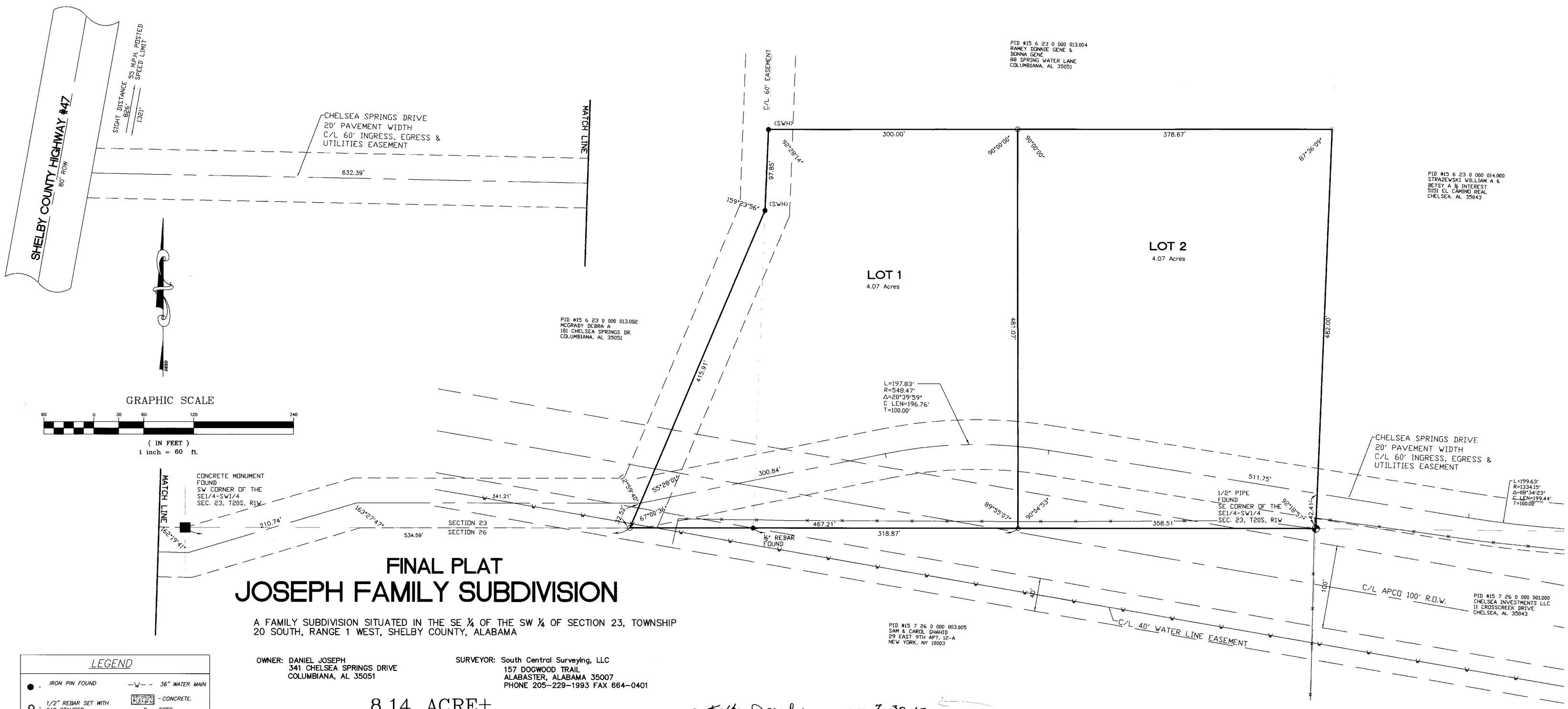
Map Book 41 Page 145



FINAL PLAT
JOSEPH FAMILY SUBDIVISION

A FAMILY SUBDIVISION SITUATED IN THE SE ¼ OF THE SW ¼ OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA

OWNER: DANIEL JOSEPH
341 CHELSEA SPRINGS DRIVE
COLUMBIANA, AL 35051

SURVEYOR: South Central Surveying, LLC
157 DOGWOOD TRAIL
ALABASTER, ALABAMA 35007
PHONE 205-229-1993 FAX 664-0401

8.14 ACRE± UNZONED

LEGEND

- IRON PIN FOUND
- 1/2" REBAR SET WITH CAP STAMPED.
- UTILITY POLE.
- ROW - RIGHT OF WAY.
- OVERHEAD UTILITY LINE(S).
- = FENCE
- = FIRE HYDRANT
- 36" WATER MAIN
- CONCRETE.
- D - DEED
- NOT TO SCALE.
- AC. - ACRES.
- ℄ - CENTERLINE
- D.B. - DEED BOOK.
- M.B. - MAP BOOK
- P.B. - PLAT BOOK
- PG. - PAGE.

