VICINITY MAP (NOT TO SCALE)

HIGHWAY 435

FINAL PLAT OF

## RESUBDIVISION OF LOT 3 OF KNOWLWOOD PROPERTIES

AS RECORDED IN MAP BOOK 22, PAGE 57, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA

A RESIDENTIAL SUBDIVISION SITUATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA. 11.94 TOTAL ACREAGE OF SUBJECT PROPERTY

PREPARED FOR: JAMES HARBOUR P.O. BOX 647 COLUMBIANA, AL 35051

PREPARED FOR: JERRY BARNES 5568 HIGHWAY 61 WILSONVILLE, AL 35186

recorded in Map Book 22, Page 57, 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

that the same is not subject to any mortgage. I further state that all parts of this survey and drawing have been completed in

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

No. 21784

PROFESSIONAL

STATE OF ALABAMA SHELBY COUNTY

205-669-1205

DECEMBER 9, 2015 The undersigned, Rodney Shiflett, a Licensed Land Surveyor, State of Alabama, James Harbour and Jerry Barnes, 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 RESUBDIVISION OF LOT 3 OF KNOWLWOOD PROPERTIES, 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 Knowlwood Properties, as

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 94h day of 0ecenble20 15.

Columbiana, AL 35051

, 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 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 9th day of Docentile 2015.

My Commission Expires

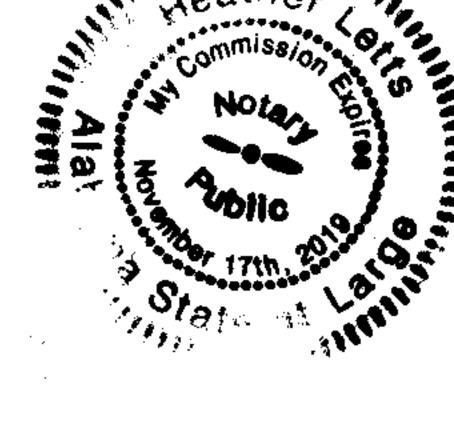
I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, James Harbour, whose name is signed to the foregoing certificate as owner, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, do execute same voluntarily as such individuals with full authority thereof. Given under my hand and seal this the\_\_\_\_\_day of December 1915.

My Commission Expires

l, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Jerry Barnes, 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 9th day of December, 2015.





Shelby County Engineer

SHELBY COUNTY HEALTH DEPARTMENT (For recording purposes only.)

THE LOTS ON THE PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE SHELBY COUNTY HEALTH 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.

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 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 669-3880 TO OBTAIN ACCESS PERMIT. E. THIS ENTIRE PROPERTY IS LOCATED IN ZONE 'X' AND ZONE 'A', AS SHOWN ON THE LATEST FLOOD INSURANCE RATE MAPS, PANEL # 01117C 0433 E AND PANEL # 01117C 0441 E, DATED FEBRUARY 20, 2013.

. 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.

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

1.8 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.

\_\_x\_ - FENCE.

J. THE CURRENT ZONING FOR THIS SUBDIVISION IS A-1.

RODNEY SHIFLETT SURVEYING

JOB #15388

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

LEGEND -CONCRETE. IRON PIN FOUND
1/2 \* OUTSIDE DIAMETER # 5 REBAR SET WITH CAP STAMPED. (IPS) REC. - RECURDED O - UTILITY POLE. AC. - ACRES. I.P.S.- IRON PIN SET - CENTERLINE ROW - RIGHT OF WAY. D.B. - DEED BOOK. M.B. - MAP BOOK P.B. - PLAT BOOK -U- - OVERHEAD UTILITY LINE(S). PG. - PAGE.

ESMT - EASEMENT.

M B L MINIMUM BUILDING LINE

## SITE20-20-20N ZONE 'X'

THE PURPOSE OF THIS RESUBDIVISION

IS TO DIVIDE LOT 3 INTO 3 LOTS.

ZONE 'X' ZONE , BFE 420.0' LOT 3A2.23 ACRES LOT 3B2.24 ACRES ZONE 'A' 20-5-22-0-000-015.002 CODY & JENNIFER LONG 5316 HIGHWAY 61 WIISONVILLE, AL 35186

KNOWLWOOD PROPERTIES MB 22, PG 57 ZONED A-1 S 88'3'25" E 131.90 S 88'3'25" E 211.90

AS SCALED FROM F.I.R.M. PANEL LOT 3

LOT 3C7.47 ACRES

5134 HIGHWAY 61 WIISONVILLE, AL 35186 ZONED A-1

P.O. BOX 204 COLUMBIANA, ALABAMA 35051 TEL. 205-669-1205 FAX. 205-669-1298

20-5-22-0-000-015.000 DAVID & PATRICIA THOMPSON

MOATES CAP