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20120411000123090 1/1 $24.00
Shelby Cnty Judge of Probate, AL
04/11/2012 08:05:29 AM FILED/CERT

LEGEND

°	DEGREE	NW	NORTHWEST	R	RADIUS	R/W	RIGHT OF WAY
'	FEET OR MINUTES	NE	NORTHEAST	L	ARC LENGTH	℄	CENTERLINE
"	INCHES OR SECONDS	SW	SOUTHWEST	TAN.	ARC TANGENT	X X	PAINTED LINE
I.P.F.	IRON PIN FOUND	SE	SOUTHEAST	CH	CHORD	P.O.B.	POINT OF BEGINNING
I.P.S.	IRON PIN SET	P.P.	POWER POLE	△	CENTRAL ANGLE	P.O.C.	POINT OF COMMENCEMENT

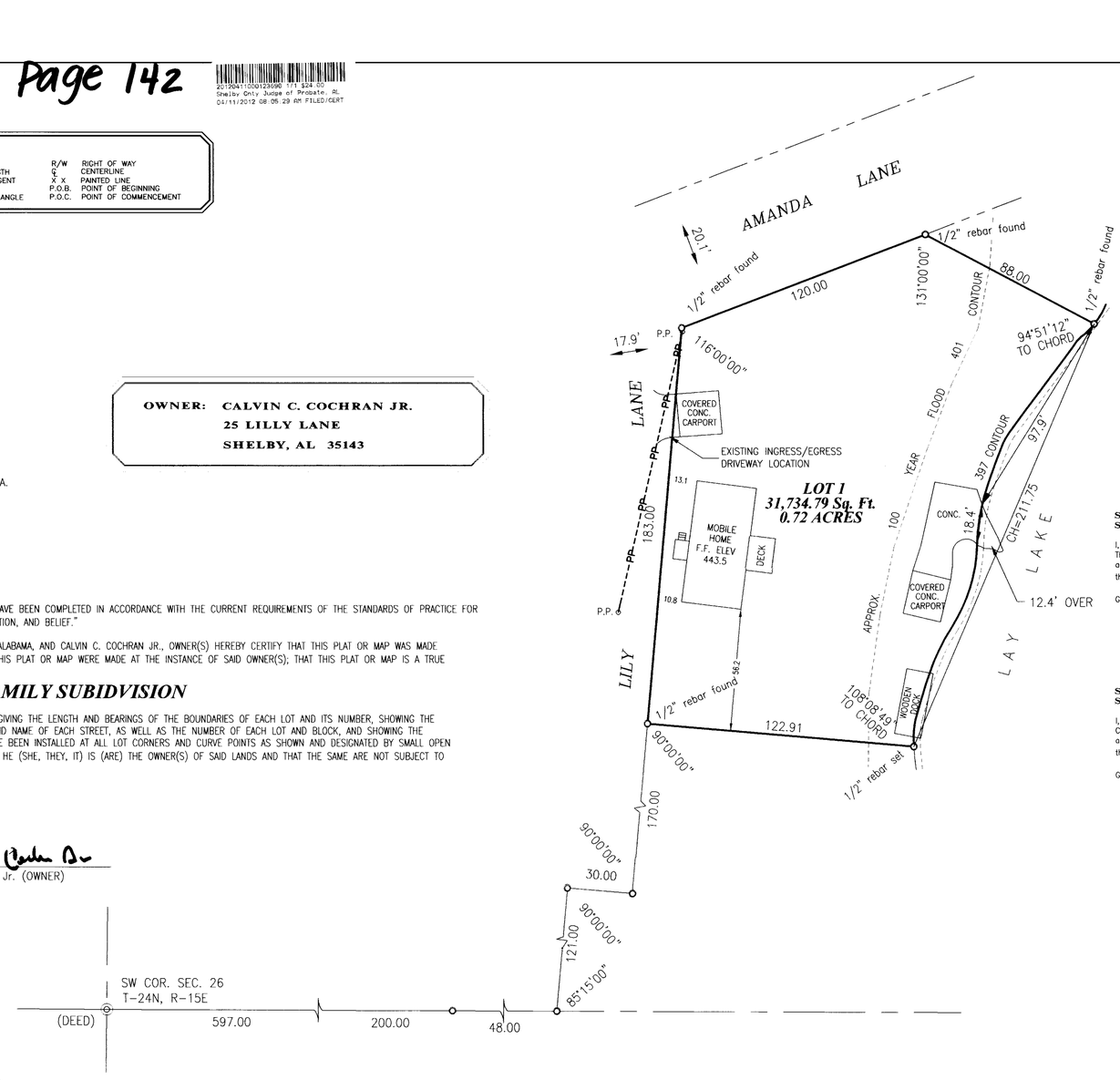
FINAL PLAT

OF

COCHRAN FAMILY SUBDIVISION

SITUATED IN THE SW1/4 AND THE SW1/4 OF SECTION 26
TOWNSHIP 24 NORTH, RANGE 15 EAST, SHELBY COUNTY, ALABAMA.

OWNER: CALVIN C. COCHRAN JR.
25 LILLY LANE
SHELBY, AL 35143



NOTE: ALL BEARING ARE FROM GRID NORTH (ALABAMA WEST ZONE)

GRAPHIC SCALE: 1"=100'
0 50 100 200 300

STATE OF ALABAMA
SHELBY COUNTY

"I HEREBY CERTIFY (OR 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."

THE UNDERSIGNED THOMAS E. SIMMONS, REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND CALVIN C. COCHRAN JR., OWNER(S) 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(S); THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN AND KNOWN AS

COCHRAN FAMILY SUBIDVISION

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 (CERTIFY) THAT HE (SHE, THEY, IT) IS (ARE) THE OWNER(S) OF SAID LANDS AND THAT THE SAME ARE NOT SUBJECT TO ANY MORTGAGE.

DATED: March 22, 2012

Thomas E. Simmons PLS# 12945 — Calvin C. Cochran Jr. (OWNER)

SHELBY COUNTY NOTES

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

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.

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

