20150127000027830 1/1 $26.00
Shelby Cnty Judge of Probate, AL
01/27/2015 01:40:24 PM FILED/CERT

LEGEND

- IRON PIN FOUND 1/2" OUTSIDE DIAMETER
- # 5 REBAR SET WITH CAP STAMPED. (IPS)
- UTILITY POLE.
- I.P.S. - IRON PIN SET
- ROW - RIGHT OF WAY.
- 1/4 - 1/4 TIE
- —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

1. NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE BASED ON RECORD MAPS
2. NO TITLE COMMITMENT PERFORMED OR FURNISHED TO SURVEYOR.
3. ALL DISTANCES SHOWN HEREON ARE DEED/ RECORD MAP, AND FIELD MEASURED UNLESS OTHERWISE NOTED.

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. THE CITY OF HARPERSVILLE NOR SHELBY COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.

B. THIS ENTIRE PROPERTY IS LOCATED IN ZONE 'X', AS SHOWN ON THE LATEST FLOOD INSURANCE RATE MAPS, PANEL # 01117C 0284 E, DATED FEBRUARY 20, 2013.

C. THE CITY OF HARPERSVILLE NOR SHELBY COUNTY IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT.

D A. SINK HOLE NOTE:
THE SUBDIVISION SHOWN HEREON, INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS MAY OCCUR. LIME 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.

E. 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.

F. THE CITY OF HARPERSVILLE NOR SHELBY COUNTY IS NOT RESPONSIBLE FOR ANY ACCIDENTS THAT MAY HAPPEN AT EXISTING DRIVEWAYS.

STATE OF ALABAMA
SHELBY COUNTY
JANUARY 27, 2015

I, Rodney Y. Shiflett, a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my survey as shown hereon. That there are no visible encroachments of any kind upon the subject lot except as shown hereon, excluding utility service lines, wires or pipes that serve the subject lot only that are within dedicated easements or rights of way. That steel corners have been found or installed at all lot corners. I further certify that this survey and this plat meets standards of practice for land surveying in the State of Alabama, the correct legal description being as follows:

In witness thereof, said surveyor executed these presents this 27 day of January, 2015

By: Rodney Shiflett Date: 1-27-15
Rodney Y. Shiflett, P.L.S. #21784
P.O. Box 204
Columbiana, AL 35051
205-669-1205

ALABAMA REGISTERED RODNEY Y. SHIFLETT

FINAL PLAT OF

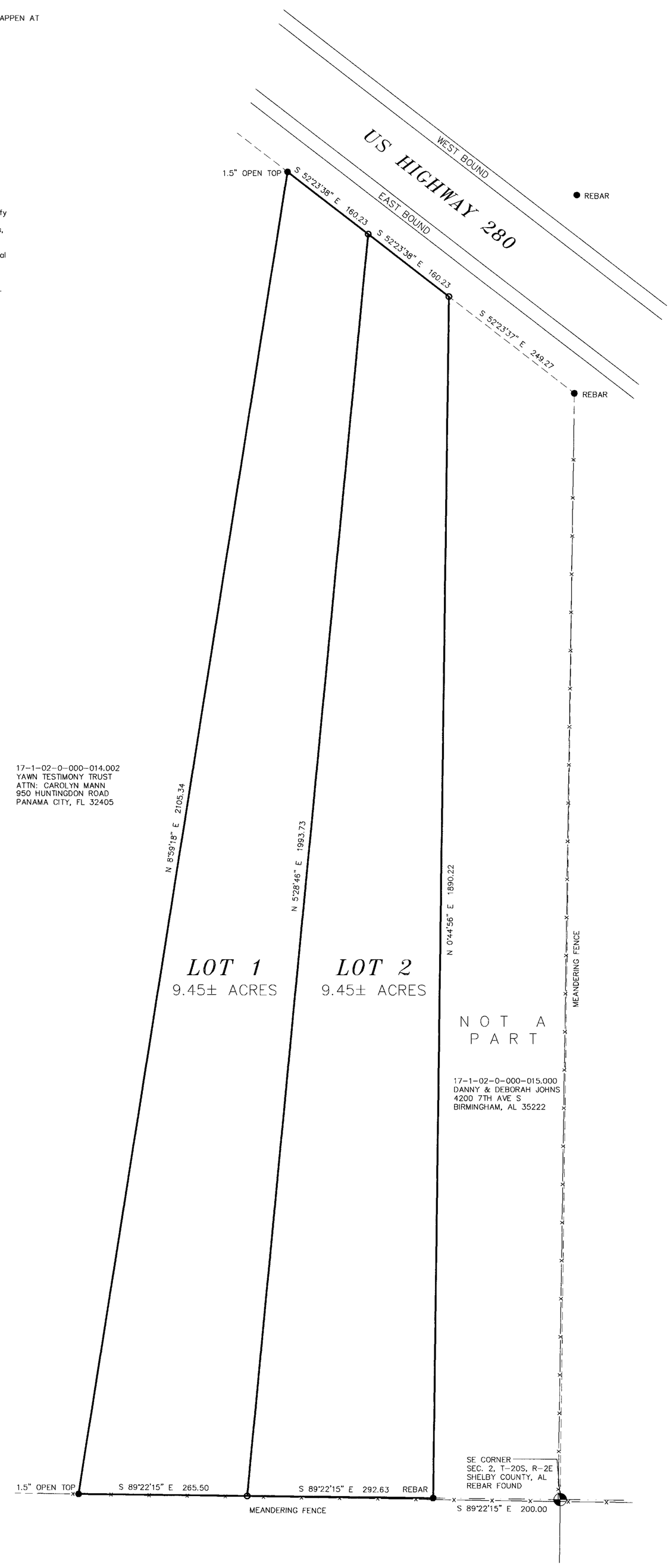
JOHNS SUBDIVISION

A SINGLE FAMILY RESIDENTIAL SUBDIVISION SITUATED IN THE SE 1/4 OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 2 EAST, CITY OF HARPERSVILLE, SHELBY COUNTY, ALABAMA.

18.90 TOTAL ACREAGE OF SUBJECT PROPERTY

PREPARED FOR:
DANNY & AMANDA JOHNS
4200 7TH AVE S
BIRMINGHAM, AL 35222
623-7058

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



GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

RODNEY SHIFLETT SURVEYING
P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298
JOB #14487RM