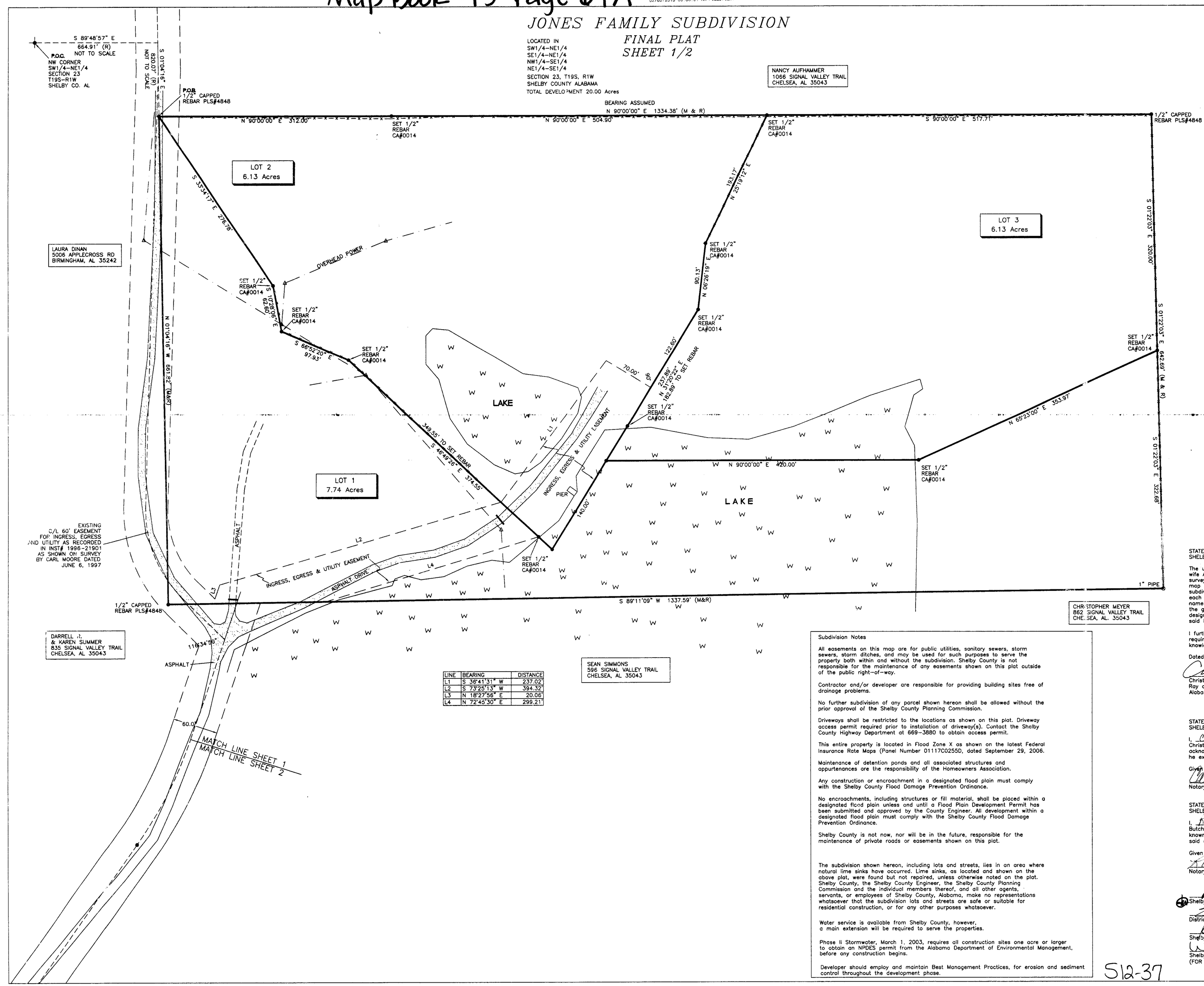
Map Book 43 Page 64A

20130200000049020 1/2 $48.00
Shelby Cnty Judge of Probate, AL
02/05/2013 08:06:51 AM FILED/CERT

JONES FAMILY SUBDIVISION

FINAL PLAT
SHEET 1/2

LOCATED IN
SW1/4–NE1/4
SE1/4–NE1/4
NW1/4–SE1/4
NE1/4–SE1/4
SECTION 23, T19S, R1W
SHELBY COUNTY ALABAMA
TOTAL DEVELOPMENT 20.00 Acres



