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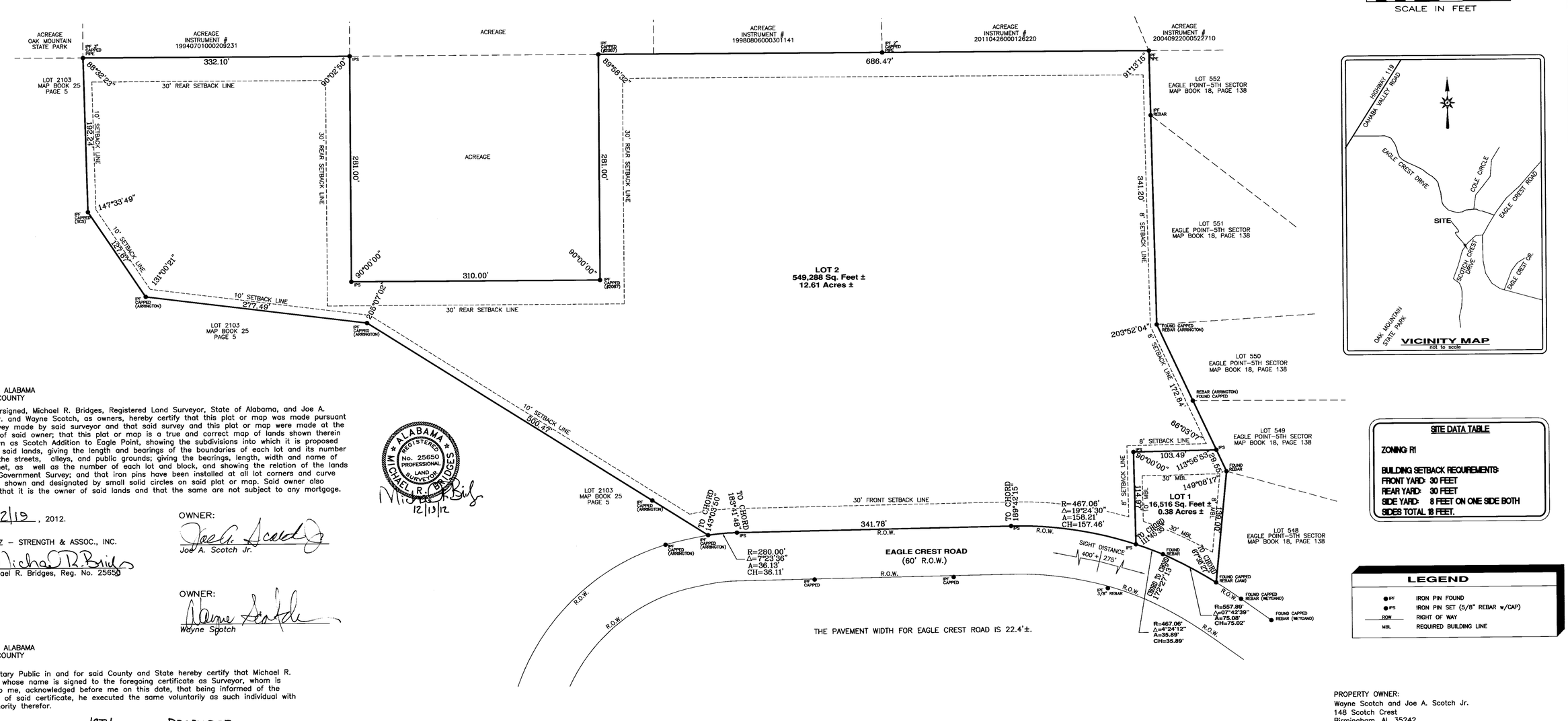
20121227000493990 1/1 $24.00
Shelby Cnty Judge of Probate, AL
12/27/2012 08:23:43 AM FILED/CERT



STATE OF ALABAMA
SHELBY COUNTY

The undersigned, Michael R. Bridges, Registered Land Surveyor, State of Alabama, and Joe A. Scotch Jr. and Wayne Scotch, 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 at the instance of said owner; that this plat or map is a true and correct map of lands shown therein and known as Scotch Addition to Eagle Point, 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 solid circles on said plat or map. Said owner also certifies that it is the owner of said lands and that the same are not subject to any mortgage.

DATED: 12/19, 2012.

GONZALEZ – STRENGTH & ASSOC., INC.

By: Michael R. Bridges
Michael R. Bridges, Reg. No. 25650

OWNER:
Joe A. Scotch Jr.

OWNER:
Wayne Scotch

STATE OF ALABAMA
SHELBY COUNTY

I, as Notary Public in and for said County and State hereby certify that Michael R. Bridges, whose name is signed to the foregoing certificate as Surveyor, whom is known to me, acknowledged before me on this date, that being informed of the contents of said certificate, he executed the same voluntarily as such individual with full authority therefor.

Given under my hand this 19TH day of DECEMBER, 2012.

Michael W. Hunter
Notary Public

My Commission Expires: 6-2-2015

STATE OF ALABAMA
SHELBY COUNTY

I, as Notary Public in and for said County and State hereby certify that Joe A. Scotch Jr. and Wayne Scotch, whose names are signed as Owner, whom are known to me, acknowledged before me on this date, that being informed of the contents of said certificate, he/she executed the same voluntarily as such individual with full authority therefor.

Given under my hand this 19TH day of DECEMBER, 2012.

Michael W. Hunter
Notary Public

My Commission Expires: 6-2-2015

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.

ALABAMA REGISTERED PROFESSIONAL LAND SURVEYOR No. 25650 MICHAEL R. BRIDGES

Michael R. Bridges
12/19/12

APPROVED: Larry W Rush DATE: 12/20/12
Shelby County Health Department

APPROVED: Eugene Taylor DATE: 12/19/12
Fire District Chief

APPROVED: [illegible] DATE: 12/21/2012
County Engineer

APPROVED: David Hunke DATE: 12-21-2012
Shelby County Planning Commission

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 01117C0095D), dated September 29, 2006.
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.

S12-39

SITE DATA TABLE

ZONING: R1

BUILDING SETBACK REQUIREMENTS:
FRONT YARD: 30 FEET
REAR YARD: 30 FEET
SIDE YARD: 8 FEET ON ONE SIDE BOTH SIDES TOTAL 18 FEET.

LEGEND

● IPF	IRON PIN FOUND
● IPS	IRON PIN SET (5/8" REBAR w/CAP)
ROW	RIGHT OF WAY
MBL	REQUIRED BUILDING LINE

PROPERTY OWNER:
Wayne Scotch and Joe A. Scotch Jr.
148 Scotch Crest
Birmingham, AL 35242
Contact: Wayne Scotch @ (205) 936-9216

PROPERTY ZONED: R1

SCOTCH ADDITION TO EAGLE POINT

BEING SITUATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 1 WEST
SHELBY COUNTY, ALABAMA

Prepared for:
WAYNE SCOTCH & JOE A. SCOTCH JR.

Prepared by:

GONZALEZ - STRENGTH & ASSOCIATES, INC.
ENGINEERING, LAND PLANNING, SURVEYING, TRAFFIC/TRANSPORTATION
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DECEMBER 2012

JOB #27052