Map Book 45 Page 15

20150805000289360 $25.00
Shelby Cnty Judge of Probate, AL
08/05/2015 10:56:35 AM FILED/CERT

LEGEND

- IRON PIN FOUND 1/2 " OUTSIDE DIAMETER
- CONCRETE MONUMENT FOUND.
- PK NAIL FOUND .
- # 5 REBAR SET WITH CAP STAMPED. (IPS)
- 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

NOTE: 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.

NOTES:

1. CITY OF CALERA IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
2. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE CITY OF CALERA COUNTY PLANNING COMMISSION.
3. CITY OF CALERA IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT.
4. 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.
5. CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.
6. 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.
7. BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING.
8. THIS ENTIRE PROPERTY IS LOCATED IN ZONE 'X', AS SCALED FROM THE LATEST FLOOD INSURANCE RATE MAP, PANEL # 01117C 0507 E, DATED FEBRUARY 20, 2013.
9. THE SUBDIVISION SHOWN HEREON, INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS MAY OCCUR. RODNEY Y. SHIFLETT, CITY OF CALERA, THE CITY OF CALERA ENGINEER, THE CITY OF CALERA PLANNING, OTHER AGENTS, SERVANTS, OR EMPLOYEES OF CITY OF CALERA, ALABAMA, MAKE NO REPRESENTATIONS WHATSOEVER THAT THE SUBDIVISION LOTS AND STREETS ARE SAFE OR SUITABLE FOR RESIDENTIAL CONSTRUCTION, OR FOR ANY OTHER PURPOSES WHATSOEVER. THIS SUBDIVISION IS UNDERLAIN BY LIMESTONE AND THUS MAY BE SUSCEPTIBLE TO LIME SINK ACTIVITY EVEN THOUGH THERE IS NO VISIBLE EVIDENCE OF SINK HOLES ON THIS PROPERTY.
11. CITY OF CALERA IS NOT RESPONSIBLE FOR ANY ACCIDENTS THAT MAY HAPPEN AT EXISTING DRIVEWAYS.
12. 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 669-3880 TO OBTAIN ACCESS PERMIT.
13. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF CALERA SPECIFICATIONS.

FINAL PLAT OF

A RESURVEY OF LOTS 11 & 12, BLOCK 81, OF DUNSTAN'S MAP OF CALERA

AS RECORDED IN MAP BOOK 0, PAGE 1, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

A SUBDIVISION SITUATED IN THE S 1/2 OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 2 WEST, CITY OF CALERA, SHELBY COUNTY, ALABAMA.

PREPARED FOR:
BILLY JACK FRANKLIN

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

STATE OF ALABAMA
SHELBY COUNTY
JULY 31, 2015

The undersigned, Rodney Y. Shiflett, a Licensed Land Surveyor, State of Alabama, and Kermit Roberson, 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, A RESURVEY OF LOTS 11 & 12, BLOCK 81, OF DUNSTAN'S MAP OF CALERA, 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 Dunstan's Map of Calera, as recorded in Map Book 0, Page 1, in the Office of the Judge of Probate of Shelby County, Alabama, 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 owners of said lands and that the same is not subject to any mortgage, except a mortgage held by Central State Bank. I further certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standard 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 31 day of July 20 15

By: Rodney Y. Shiflett Date: 7-31-15
Rodney Y. Shiflett, P.L.S. #21784
P.O. Box 204
Columbiana, AL 35051
205-669-1205

ALABAMA REGISTERED No. 21784 PROFESSIONAL LAND SURVEYOR RODNEY Y. SHIFLETT

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 31 day of July 20 15

Notary Public — My Commission Expires 10-4-16

By: _____ Date August 3rd 2015
NXS Tumbling, Inc
David Comer – Member

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, David Comer, whose name is signed to the foregoing certificate as Member, 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 3 day of August 20 15

