Map Book 45 pg. 70

FINAL PLAT OF

TERITCH ACRES

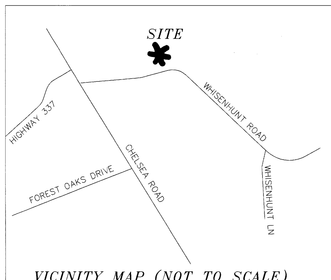
A MINOR SUBDIVISION SITUATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 1 WEST, CITY OF CHELSEA, SHELBY COUNTY, ALABAMA.

16.95 TOTAL ACREAGE OF SUBJECT PROPERTY

Shelby County, AL 12/10/2015 08:57:51 AM $16.00 20151210000411040

PREPARED FOR:
FRANK RITCHIE
P.O. BOX 334
CHELSEA, AL 35043

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



VICINITY MAP (NOT TO SCALE)

CITY OF CHELSEA 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. CITY OF CHELSEA 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 CITY OF CHELSEA 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 669-3880 TO OBTAIN ACCESS PERMIT.

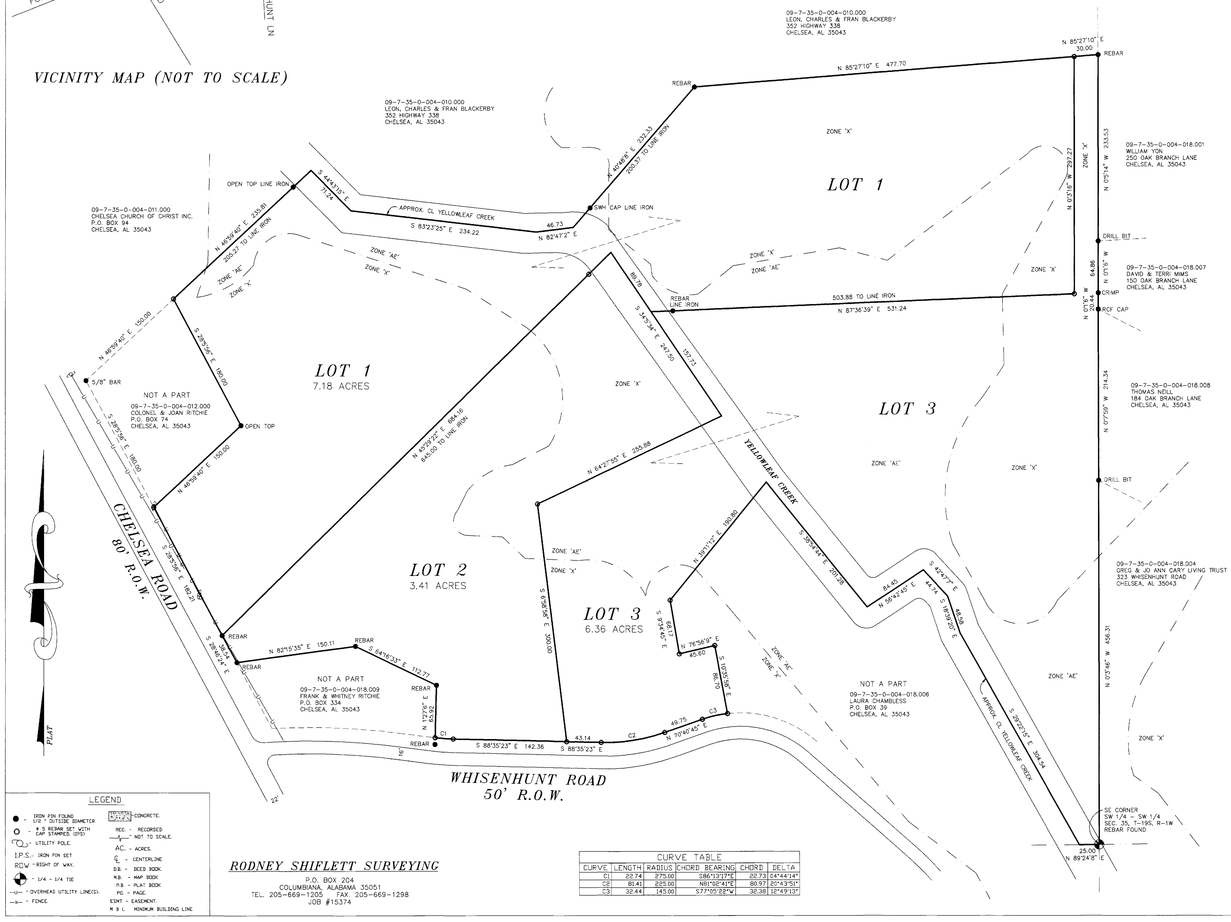
E. THIS ENTIRE PROPERTY IS LOCATED IN ZONE 'X' AND ZONE 'AE', AS SHOWN ON THE LATEST FLOOD INSURANCE RATE MAPS, PANEL # 01117C 0253 E, DATED FEBRUARY 20, 2013.

