Map Book 44 Page 74

Recorded In Above Book And Page
11/17/2014 04:01:40 PM FILED-CONV
Judge of Probate, AL

LEGEND

- 3/4" PIN FOUND
- 1/2" OUTSIDE DIAMETER
- 5.0 REBAR SET WITH CAP STAMPED "LPS"
- UTILITY POLE
- I.P.S.- IRON PIN SET
- R/W - RIGHT OF WAY.
- 1/4 - 1/4 TIE
- OVERHEAD UTILITY LINE(S)
- FENCE.

CONC.	CONCRETE.
REC. -	RECORDED
NOT TO SCALE.	
AC. -	ACRES.
℄ -	CENTERLINE
D.B. -	DEED BOOK.
M.B. -	MAP BOOK
P.B. -	PLAT BOOK
PG. -	PAGE.
EMT -	EASEMENT.
M.B.L.	MINIMUM BUILDING LINE

SHELBY COUNTY NOTES:

A. ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWER, STORM SEWERS, STORM DITCHES AND MAYBE 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. DRIVEWAY(S) SHALL BE RESTRICTED TO THE LOCATION(S) 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 ZONE 'X', AS SHOWN ON THE LATEST FLOOD INSURANCE RATE MAPS, PANEL # 01117C 0382 E, DATED FEBRUARY 20, 2013.

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.

I.8 A. SINK HOLE NOTE:
THE SUBDIVISION SHOWN HEREON, INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL SINK SINKS MAY OCCUR (SEE SINKS AS LOCATED AND SHOWN ON THE ABOVE PLAT, WERE FOUND BUT NOT REPAIRED, UNLESS OTHERWISE NOTED ON THE PLAT. THIS SURVEYOR, 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.

J. CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR THE PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS.

K. 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.

L. BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING.

M. SHELBY COUNTY IS NOT RESPONSIBLE FOR ANY ACCIDENTS THAT MAY HAPPEN AT EXISTING DRIVEWAYS.

N. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH SHELBY COUNTY SPECIFICATIONS.

O. NEITHER WATER NOR SEWER ARE AVAILABLE FROM SHELBY COUNTY.

P. THE CURRENT ZONING FOR THIS SUBDIVISION IS E-1.

THE PURPOSE OF THIS RESURVEY IS TO DIVIDE LOT 4

FINAL PLAT OF

A RESURVEY OF LOT 4 OF OAKWOODS SUBDIVISION

AS RECORDED IN MAP BOOK 25, PAGE 128, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA

A SINGLE FAMILY ESTATES SUBDIVISION SITUATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA.

2.95 TOTAL ACREAGE OF SUBJECT PROPERTY

PREPARED FOR:
JIM GLENN
163 CEDAR GROVE PARKWAY
MAYLENE, AL 35114

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

STATE OF ALABAMA
SHELBY COUNTY
OCTOBER 30, 2014

The undersigned, Rodney Y. Shiflett, a Licensed Land Surveyor, State of Alabama, and Jim Glenn, as owner(s), hereby certify that the attached plat or map was made from an actual survey made by me or under my supervision and that said survey and the 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 thereon known as, A Resurvey of Lot 4 of Oakwoods Subdivision, 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 Oakwoods Subdivision, as recorded in Map Book 25, Page 128, in the Office of the Judge of Probate of Shelby County, Alabama. Iron pins will be set at all corners of the lots except at all lot corners and curve points as shown and are identified by small closed circles for all lot corners and curve points as shown and are identified by small open circles. I further state 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 30 day of October, 20 14

By: [signature] Date: _____
Rodney Y. Shiflett, P.L.S. #20784
P.O. Box 204
Columbiana, AL 35051
205-669-1205

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 30 day of October, 20 14

[signature] — Notary Public — My Commission Expires 10-4-17

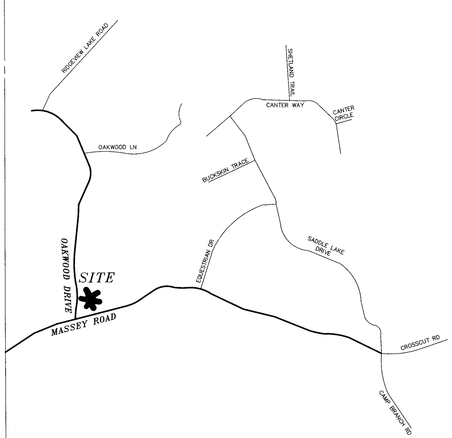
By: [signature] Date 10-30-14
Jim Glenn

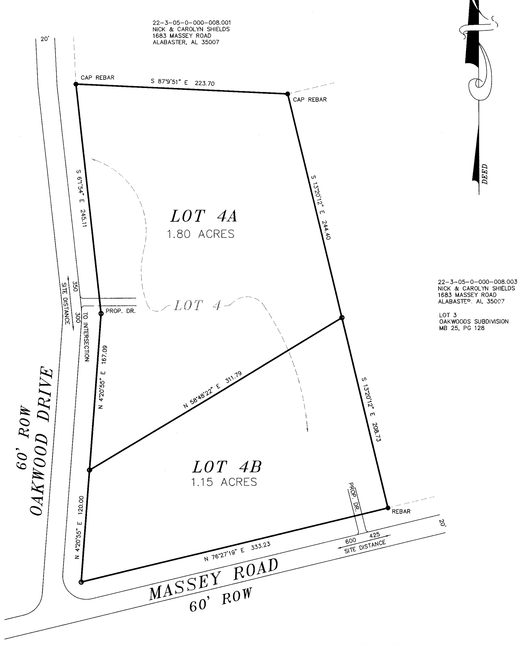
I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Jim Glenn, whose name is signed to the foregoing certificate as owner, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, do execute same voluntarily as such individuals with full authority thereof.

Given under my hand and seal this the 30TH day of OCTOBER, 20 14

[signature] — Notary Public — My Commission Expires 04/03/2017

VICINITY MAP (NOT TO SCALE)





GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

Shelby County Planning Commission — Date 11/4/14

Shelby County Engineer — Date 11/10/2014

Saginaw Fire Chief — Date 11-3-14

SHELBY COUNTY HEALTH DEPARTMENT — Date 10/31/14
(For recording purposes only.)

THE LOTS ON THE PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE SHELBY COUNTY HEALTH DEPARTMENT IF ONSITE SEWAGE DISPOSAL IS PROPOSED TO BE ACCOMPLISHED BY SEPTIC TANK 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 HEREIN.

RODNEY SHIFLETT SURVEYING
P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298
JOB #07476

514-052