Notary Public — My Commission Expires

MY COMMISSION EXPIRES FEBRUARY 17, 2019

Mayor – City of Calera — Date 8.4.2015

Calera Planning Commission — Date

City of Calera – City Clerk — Date 8-4-15

Zoning Administrator – City of Calera — Date 8/4/15

City of Calera Engineer — Date 8/4/15

City of Calera Building Official — Date 8/4/15

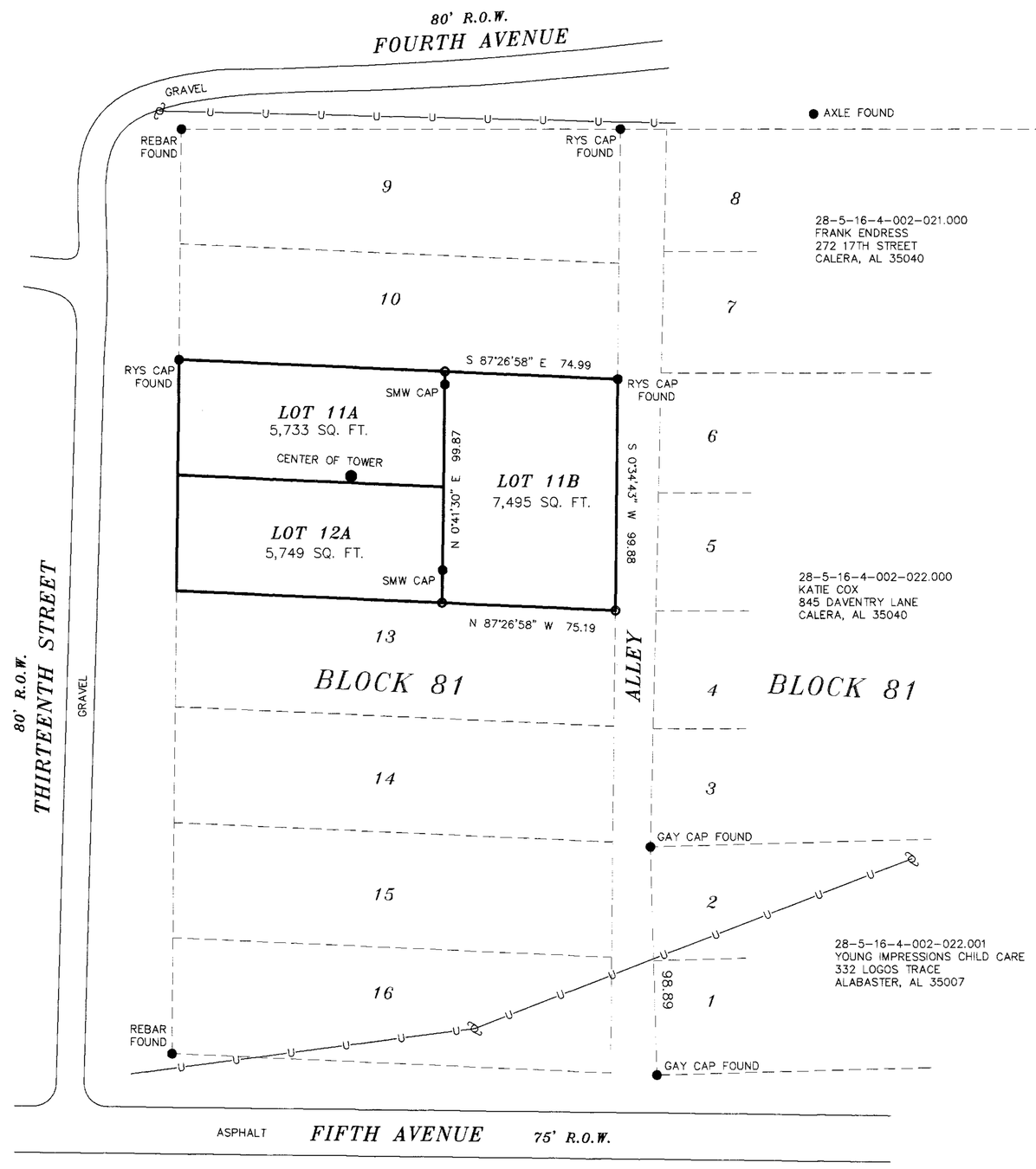
SHELBY COUNTY HEALTH DEPARTMENT — Date
(For recording purposes only.)

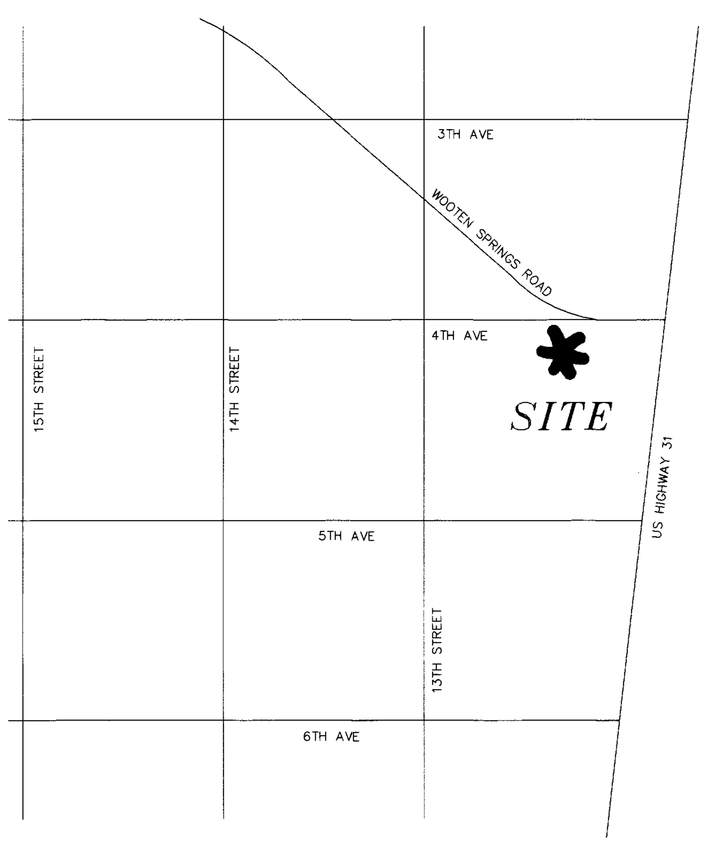
THE LOTS ON THE PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE SHELBY COUNTY HEALTH DEPARTMENT. THE APPROVALS MAY CONTAIN CONDITIONS PERTAINING TO THE ONSITE SEWAGE TREATMENT SYSTEM THAT RESTRICT THE USE OF THE LOTS OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS. THESE CONDITIONS ARE ON FILE WITH THE SAID HEALTH DEPARTMENT, AND ARE MADE PART OF THIS PLAT AS IF SET OUT HEREON.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.





VICINITY MAP (NOT TO SCALE)

ZONED – B2
FRONT = 30' REAR = 15' SIDE = 0'

PLAT

RODNEY SHIFLETT SURVEYING
P.O. BOX 204
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JOB #15316