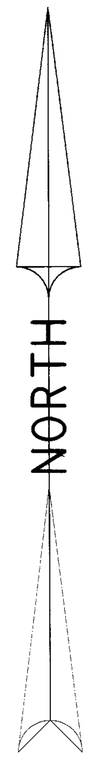
Map Book 41 Page 33

NANCY HAMMOND FAMILY SUBDIVISION
A RESUBDIVISON OF LOT 1 OF
BETWEEN THE OAK'S, A FAMILY SUBDIVISION

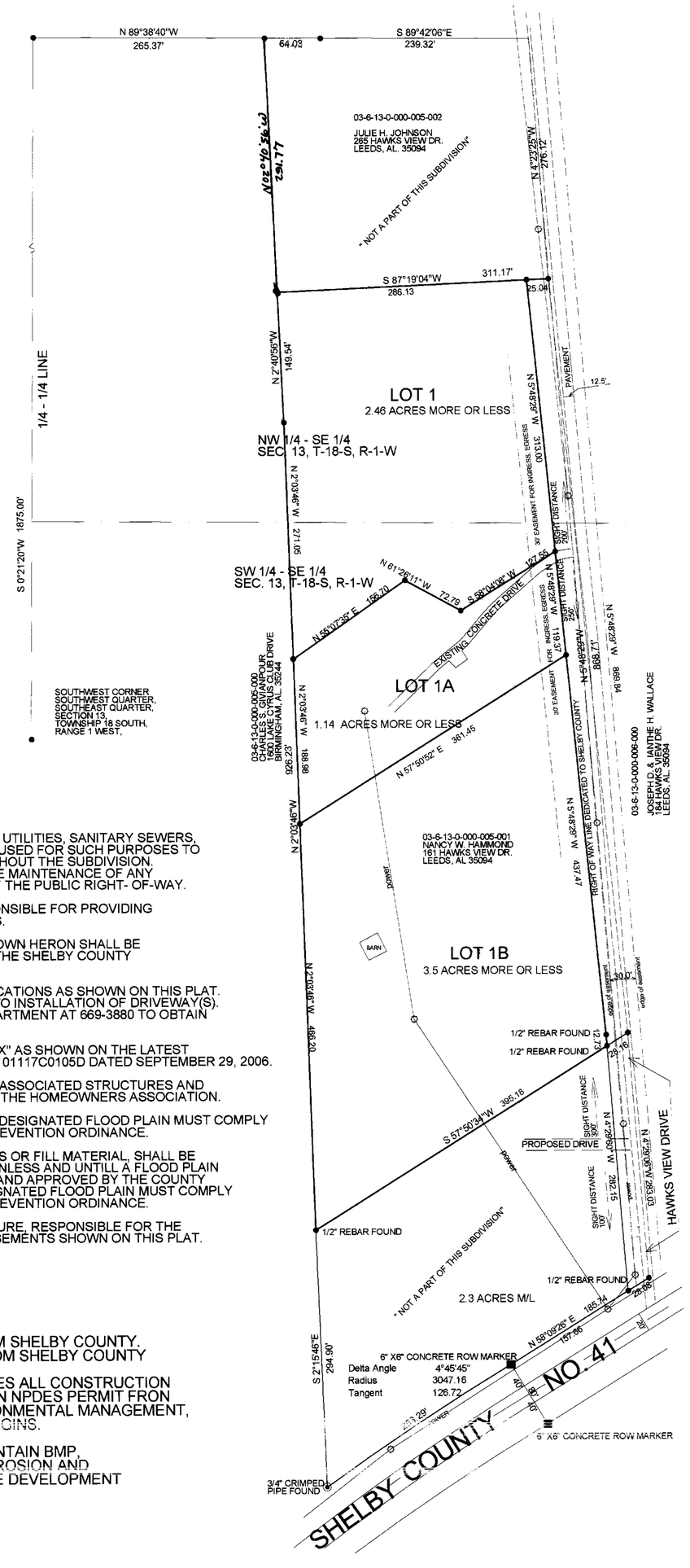
A FAMILY SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER
OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER
OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 18 SOUTH
RANGE 1 WEST, SHELBY COUNTY, ALABAMA.



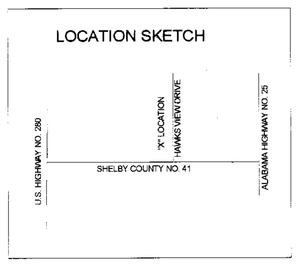
LEGEND

- POWER POLE
- 3/4" CRIMPED PIPE FOUND
- 1/2" REBAR SET
- 6" X 6" CONCRETE ROW MON. FOUND

SCALE 1" = 100'
0 50 100 150 200



LOCATION SKETCH



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 WINTHIN 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.

CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.

NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HERON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE SHELBY COUNTY PLANNING COMMISSION.