LINE	BEARING	DISTANCE
L1	S 36°41'31" W	237.02'
L2	S 73°25'13" W	394.32'
L3	N 18°27'56" E	20.06'
L4	N 72°45'30" E	299.21'

RAY & GILLILAND, P.C.
122 NORTH CALHOUN AVENUE
P.O. BOX 1183
SYLACAUGA, ALABAMA 35150
TEL NO. (256) 245-3243
FAX NO. (256) 245-3202
FILE: DWENS 20
DRAWN BY: CMR
SCALE: 1" = 60'
SUBDIVISION FINAL PLAT
DATE: JUNE 1, 2012
CHRISRAY1@BELLSOUTH.NET
JIMRAY1@BELLSOUTH.NET

0' 60' 120' 180'

LEGEND:

(M) = MEASURED
(R) = RECORDED (MAP,DEED,PLAT,ETC.)
(M & R) = MEASURED & RECORDED
(PS) = PREVIOUS SURVEY
P.L.S. = PROFESSIONAL LAND SURVEYOR
CA = CERTIFICATE OF AUTHORIZATION
(0114 - LAND SURVEYING)
G.P.S. = GLOBAL POSITIONING SYSTEM
—Δ— —Δ— = POWER POLE / OVERHEAD UTILITY
—X— —X— = FENCE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT

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STATE OF ALABAMA
SHELBY COUNTY

The undersigned, Christopher M. Ray, a Registered Land Surveyor in the State of Alabama and Butch Jones and wife Alida J. Jones, 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 owners; that this plat or map is a true and correct map of lands shown therein and known as JONES FAMILY SUBDIVISION, showing the subdivisions to 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 owners also certify that they are the owners of said lands and that the same are not subject to any mortgage.

I further certify that all parts of this survey and plat (or drawing) have been completed in accordance with the requirements of the Standards for the Practice of Surveying in the State of Alabama, to the best of my knowledge and belief.

Dated this the 7th day of January 2013.

Christpher M. Ray, Ala. Reg. No. 26010
Ray and Gilliland, P. C.
Alabama Cert. No. CA-0114-LS

ALABAMA LICENSED 26010 CHRISTOPHER M. RAY LAND SURVEYOR

Butch Jones

Alida J. Jones

STATE OF ALABAMA
SHELBY COUNTY

I, CAROL H. ROBERTS, a Notary Public in and for said County and State, do hereby certify that Christopher M. Ray, whose name is signed to the foregoing certificate as surveyor and who is known to me, acknowledged before me, on this date, that after having been duly informed on the contents of said certificate, he executed same voluntarily as such individual with full authority therefor.

Given under my hand and seal this the 7th day of January, 2013.

Notary Public My Commission Expires: 8-10-2015

STATE OF ALABAMA
SHELBY COUNTY

I, Rita J. Gregory, a Notary Public in and for said County and State, do hereby certify that Butch Jones and Alida Jones, whose names are signed to the foregoing certificate as owners and who are known to me, acknowledged before me, on this date, that after having been duly informed on the contents of said certificate, they executed same voluntarily as such individuals with full authority therefor.

Given under my hand and seal this the 4th day of January, 2013.

Notary Public My Commission Expires: ~~MY COMMISSION EXPIRES OCTOBER 22, 2016~~

Shelby County Planning Commission — Date: 02-04-2013

District Fire Chief — Date: 11/4/13

Shelby County Engineer — Date: 2/4/2013

Shelby County Health Department — Date: 11/5/13
(FOR RECORDING PURPOSES ONLY)

Subdivision Notes

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.

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

No further subdivision of any parcel shown hereon 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 Flood Zone X as shown on the latest Federal Insurance Rate Maps (Panel Number 01117C0255D, 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.

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

The subdivision shown hereon, including lots and streets, lies in an area where natural lime sinks have occurred. Lime sinks, as located and shown on the above plat, were found but not repaired, unless otherwise noted on the plat. Shelby County, the Shelby County Engineer, the Shelby County Planning Commission and the individual members thereof, and all other agents, servants, or employees of Shelby County, Alabama, make no representations whatsoever that the subdivision lots and streets are safe or suitable for residential construction, or for any other purposes whatsoever.

Water service is available from Shelby County, however, a main extension will be required to serve the properties.

Phase II Stormwater, March 1, 2003, requires all construction sites one acre or larger to obtain an NPDES permit from the Alabama Department of Environmental Management, before any construction begins.