ALABAMA LICENSED NO. 28251 PROFESSIONAL LAND SURVEYOR WILLIAM D. CALLAHAN, JR.

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, William D. Callahan, Jr., Registered Land Surveyor in the State of Alabama, Daniel Joseph and Cathy Joseph, as owners 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 owner; that this plat or map is a true and correct map of lands shown therein known as FINAL PLAT JOSEPH FAMILY SUBDIVISION showing 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 grounds, giving the length and width and name of each street as well as the number of each lot and showing the relation of the lands to the government survey in the state of Alabama ,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 current 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 a mortgage held by Wells Fargo Home Mortgage.

By: William D Callahan, Jr. Date 7-30-10
William D. Callahan, Jr., P.L.S.
Al Reg No 28251

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that William D. Callahan, Jr., whose name is signed to the foregoing 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 30th day of July 2010

Stephanie Michelle Callahan My Commission Expires 7-31-11
Notary Public

By: _____ DATE 7-30-10
Daniel Joseph, Owner

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Daniel Joseph, whose name is signed to the foregoing 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 individual with full authority thereof.
Given under my hand and seal this the 30 day of July, 2010.

_____ My Commission Expires 4-2-11
Notary Public

By: Kathy Joseph DATE 7.30.10
Kathy Joseph, Owner

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Cathy Joseph, whose name is signed to the foregoing 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 individual with full authority thereof.
Given under my hand and seal this the ____ day of _____, 2010.

_____ My Commission Expires _____
Notary Public

By: _____ DATE _____
Officer, Wells Fargo Home Mortgage
Mortgagee

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that _____ whose name is signed to the foregoing 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 individual with full authority thereof.
Given under my hand and seal this the ____ day of _____, 2010.

_____ My Commission Expires _____
Notary Public

APPROVED: Harold Hunke Date 8-06-2010
Shelby County Planning Commission

APPROVED: _____ Date 8/5/2010
Shelby County Engineer

APPROVED: _____ Date 8/2/10
Local Fire Chief

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.

APPROVED: Larry W Rush Date 7.30-10
Shelby County Health Department

GENERAL NOTES:
1 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 this subdivision. Shelby County is not responsible for the maintenance of any easements shown on this plat outside of the public right-of-way.

2. Contractor and/or developer are responsible for providing building sites free of drainage problems.

3. No further subdivision of any parcel shown hereon shall be allowed with out the prior approval of the Shelby County Planning Commission.

4. 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.

5. This entire property is located in Flood Zone "X", as shown on the latest Federal Insurance Rate Maps (Panel Number 01117C0265D), dated September 29, 2006.

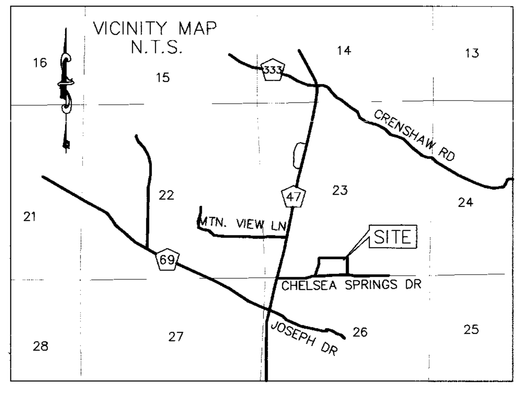
6. Maintenance of detention ponds and all associated structures and appurtenances are the responsibility of the Homeowners Association.

7. Any construction or encroachment in a designated flood plain must comply with the Shelby County Flood Damage Prevention Ordinance.

8. 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.

9. Shelby County is not now, nor will be in the future, responsible for the maintenance of private roads or easements shown on this Plat.

FOR COUNTY USE ONLY



No.	Date:	By:	Remarks

REVISIONS

South Central Surveying, LLC
RESIDENTIAL & COMMERCIAL LAND SURVEYING
157 DOGWOOD TRAIL
ALABASTER, ALABAMA 35007
PHONE 205-229-1993 FAX 664-0401

PROJECT: JOSEPH FAMILY SUBDIVISION
A FAMILY SUBDIVISION SITUATED IN THE SE ¼ OF THE SW ¼ OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA

CLIENT: DANIEL JOSEPH
341 CHELSEA SPRINGS DRIVE
COLUMBIANA, ALABAMA 35051

DWG. No.: 1 of 1

PROJECT NO: 10-02005

510-15

20100805000262850 11/11 $24.00
Shelby County Judge of Probate, AL
08/05/2010 08:17:08 AM FILED/CERT