Map Book 44 Page 15

20140424000120700 1/1 $26.00
Shelby Cnty Judge of Probate, AL
04/24/2014 10:58:26 AM FILED/CERT

LEGEND

- ● - IRON PIN FOUND 1/2 " OUTSIDE DIAMETER
- | - CONCRETE MONUMENT FOUND.
- ⊙ - PK NAIL FOUND .
- ○ - # 5 REBAR SET WITH CAP STAMPED. (PS)
- ▭ - 4"X 4" CONCRETE MONUMENT SET STAMPED.
- ◎ - PK NAIL SET WITH DISK STAMPED.
- △ - TRAVERSE POINT.
- UTILITY POLE.
- PP - PINCHED PIPE.
- I.P.S.- IRON PIN SET
- ROW - RIGHT OF WAY.
- —U— - OVERHEAD UTILITY LINE(S).
- —X— - FENCE.
- CONCRETE.
- REC. - RECORDED
- NOT TO SCALE.
- AC. - ACRES.
- ℄ - CENTERLINE
- D.B. - DEED BOOK.
- M.B. - MAP BOOK
- P.B. - PLAT BOOK
- PG. - PAGE.
- ESMT - EASEMENT.
- M B L MINIMUM BUILDING LINE
- REF. MON. - REFERENCE MONUMENT.
- - 1/4 - 1/4 TIE

W. F. Somerville Date 4/4/14
City of Westover Engineer

Date 4/23/2014
City of Westover Planning Commission

W T Parks Date 4-9-14
SHELBY COUNTY HEALTH DEPARTMENT
(For recording purposes only.)

THE LOTS ON THE 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:

1. THIS ENTIRE PROPERTY IS LOCATED IN ZONE 'X', AS SHOWN ON THE LATEST FLOOD INSURANCE RATE MAPS, PANEL # 01117C 0256 E, DATED FEBRUARY 20, 2013.

2. 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.

THIS PROPERTY IS ZONED TS TRANSITION DISTRICT
AREA AND DIMENSIONAL REGULATIONS FOR TS COMMERCIAL (UNSEWERED)

MINIMUM LOT AREA	1 ACRE
MINIMUM LOT WIDTH	100 FEET
MAXIMUM BUILDING HEIGHT	45 FT AND 2 STORIES
MINIMUM BUILDING SETBACKS	
FRONT	35 FEET
REAR	35 FEET
SIDE	25 FEET

FINAL PLAT OF

PICKETT MINI STORAGE

A ONE LOT MINOR SUBDIVISION SITUATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

PREPARED FOR:
BILLY JOE PICKETT

PREPARED BY:
RODNEY SHIFLETT
P.O. BOX 204
COLUMBIANA, AL 35051
669-1205

STATE OF ALABAMA
SHELBY COUNTY
APRIL 1, 2014

The undersigned, Rodney Y. Shiflett, a Licensed Land Surveyor, State of Alabama, and Billy Joe Pickett and Johnnie Rae Pickett, as 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 was made at the instance of said owner; that this plat or map is a true and correct map of lands shown therein known as, PICKETT MINI STORAGE , showing the sub-divisions into which it is proposed to divide said lands, giving the lengths and bearings of each lot line 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 to the government survey, and that iron pins have been found or installed at all lot corners and curve points as shown and are designated by small open circles for set irons and small closed circles for found irons on said plat or map. Said owners also certifies that they are the owner of said lands and that the same is not subject to any mortgage. I further state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for the Practice of Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

In witness thereof, said surveyor executed these presents this 1 day of April 2014

By: Rodney Shiflett Date: 4/1/14
Rodney Y. Shiflett, P.L.S. #21784
P.O. Box 204
Columbiana, AL 35051
205-669-1205

ALABAMA REGISTERED LAND SURVEYOR RODNEY Y. SHIFLETT No. 21784

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Rodney Y. Shiflett, 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 individual with full authority thereof.

Given under my hand and seal this the _____ day of _____ 20____.

_____ _____
Notary Public My Commission Expires

By: Billy Joe Pickett Date 4-2-14
Billy Joe Pickett

APRIL SHANNON CLARK My Commission Expires NOTARY PUBLIC SHELBY COUNTY, ALABAMA 01-28-2017

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Billy Joe Pickett 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, do execute same voluntarily as such individuals with full authority thereof.