SHELBY COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT OF WAY.

THIS MAP OR PLAT IS MADE FOR RECORDING PURPOSES ONLY.

SHELBY COUNTY WATER SERVICE IS NOT AVAILABLE.

DRIVEWAYS SHALL BE RESTRICTED TO THE LOCATIONS AS SHOWN ON THIS PLAT. DRIVEWAY ACCESS PERMIT REQUIRED PRIOR TO INSTALLATION OF DRIVEWAYS. CONTACT THE SHELBY COUNTY HIGHWAY DEPARTMENT AT 669-3880 TO OBTAIN ACCESS PERMIT.

DRIVEWAY ACCESS PERMITS REQUIRED FOR ACCESS TO COUNTY HIGHWAY. CONTACT SHELBY COUNTY HIGHWAY DEPARTMENT AT 669-3880 TO OBTAIN PERMITS.

PRIVATE DRIVEWAYS INTERSECTING COUNTY ROADS SHALL HAVE A MINIMUM RADIUS OF 25 FEET.

PHASE II STORMWATER, MARCH 1, 2003, REQUIRES ALL CONSTRUCTION SITES OF ONE (1) ACRE OR LARGER TO OBTAIN AN NPDES PERMIT FROM THE ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT, ADEM, BEFORE ANY CONSTRUCTION BEGINS.

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

DEVELOPERS SHOULD HAVE POSSESSION OF THE REQUIRED NPDES PERMITS PRIOR TO BEGINNING CONSTRUCTION. THE DEVELOPER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL MEASURES PROPOSED

THE ENTIRE PROPERTY SHOWN IS LOCATED IN FLOOD ZONE "A" AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAPS (PANEL NUMBER 01117C0570 D), DATED SEPTEMBER 29, 2006; HOWEVER, THE FLOOD DATA CURVE OF THE CORP OF ENGINEERS FOR LAY LAKE KEEPS FLOOD WATERS AT A MAXIMUM ELEVATION OF 401 FEET ABOVE SEA LEVEL FOR THIS SITE.

MAINTENANCE OF DETENTION PONDS AND ALL ASSOCIATED STRUCTURES AND APPURTENANCES ARE THE RESPONSIBILITY OF THE OWNER OR 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 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.

