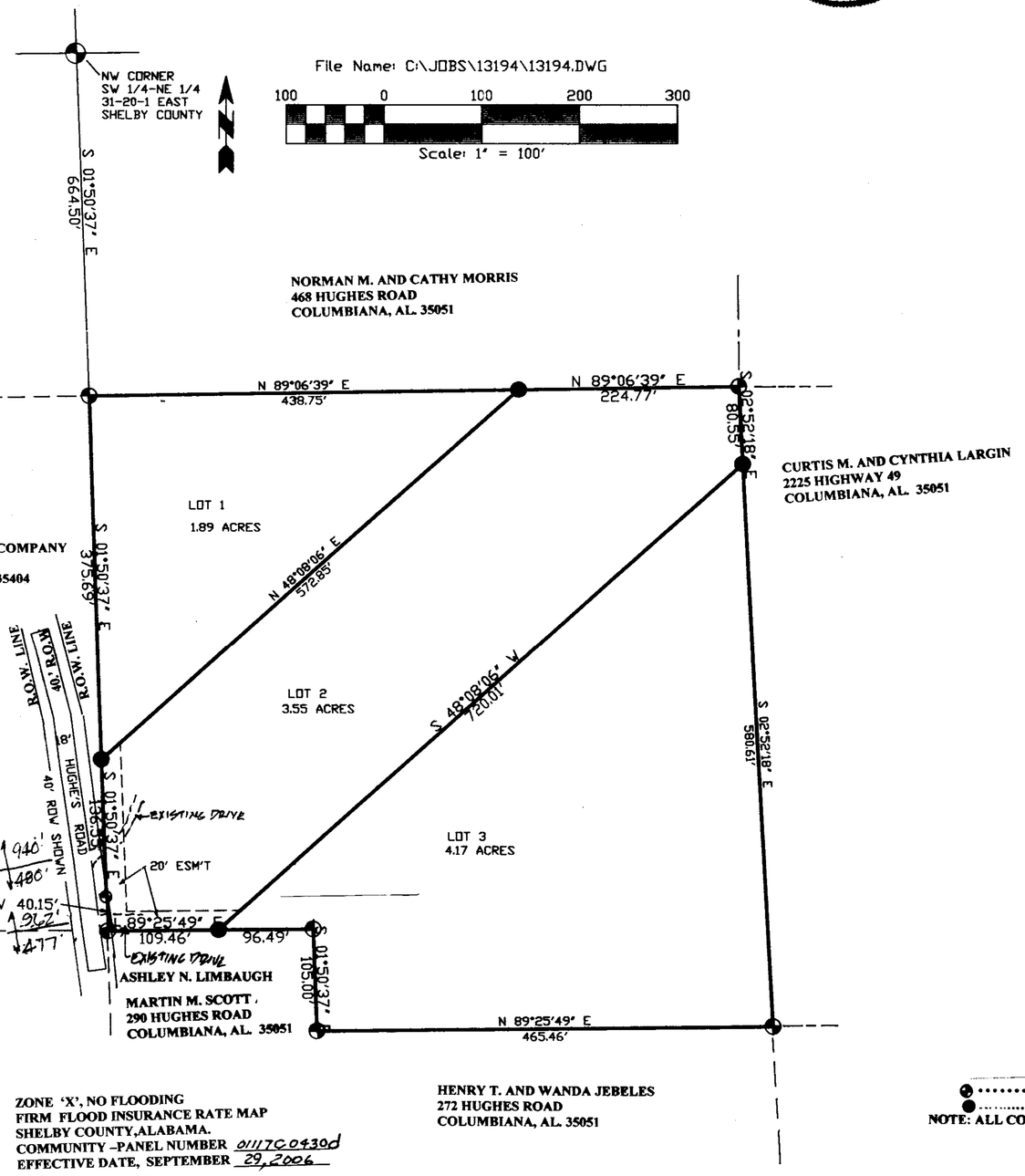
PREPARED BY
CONN AND ALLEN
2850 HWY 31 SOUTH
PELHAM ALABAMA 35124
205 663-4251- TELEPHONE
206 205- 663-7694 FAX