F. ANY CONSTRUCTION OR ENCROACHMENT IN A DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE SHELBY COUNTY FLOOD DAMAGE PREVENTION ORDINANCE.

G. 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 CITY OF CHELSEA ENGINEER. ALL DEVELOPMENT WITHIN A DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE SHELBY COUNTY FLOOD DAMAGE PREVENTION ORDINANCE.

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

I.B.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, CITY OF CHELSEA, THE CITY OF CHELSEA ENGINEER, THE CITY OF CHELSEA PLANNING COMMISSION AND THE INDIVIDUAL MEMBERS THEREOF, AND ALL OTHER AGENTS, SERVANTS, OR EMPLOYEES OF CITY OF CHELSEA, ALABAMA, MAKE NO REPRESENTATIONS WHATSOEVER THAT THE SUBDIVISION LOTS AND STREETS ARE SAFE OR SUITABLE FOR RESIDENTIAL CONSTRUCTION, OR FOR ANY OTHER PURPOSES WHATSOEVER.



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C1	22.74	275.00	S86°10'21"E	22.73	04°44'14"
C2	81.41	225.00	N85°02'42"E	80.97	20°43'51"
C3	32.44	145.00	S77°05'32"W	32.38	12°49'10"

LEGEND

● - IRON PIN FOUND, 1/2" - SLITLESS DIAMETER	MONUMENTS: CONC. - CONCRETE
○ - 4.5 RCBMK SET WITH CAP STAMPED "SHIFLETT"	REC. - RECORDED
⊕ - UTILITY POLE	—/— - NOT TO SCALE.
I.P.S. - IRON PIN SET	AC. - ACRES.
ROW - RIGHT OF WAY.	℄ - CENTERLINE
⊕ - 1/4 - 1/4 TIE	D.B. - DEED BOOK
—o— - OVERHEAD UTILITY LINE(S)	M.B. - MAP BOOK
—x— - FENCE.	P.B. - PLAT BOOK
	PG. - PAGE.
	ESMT - EASEMENT.
	M.B.L. - MINIMUM BUILDING LINE

RODNEY SHIFLETT SURVEYING
P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298
JOB #15374

STATE OF ALABAMA
SHELBY COUNTY
NOVEMBER 25, 2015

The undersigned, Rodney Shiflett, a Licensed Land Surveyor, State of Alabama, John Ritchie (deceased) and Terry Ritchie (deceased) as owner(s) and Frank G Ritchie as executor, 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(s); that said plat or map is a correct map of said survey and of the division of the property surveyed, 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 the government survey, 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 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 accomplished pursuant to the current existing requirements of the Standards of 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 25 day of November, 2015.

By: Rodney Shiflett
Rodney Shiflett, P.L.S.
P.O. Box 204
Columbiana, AL 35051
205-669-1205
Date: 11-25-15

ALABAMA
REGISTERED
No. 21794
PROFESSIONAL
LAND
SURVEYOR
RODNEY V. SHIFLETT

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Rodney Shiflett whose name is signed to the foregoing certificate as surveyor, and who is known to me, acknowledged before me, on this date that 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 25th day of November 2015
Notary Public: April Clark
My Commission Expires: 1-9-2017

APRIL CLARK
NOTARY PUBLIC
SHELBY COUNTY
ALABAMA
MY COMMISSION EXPIRES
JANUARY 9, 2017

By: Frank G. Ritchie
Date: 9Dec2015

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Frank G. Ritchie whose name is signed to the foregoing certificate as executor, and who is known to me, acknowledge 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 9th day of Dec. 2015
Notary Public: Glenda P. Shiflett
My Commission Expires: 7-19-2019

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

Scott Wigand — Chelsea Planning Commission — Date: 12-1-15
W. J. Johnson — Chelsea City Engineer — Date: 12/1/15
J. Earl Niven — Mayor of Chelsea — Date: 11-30-15
Ruby C. Sanders — Chelsea City Clerk — Date: 12-1-15
Fire Chief — Date: 12/9/15