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20120522000181510 1/1 $24.00
Shelby Cnty Judge of Probate, AL
05/22/2012 09:52:51 AM FILED/CERT

DOGWOOD TRACE

SITUATED IN THE SE ¼ OF SE ¼ OF SECTION 16, TOWNSHIP 19 SOUTH,
RANGE 2 WEST, SHELBY COUNTY, ALABAMA

SCALE: 1"=40'

DATE: MARCH 2012

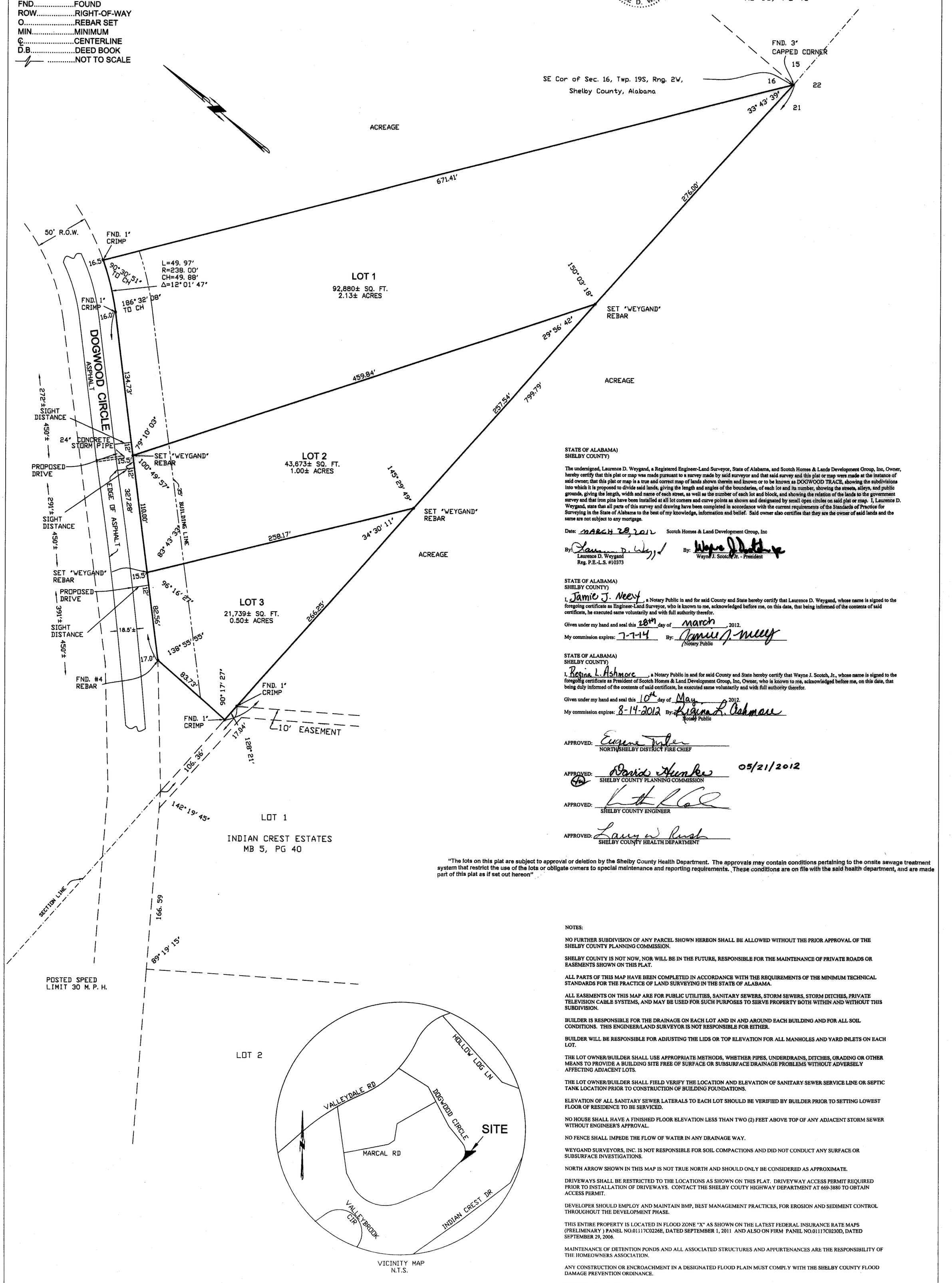
WEYGAND SURVEYORS, INC.
Laurence D. Weygand, Reg. P.E.-L.S. #10373
Ray Weygand, Reg. L.S. #24973
169 Oxmoor Road, Homewood, AL 35209
Phone:(205) 942-0086 Fax:(205) 942-0087