OWNER/ DEVELOPER
LILLIAN M. HEFFNER
310 HUGHES ROAD
COLUMBIANA, AL. 35051

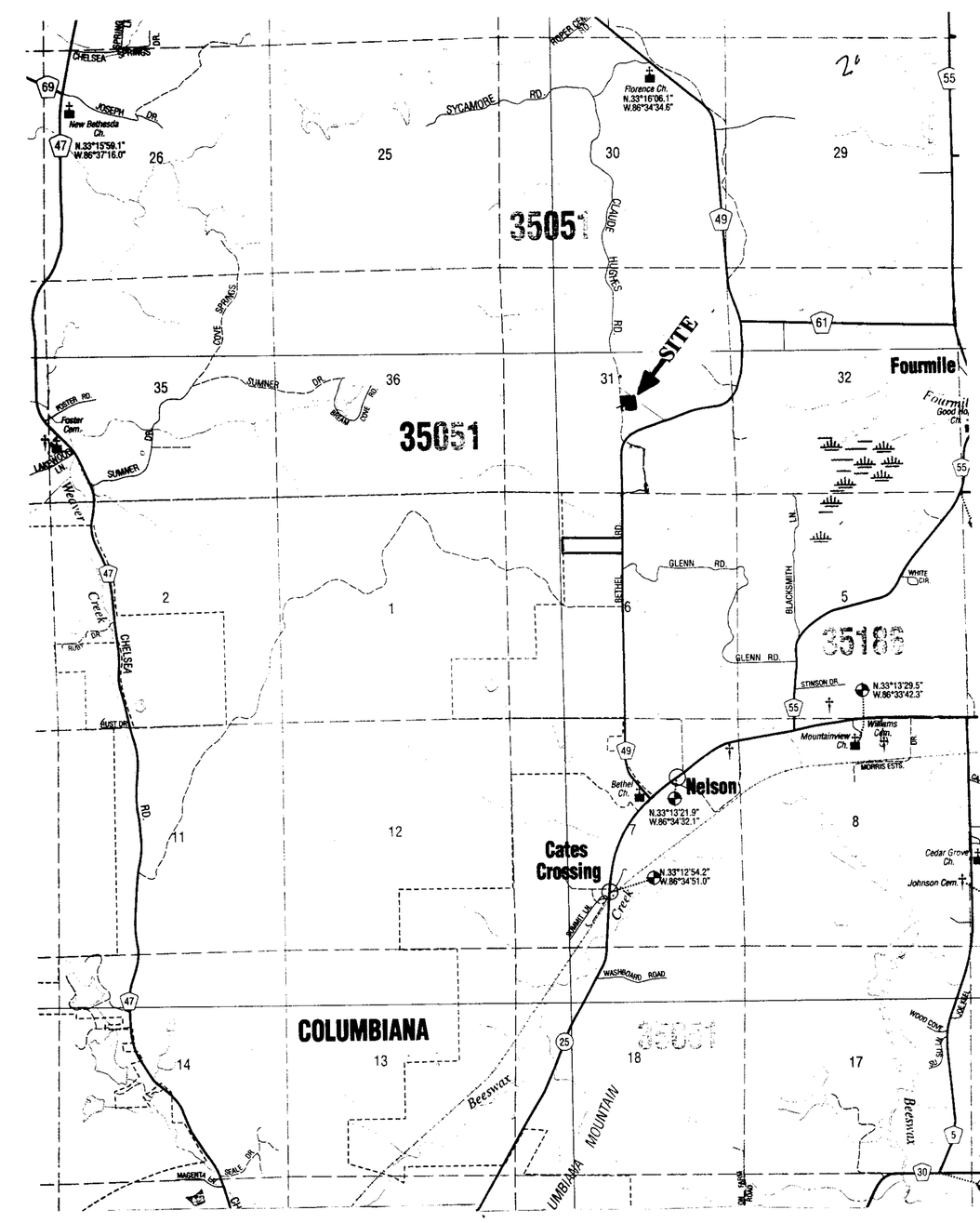
NOTES:

a. 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.
b. Contractor and/or developer are responsible for providing building sites free of drainage problems.
c. No further subdivision of any parcel shown hereon shall be allowed with out the prior approval of the Shelby County Planning Commission.
d. Driveways shall be restricted to the locations as 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.
e. This entire property is located in Flood Zone X as shown on the latest Federal Insurance Rate Maps (Panel Number 01117C 0430D dated 9-29-06.
f. Maintenance of detention ponds and all associated structures and appurtenances are the responsibility of the Homeowners Association.
g. Any construction or encroachment in a designated flood plain must comply with the Shelby County Flood Damage Prevention Ordinance.
h. 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.
i. Shelby County is not now, nor will be in the future, responsible for the maintenance of private roads or easements shown on this plat.

●.....EXISTING PROPERTY CORNER
●..... INSTALLED PROPERTY CORNER
NOTE: ALL CORNERS ARE ½" REBAR



ZONE 'X', NO FLOODING
FIRM FLOOD INSURANCE RATE MAP
SHELBY COUNTY,ALABAMA.
COMMUNITY -PANEL NUMBER 01117C0430d
EFFECTIVE DATE, SEPTEMBER 29, 2006



VICINITY MAP

S-63-08

NO.	DESCRIPTION	BY	DATE

REVISIONS

DWN. BY
CKD. BY
JOB NO.
DISK
SCALE
DATE

CLIENT:
PROJECT:
TITLE

CONN & ALLEN
2850 E PELHAM MALL
PELHAM, ALABAMA 35124
(205) 663-4251
FAX (205) 663-7694

SHEET NO.
___ OF ___