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.

THIS ENTIRE PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON THE LATEST FLOOD INSURANCE RATE MAPS . MAP NUMBER 01117C0105D DATED SEPTEMBER 29, 2006.

MAINTENANCE OF DETENTION PONDS AND ALL ASSOCIATED STRUCTURES AND APPURTENANCES ARE THE RESPONSIBILITYOF THE HOMEOWNERS ASSOCIATION.

ANY CONSTRUCTION OR ENCROACHMENT IN A DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE SHELBY COUNTY FLOOD DAMAGE PREVENTION ORDINANCE.

NO ENCROACHMENTS, INCLUDING STRUCTURES OR FILL MATERIAL, SHALL BE PLACED WITHIN A DESIGNATED FLOOD PLAIN UNLESS AND UNTILL 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.

SHELBY COUNTY IS NOT NOW, NOR IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF ANY PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT.

I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Surveyors Signature: Larry W. Carver

Alabama License No: 15454

Date: 05-29-09

ALABAMA REG. NO. 15454 LAND SURVEYOR LARRY W. CARVER

NOT VALID UNLESS STAMPED WITH EMBOSSED SEAL OR WITH RED INK SEAL.

WATER SERVICE IS NOT AVAIABLE FROM SHELBY COUNTY.
SEWER SERVICE IS NOT AVAILABLE FROM SHELBY COUNTY

PHASE II STORMWATER, 3/1/03, REQUIRES ALL CONSTRUCTION SITES 1 ACRE OR LARGER TO OBTAIN AN NPDES PERMIT FRON THE ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT, ADEM, BEFORE ANY CONSTRUCTION BEGINS.

DEVELOPER SHOULD EMPLOY AND MAINTAIN BMP, BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL THROUGHOUT THE DEVELOPMENT PHASE.

THE STATE OF ALABAMA
SHELBY COUNTY

The undersigned Larry W. Carver, Registered Land Surveyor, State of Alabama, and Nancy W. Hammond 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 lands shown therein and known as A RESUBDIVION OF LOT 1 OF BETWEEN THE OAK'S A FAMILY SUBDIVISION showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and its number showing the streets, alleys, and public grounds; giving the bearings, length, width and name of each street, as well as the number of each lot and block, 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 designated by small open circles on said plat or map. Said owner's also certifies that they are the owner's of said lands and that the same are not subject to any mortgage.

Surveyor Larry W. Carver
Larry W. Carver Reg. No.15454

Owner Nancy W. Hammond
Nancy W. Hammond
161 Hawks View Dr.
Leeds, al. 35094

Fire Department Ben Kirk

Approved: R. T. Quinn 6-12-2009
Shelby County Planning Commission

Approved: Matt R. Cole 6-11-09
Shelby County Engineer

These lots require individual septic system approval from the Shelby County Health Dept.
FOR RECORDING PURPOSES ONLY:
Carley Lowery 6-9-09
SHELBY COUNTY HEALTH DEPT.

By signing this plat , the owner attest that he or she is conveying the hereon described property to legally related immediate family members.

This parcel is for the exclusive use of the family members and shall remain as such unless required public improvements are constructed in accordance with the Shelby County Subdivision Regulations.

This block for use by Shelby County Planning Commission.

State of Alabama
Shelby County

I, Brenda Ivey Creel, as Notary Public in and for said County and State do hereby certify that Nancy W. Hammond whose name is signed to the foregoing certificate as owner and whom is known to me, acknowledged before me on this date, that after having been duly informed of the contents of said certificates, he or she executed same voluntarily as such individual with full authority thereof.
Given under my hand and seal this 3rd day of June 2009.

Brenda Ivey Creel 6/15/2011
NOTARY PUBLIC (SEAL) MY COMMISSION EXPIRES

State of Alabama
Shelby County

I, Lauren P. Mitchell, as Notary Public in and for said County and State do hereby certify that Larry W. Carver whose name is signed to the foregoing certificate as a Surveyor and whom is known to me ,acknowledged before me on this date , that after having been duly informed of the contents of said certificates he or she executed same voluntarily as such individual with full authority thereof.

Given under my hand and seal this 29th day of May 2009.

Lauren P. Mitchell 5/8/12
NOTARY PUBLIC (SEAL) MY COMMISSION EXPIRES

S 09-020

NANCY HAMMOND FAMILY SUBDIVISION
A RESUBDIVISON OF LOT 1 OF
BETWEEN THE OAK'S, A FAMILY SUBDIVISION

LARRY W. CARVER
320 HIGHWAY 437
STERRETT, AL. 35147
205-678-6833
JOB: 1354 CADD FILE: 1354PLANNING04-24-09
DATE: 04-24-2009

20090615000222000 1 $14.00 AL
Shelby Cnty Judge of Probate
06/15/2009 08:11:10 AM FILED/CERT