Map Book 44 Page 117

A RESUBDIVISION OF LOT 2 SEVEN OAKS

AS RECORDED IN MAP BOOK 30, PAGE 50; SITUATED IN THE E ½ OF THE SE ¼ OF SECTION 28 AND THE W ½ OF THE SW ¼ OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA

OWNER: REGIONS BANK
201 MILAN PARKWAY
BIRMINGHAM, AL 35211

SURVEYOR: South Central Surveying, LLC
156 SUNSET TRAIL
ALABASTER, ALABAMA 35007
PHONE 205-515-7210 FAX 664-0401

18.85 ACRES
UNZONED

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, Christopher P. DeLucia, Registered Land Surveyor in the State of Alabama and Regions Bank, as owner 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 in the instance of said owner; that this plat or map is a true and correct map of lands shown therein known as A RESUBDIVISION OF LOT 2 SEVEN OAKS, showing the subdivisions into which it is proposed to divide said lands, giving the lengths and angles of each lot and showing the width of the streets and alleys, the lines of the streets and alleys adjacent to each lot and street as well as the number of each lot 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 are designated by small open circles on said plat or map and that 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, to the best of my knowledge, information and belief. Said owner also certifies that they are the owner of said lands and that the same are not subject to any mortgage.

By: Christopher P. DeLucia Date 01-28-2015
Christopher P. DeLucia, P.L.S.
Al Reg No 30342

STATE OF ALABAMA
SHELBY COUNTY

I, Stephanie Callahan, as Notary Public in and for said county and state, do hereby certify that Christopher P. DeLucia, whose name is signed to the foregoing certificate as a 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 individuals with full authority thereof.

Given under my hand and seal this the 28th day of January ,2015

Stephanie Callahan
Notary Public
My Commission Expires 7-31-15

By: William D. Baird Date 2-19-15
Designated Officer
Regions Bank (Owner)

STATE OF Alabama
Jefferson COUNTY

I, Bethany K. Bartlett as Notary Public in and for said county and state, do hereby certify that William D. Baird 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, does execute same voluntarily as such individuals with full authority thereof.

Given under my hand and seal this the 19 day of February 2015

Bethany K. Bartlett
Notary Public
My Commission Expires

JSJ APPROVED: Christi Russell Hunter Date 2/27/15
Shelby County Planning Commission

APPROVED: Date 3/4/2015
Shelby County Engineer

APPROVED: Date 2-27-15
Local Fire Chief

The lots on this plat are subject to approval or deletion by the Shelby County Health Department. The approvals may contain conditions pertaining to the sewage treatment system that restricts the use of the lots or obligate owners to special maintenance and reporting requirements. These conditions are on file with said health department and are made a part of this plat as if set out hereon.

APPROVED: Date 2/27/15
Shelby County Health Department

FOR COUNTY USE ONLY

GENERAL NOTES:
1. 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 this subdivision. Shelby County is not responsible for the maintenance of any easements shown on this plat outside of the public right-of-way.

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

3. No further subdivision of any parcel shown hereon shall be allowed with out the prior approval of the Shelby County Planning Commission.

4. 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.

5. This entire property is located in Flood Zone X & Zone A, as shown on the latest Federal Insurance Rate Maps (Panel Number 01117C0441E), dated February 20, 2013.

6. Maintenance of detention ponds and all associated structures and appurtenances are the responsibility of the Homeowners Association.