0' 40' 80' 120'

ALABAMA LICENSED No. 10373 PROFESSIONAL LAND SURVEYOR LAURENCE D. WEYGAND

LEGEND

SQ. FT.....SQUARE FEET
AC.....ACRES
+/-.....MORE OR LESS
△.....DELTA ANGLE
d.....DEFLECTION ANGLE
T.....TANGENT
R.....RADIUS
CH.....CHORD
L.....LENGTH
ESMT.....EASEMENT
EX.....EXISTING
M.B.....MAP BOOK
PG.....PAGE
FND.....FOUND
ROW.....RIGHT-OF-WAY
O.....REBAR SET
MIN.....MINIMUM
℄.....CENTERLINE
D.B.....DEED BOOK
.....NOT TO SCALE



STATE OF ALABAMA)
SHELBY COUNTY)

The undersigned, Laurence D. Weygand, a Registered Engineer-Land Surveyor, State of Alabama, and Scotch Homes & Lands Development Group, Inc, 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 or to be known as DOGWOOD TRACE, showing the subdivisions into which it is proposed to divide said lands, giving the length and angles of the boundaries, of each lot and its number, showing the streets, alleys, and public grounds, giving the 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. I, Laurence D. Weygand, 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. Said owner also certifies that they are the owner of said lands and the same are not subject to any mortgage.

Date: MARCH 28, 2012 Scotch Homes & Land Development Group, Inc

By: Laurence D. Weygand
Laurence D. Weygand
Reg. P.E.-L.S. #10373

By: Wayne J. Scotch Jr.
Wayne J. Scotch, Jr. - President

STATE OF ALABAMA)
SHELBY COUNTY)

I, Jamie J. Neely, a Notary Public in and for said County and State hereby certify that Laurence D. Weygand, whose name is signed to the foregoing certificate as Engineer-Land Surveyor, who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this 28th day of March, 2012.

My commission expires: 7-7-14 By: Jamie J. Neely
Notary Public

STATE OF ALABAMA)
SHELBY COUNTY)

I, Regina L. Ashmore, a Notary Public in and for said County and State hereby certify that Wayne J. Scotch, Jr., whose name is signed to the foregoing certificate as President of Scotch Homes & Land Development Group, Inc, Owner, who is known to me, acknowledged before me, on this date, that being duly informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this 10th day of May, 2012.

My commission expires: 8-14-2012 By: Regina L. Ashmore
Notary Public

APPROVED: Eugene Miller
NORTH SHELBY DISTRICT FIRE CHIEF

APPROVED: David Hunker 05/21/2012
SHELBY COUNTY PLANNING COMMISSION

APPROVED: Kathy Cole
SHELBY COUNTY ENGINEER

APPROVED: Larry W. Rush
SHELBY COUNTY HEALTH DEPARTMENT

"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 onsite sewage treatment system that restrict the use of the lots or obligate owners to special maintenance and reporting requirements. These conditions are on file with the said health department, and are made part of this plat as if set out hereon"

NOTES:

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 NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT.

ALL PARTS OF THIS MAP HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA.

ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION.

BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING AND FOR ALL SOIL CONDITIONS. THIS ENGINEER/LAND SURVEYOR IS NOT RESPONSIBLE FOR EITHER.

BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LIDS OR TOP ELEVATION FOR ALL MANHOLES AND YARD INLETS ON EACH LOT.

THE LOT OWNER/BUILDER SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAINS, DITCHES, GRADING OR OTHER MEANS TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.

THE LOT OWNER/BUILDER SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE LINE OR SEPTIC TANK LOCATION PRIOR TO CONSTRUCTION OF BUILDING FOUNDATIONS.

ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF RESIDENCE TO BE SERVICED.

NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL.

NO FENCE SHALL IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY.

WEYGAND SURVEYORS, INC. IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE OR SUBSURFACE INVESTIGATIONS.

NORTH ARROW SHOWN IN THIS MAP IS NOT TRUE NORTH AND SHOULD ONLY BE CONSIDERED AS APPROXIMATE.

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

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

THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAPS (PRELIMINARY) PANEL NO.01117C0226E, DATED SEPTEMBER 1, 2011 AND ALSO ON FIRM PANEL NO.01117C0230D, DATED SEPTEMBER 29, 2006.

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

S12-8