Map Book 44- page 48

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, Jason B. Rogers, Registered Land Surveyor, State of Alabama, and Kenneth B. York and/or Elizabeth W. York, 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 Resurvey Tract 3 Seven Heaven Farms, A Family Subdivision for Residential Purposes, 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: 7-21, 2014.

OWNERS:

Kenneth B. York

Elizabeth W. York

By: Jason B. Rogers, Reg. No. 26626

ALABAMA LICENSED PROFESSIONAL LAND SURVEYOR JASON B. ROGERS

THE PAVEMENT WIDTH FOR SHELBY COUNTY ROAD #7 IS 19.1'±.

Legend

- IRON PIN FOUND
- IRON PIN SET (5/8" REBAR w/CAP)
- R/W RIGHT OF WAY

PROPERTY OWNER:
Ken York
771 Highway 7
Wilsonville, AL 35186
Contact: Ken York @ (205) 999-1036

PROPERTY ZONED: A-1

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 without 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 669-3850 to obtain access permit.

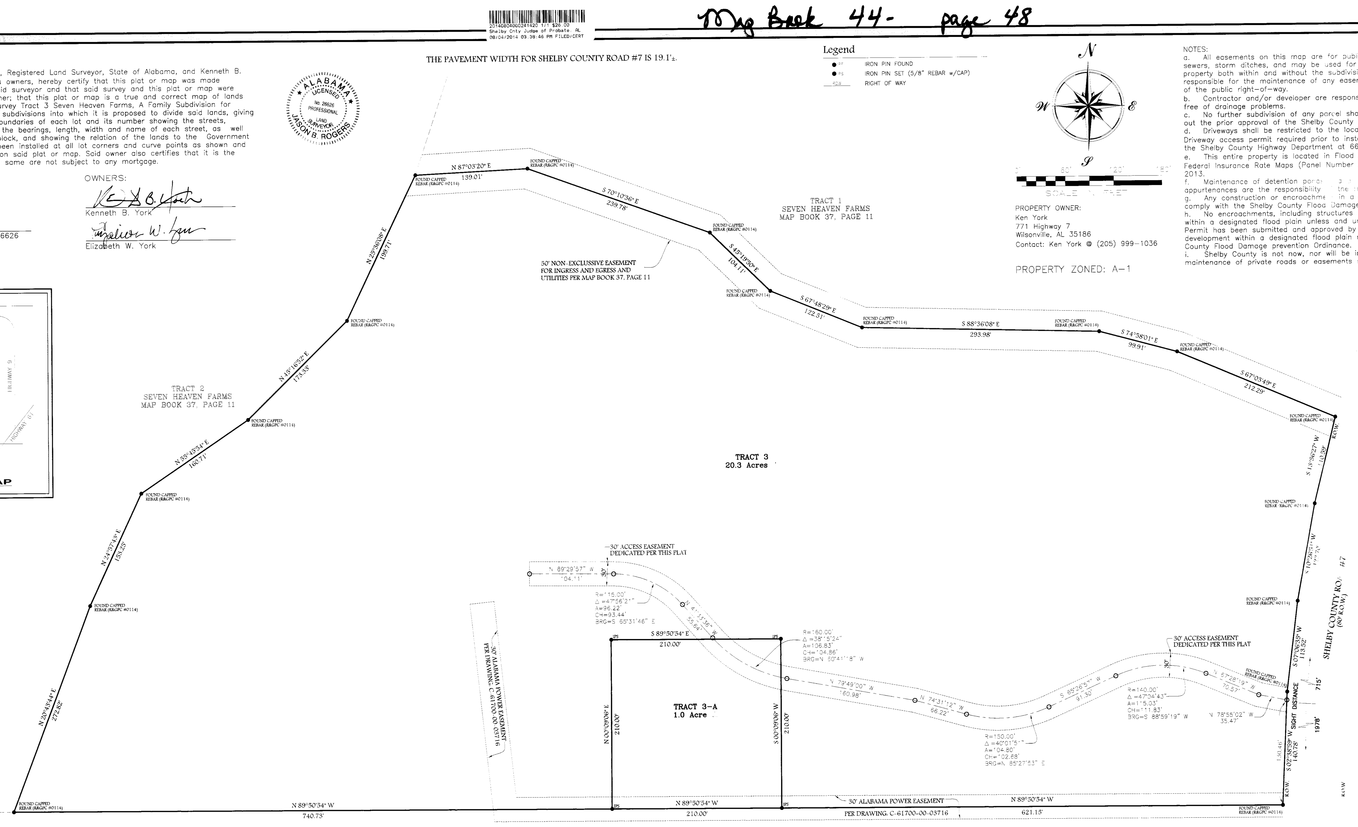
e. This entire property is located in Flood Zone "X" as shown on the latest Federal Insurance Rate Maps (Panel Number 01115C0433F), dated February 20, 2013.

f. Maintenance of detention ponds, associated structures and appurtenances are the responsibility of the Homeowners Association.

g. Any construction or encroachment in a designated flood zone 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.



STATE OF ALABAMA
SHELBY COUNTY

I, as Notary Public in and for said County and State hereby certify that Jason B. Rogers, 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 29TH day of July, 2014.

Notary Public My Commission Expires: 6/24/2015

STATE OF ALABAMA
SHELBY COUNTY

I, as Notary Public in and for said County and State hereby certify that Kenneth B. York and/or Elizabeth W. York, whose names are signed as Owners, 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 29TH day of July, 2014.

Notary Public My Commission Expires: 6/24/2015

APPROVED: Shelby County Health Department DATE: 7/30/14

APPROVED: Fire District Chief DATE: 7-30-14

APPROVED: County Engineer DATE: 7/31/2014

APPROVED: Shelby County Planning Commission DATE: 8/1/14

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.

YORK FAMILY SUBDIVISION

BEING A RESURVEY OF TRACT 3 SEVEN HEAVEN FARMS, AS RECORDED IN MAP BOOK 37, PAGE 11 IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA, AND BEING SITUATED IN A PORTION OF THE NORTHWEST 1/4 OF SECTION 15, AND A PORTION OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 21 SOUTH, RANGE 1 EAST
SHELBY COUNTY, ALABAMA

Prepared by:
JASON B. ROGERS, PLS
701 OLD CAHABA DRIVE
HELENA, ALABAMA 35080
PHONE: (205) 542-0262

S14-18