Developer should employ and maintain Best Management Practices, for erosion and sediment control throughout the development phase.

S12-37

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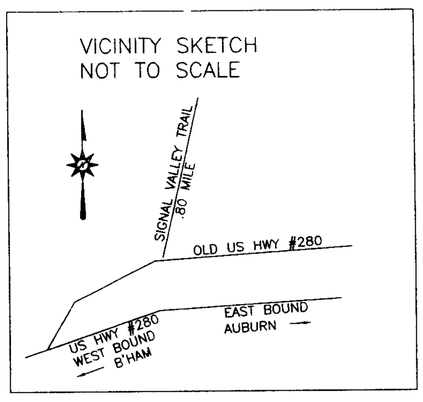
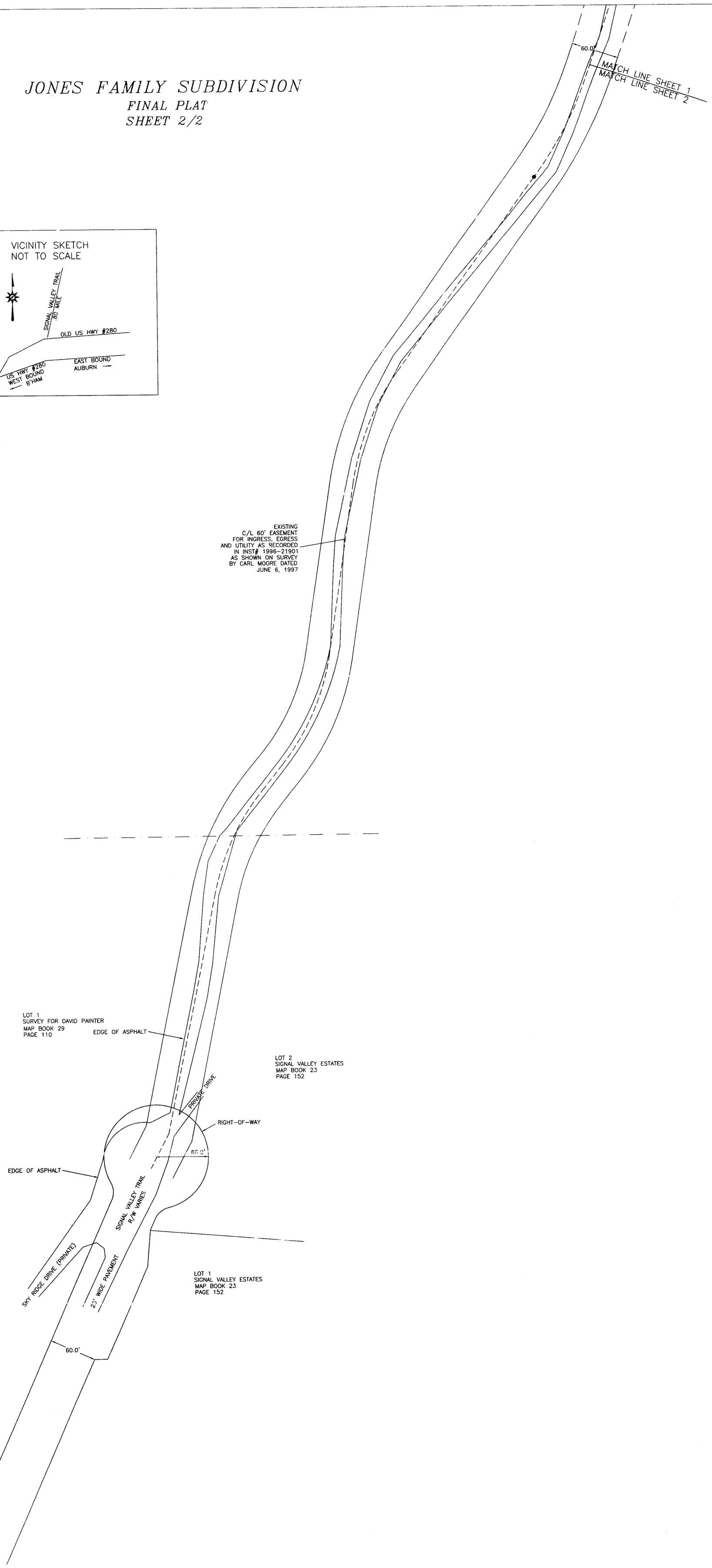
VICINITY SKETCH
NOT TO SCALE



01/07/13



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