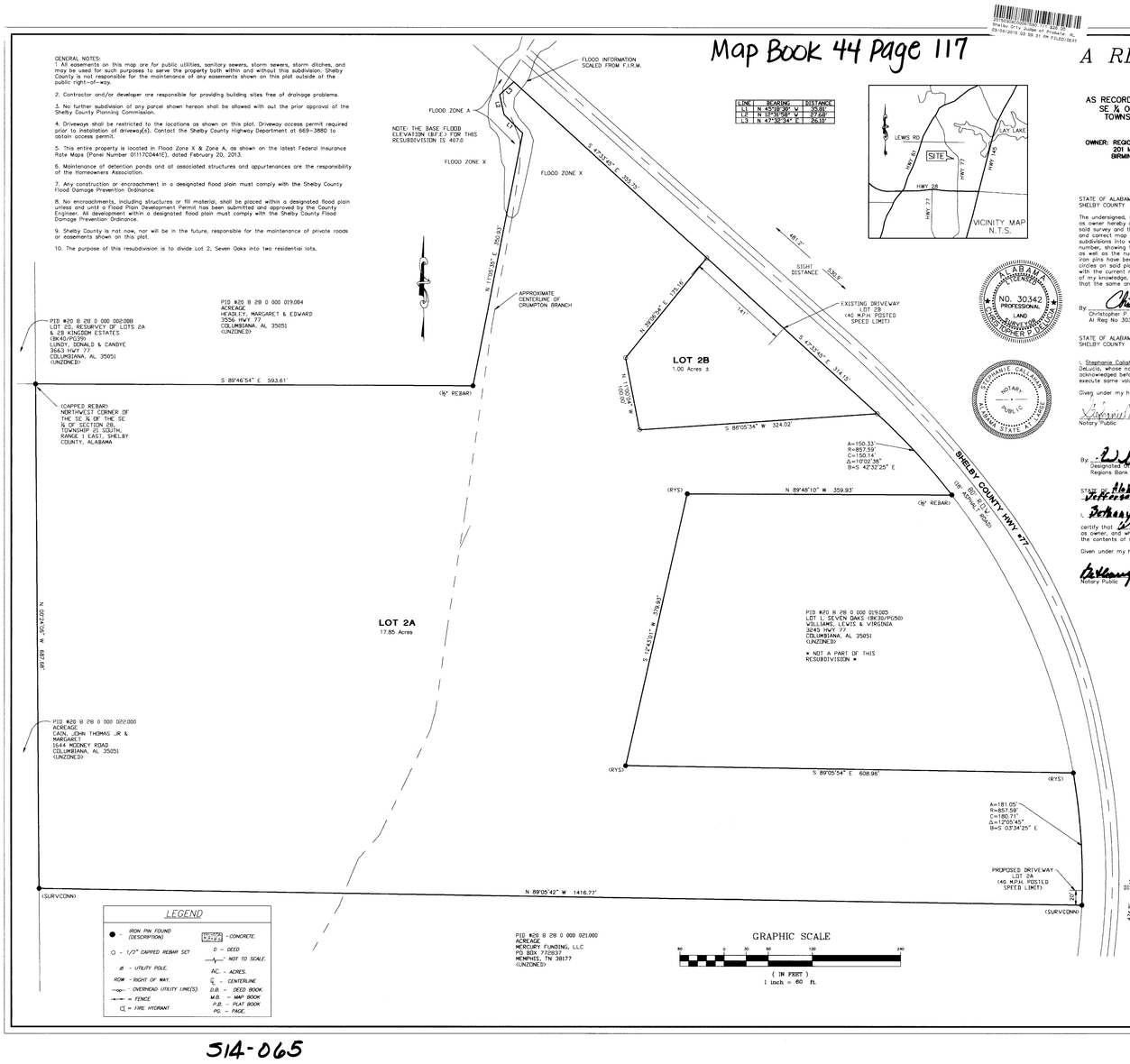
7. Any construction or encroachment in a designated flood plain must comply with the Shelby County Flood Damage Prevention Ordinance.

8. 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.

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

10. The purpose of this resubdivision is to divide Lot 2, Seven Oaks into two residential lots.

LINE	BEARING	DISTANCE
L1	N 43°48'26" W	22.61'
L2	N 43°48'26" W	22.61'
L3	N 47°30'34" E	26.19'



LEGEND

● - IRON PIN FOUND (DESCRIPTION)	NTS/PS - CONCRETE.
O - 1/2" CAPPED REBAR SET	D - DEED
ø - UTILITY POLE.	—/— NOT TO SCALE.
ROW - RIGHT OF WAY.	AC. - ACRES.
—ohp— OVERHEAD UTILITY LINE(S).	℄ - CENTERLINE
—x— FENCE	D.B. - DEED BOOK
CH - FIRE HYDRANT	M.B. - MAP BOOK
	P.B. - PLAT BOOK
	PG. - PAGE.

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

REVISIONS

No.	Date	By	Remarks

South Central Surveying, LLC
RESIDENTIAL & COMMERCIAL LAND SURVEYING
156 SUNSET TRAIL
ALABASTER, ALABAMA 35007
PHONE 205-515-7210 FAX 664-0401
CENTRALSURVEYING@BELLSOUTH.NET

PROJECT: A RESUBDIVISION OF LOT 2 SEVEN OAKS
CLIENT: REGIONS BANK
201 MILAN PARKWAY
BIRMINGHAM, AL 35211

DWG. No. 1 of 1

PROJECT NO: 14-11002

514-065