Given under my hand and seal this the 2nd day of April 2014

Notary Public 9-12-15 My Commission Expires

By: Johnnie Rae Pickett Date 4-2-14
Johnnie Rae Pickett

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Johnnie Rae Pickett 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, do execute same voluntarily as such individuals with full authority thereof.

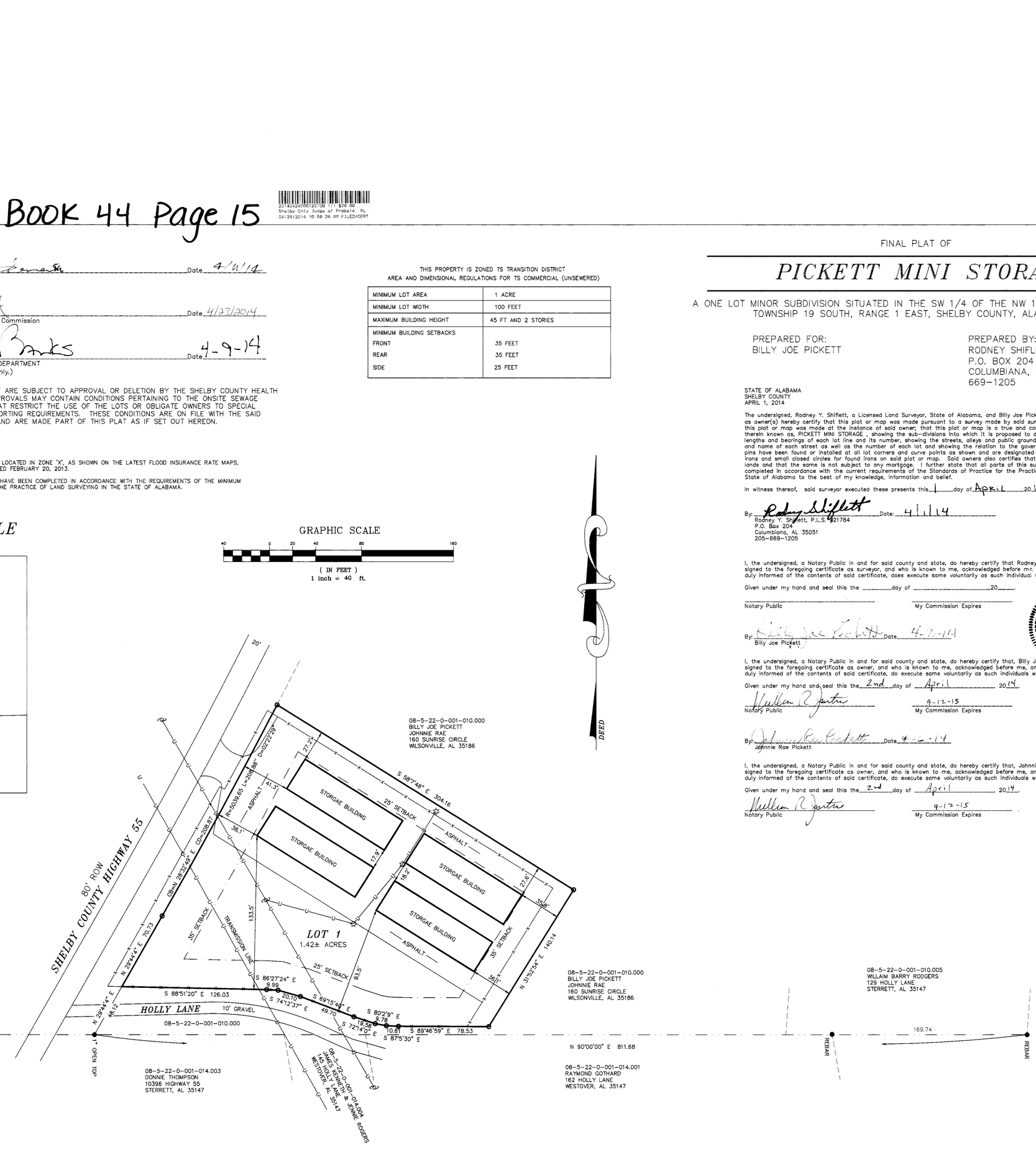
Given under my hand and seal this the 2nd day of April 2014

Notary Public 9-12-15 My Commission Expires

VICINITY MAP – NOT TO SCALE

GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.



RODNEY SHIFLETT SURVEYING

P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298
JOB #14064