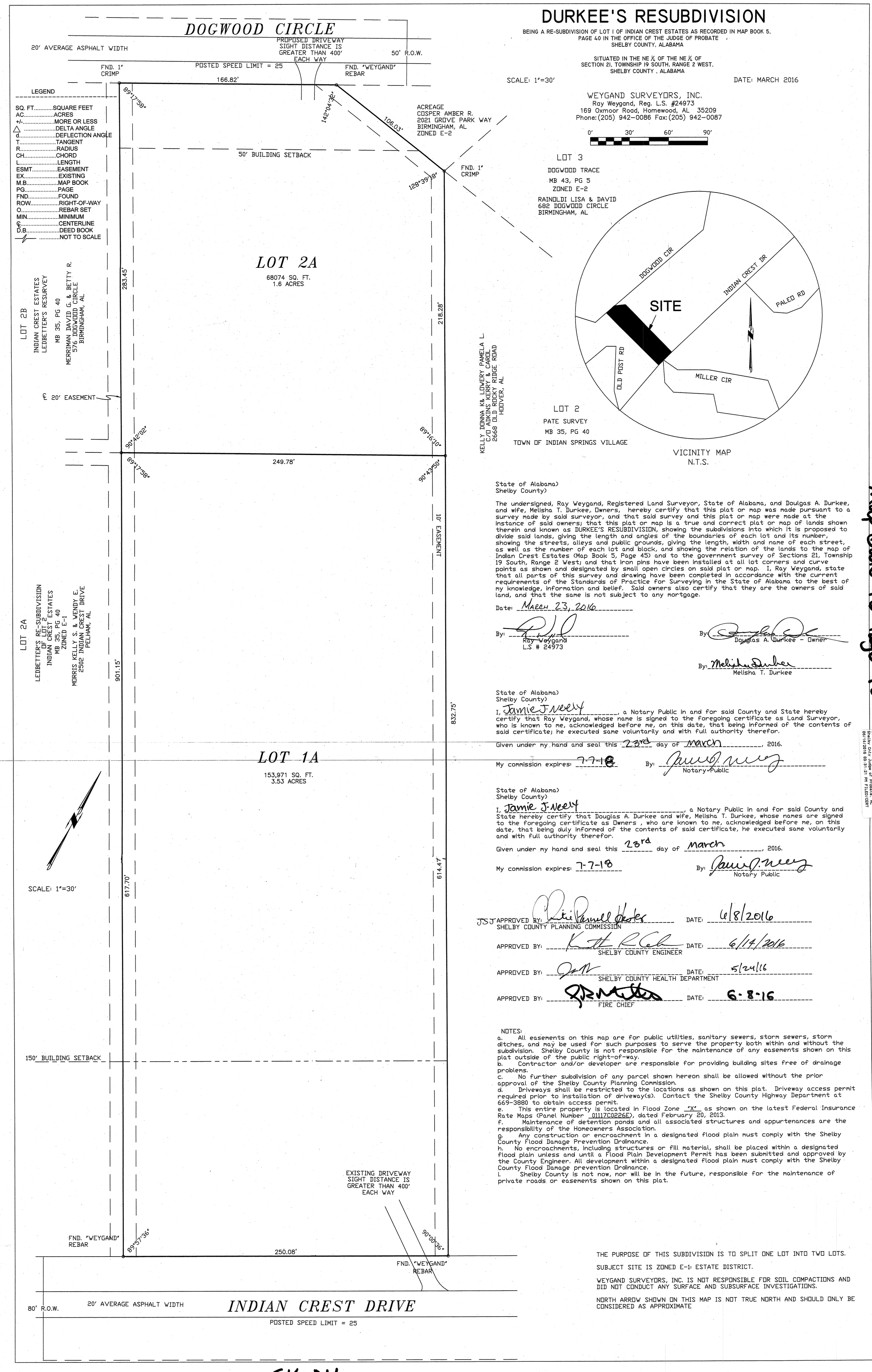
DURKEE'S RESUBDIVISION

BEING A RE-SUBDIVISION OF LOT 1 OF INDIAN CREST ESTATES AS RECORDED IN MAP BOOK 5, PAGE 40 IN THE OFFICE OF THE JUDGE OF PROBATE SHELBY COUNTY, ALABAMA

SITUATED IN THE NE ¼ OF THE NE ¼ OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY , ALABAMA

SCALE: 1"=30' DATE: MARCH 2016

WEYGAND SURVEYORS, INC.
Ray Weygand, Reg. L.S. #24973
169 Oxmoor Road, Homewood, AL 35209
Phone:(205) 942-0086 Fax:(205) 942-0087



State of Alabama)
Shelby County)

The undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and Doulgas A. Durkee, and wife, Melisha T. Durkee, Owners, 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 at the instance of said owners; that this plat or map is a true and correct plat or map of lands shown therein and known as DURKEE'S RESUBDIVISION, showing the subdivisions into which it is proposed to divide said lands, giving the length and angles of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the length, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands to the map of Indian Crest Estates (Map Book 5, Page 45) and to the government survey of Sections 21, Township 19 South, Range 2 West; and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. I, Ray Weygand, state 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 owners also certify that they are the owners of said land, and that the same is not subject to any mortgage.

Date: March 23, 2016

By: _____
Ray Weygand
L.S. # 24973

By: _____
Douglas A. Durkee - Owner

By: Melisha Durkee
Melisha T. Durkee

State of Alabama)
Shelby County)

I, Jamie J. Neely, a Notary Public in and for said County and State hereby certify that Ray Weygand, whose name is signed to the foregoing certificate as Land Surveyor, who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate; he executed same voluntarily and with full authority therefor.

Given under my hand and seal this 23rd day of March, 2016.

My commission expires: 7-7-18 By: _____
Notary Public

State of Alabama)
Shelby County)

I, Jamie J. Neely, a Notary Public in and for said County and State hereby certify that Douglas A. Durkee and wife, Melisha T. Durkee, whose names are signed to the foregoing certificate as Owners , who are known to me, acknowledged before me, on this date, that being duly informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this 23rd day of March, 2016.

My commission expires: 7-7-18 By: _____
Notary Public

JSJ APPROVED BY: _____ DATE: 6/8/2016
SHELBY COUNTY PLANNING COMMISSION

APPROVED BY: _____ DATE: 6/14/2016
SHELBY COUNTY ENGINEER

APPROVED BY: _____ DATE: 5/24/16
SHELBY COUNTY HEALTH DEPARTMENT

APPROVED BY: _____ DATE: 6-8-16
FIRE CHIEF

NOTES:

a. 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.
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 Shelby County Planning Commission.
d. 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.
e. This entire property is located in Flood Zone "X" as shown on the latest Federal Insurance Rate Maps (Panel Number 01117C0226E), dated February 20, 2013.
f. 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.
i. Shelby County is not now, nor will be in the future, responsible for the maintenance of private roads or easements shown on this plat.

THE PURPOSE OF THIS SUBDIVISION IS TO SPLIT ONE LOT INTO TWO LOTS.

SUBJECT SITE IS ZONED E-1: ESTATE DISTRICT.

WEYGAND SURVEYORS, INC. IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE AND SUBSURFACE INVESTIGATIONS.

NORTH ARROW SHOWN ON THIS MAP IS NOT TRUE NORTH AND SHOULD ONLY BE CONSIDERED AS APPROXIMATE

Map Book 46 Page 40

20160614000205830 1/1 $26.00
Shelby Cnty Judge of Probate, AL
06/14/2016 03:31:21 PM FILED/CERT

S16-011