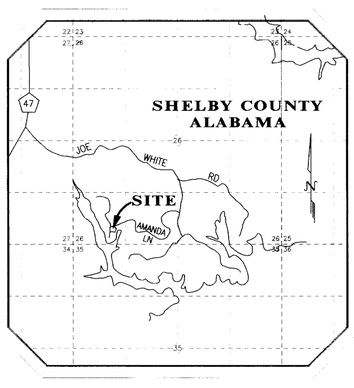
THE PURPOSE FOR THIS SUBDIVISION IS FOR SINGLE FAMILY SUBDIVISION.

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

CONTRACTOR SHALL NOTIFY THE COUNTY ENGINEER'S OFFICE 48 HOURS IN ADVANCE BEFORE STARTING ANY WORK WITHIN THE RIGHT OF WAY OF EXISTING ROADS OR ON ROADS TO BE DEDICATED TO THE COUNTY THROUGH THE SUBDIVISION PROCESS.

THE SUBDIVISION SHOWN HEREON, INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LINE SINKS MAY OCCUR. SHELBY COUNTY, THE SHELBY COUNTY ENGINEER, THE SHELBY COUNTY PLANNING COMMISSION AND THE INDIVIDUAL MEMBERS THEREOF, AND ALL AGENTS, SERVANTS, OR EMPLOYEES OF SHELBY COUNTY, ALABAMA, MAKE NO REPRESENTATION WHATSOEVER THAT THE SUBDIVISION LOTS AND STREETS ARE SAFE OR SUITABLE FOR RESIDENTIAL CONSTRUCTION, OR FOR ANY OTHER PURPOSES WHATSOEVER. THIS SUBDIVISION IS UNDERLAIN BY LIMESTONE AND THUS MAY BE SUSCEPTIBLE TO LIME SINK ACTIVITY EVEN THOUGH THERE IS NO VISIBLE EVIDENCE OF SINK HOLES ON THIS PROPERTY.

(C) SIMMONS SURVEYING AND IS NOT TO BE DUPLICATED, SCANNED, FAXED, DIGITAL OR OTHERWISE BY OR FOR ANYONE OTHER THAN THE CLIENT FOR WHICH IT WAS PERFORMED



VICINITY MAP
(NOT TO SCALE)

STATE OF ALABAMA
SHELBY COUNTY

I, Belinda A McCullough, as Notary Public in and for said County and State, do hereby certify that Thomas E. Simmons, whose name is signed to the foregoing certificate as surveyor, who is known to me, acknowledged before me, on this date, that after been duly informed of the contents of said certificate, they executed same voluntarily as such individuals with full authority thereof.

Given under my hand and seal this 22 day of March, 2012

Belinda A McCullough
NOTARY PUBLIC
MY COMMISSION EXPIRES:
My Commission Expires 5/19/13

STATE OF ALABAMA
SHELBY COUNTY

I, ~~Edward Dale~~ Mary Abbey Milstead, as Notary Public in and for said County and State, do hereby certify that Colvin C. Cochran Jr., whose names are signed to the foregoing certificate as owners, who are known to me, acknowledged before me, on this date, that after been duly informed of the contents of said certificate, they executed same voluntarily as such individuals with full authority thereof.

Given under my hand and seal this 22ND day of March, 2012

Mary Abbey Milstead
NOTARY PUBLIC
MY COMMISSION EXPIRES:
MY COMMISSION EXPIRES March 27, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS

APPROVED BY: David Hunter — SHELBY COUNTY PLANNING COMMISSION

APPROVED BY: Chris Read — DISTRICT FIRE CHIEF

APPROVED BY: Keith R Cole — SHELBY COUNTY ENGINEER

STATE OF ALABAMA
SHELBY COUNTY

THIS SUBDIVISION MEETS THE APPROVAL OF THE SHELBY COUNTY HEALTH DEPARTMENT, SUBJECT TO CERTAIN CONDITIONS OF APPROVAL AND/OR LOT DELETIONS OF FILE WITH THE SHELBY COUNTY HEALTH DEPARTMENT, WHICH CONDITIONS ARE MADE A PART OF THIS APPROVAL AS IF SET OUT HEREON.

Larry W Keach — SHELBY COUNTY HEALTH DEPARTMENT — DATE: 4/3/12

DRAWING NO.: SSB101101	DRAFTSMAN: THOMAS II	DATE:

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