Map Book 47 Page 37

20170130000030370 1/1 $27.00
Shelby Cnty Judge of Probate, AL
01/30/2017 03:53:29 PM FILED/CERT

On all plats where there is a dedication of land for street purposes whether in the form of new streets, additional right-of-way for existing streets, or merely curve radii where there were angle corners formerly existing, a resolution substantially in form as follows:

I / we (landowners name) as owner(s) have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as (subdivision name), a part of Shelby County, Alabama, and that the streets, alleys, easements, public grounds as shown on said plat are hereby dedicated to the use of the public.

PURPOSE OF RESURVEY: HAVE BUILT NEW HOME, AND ARE SELLING THE OLD HOME PLACE

COOK'S 1 LOT SUBDIVISION
HEBB ROAD

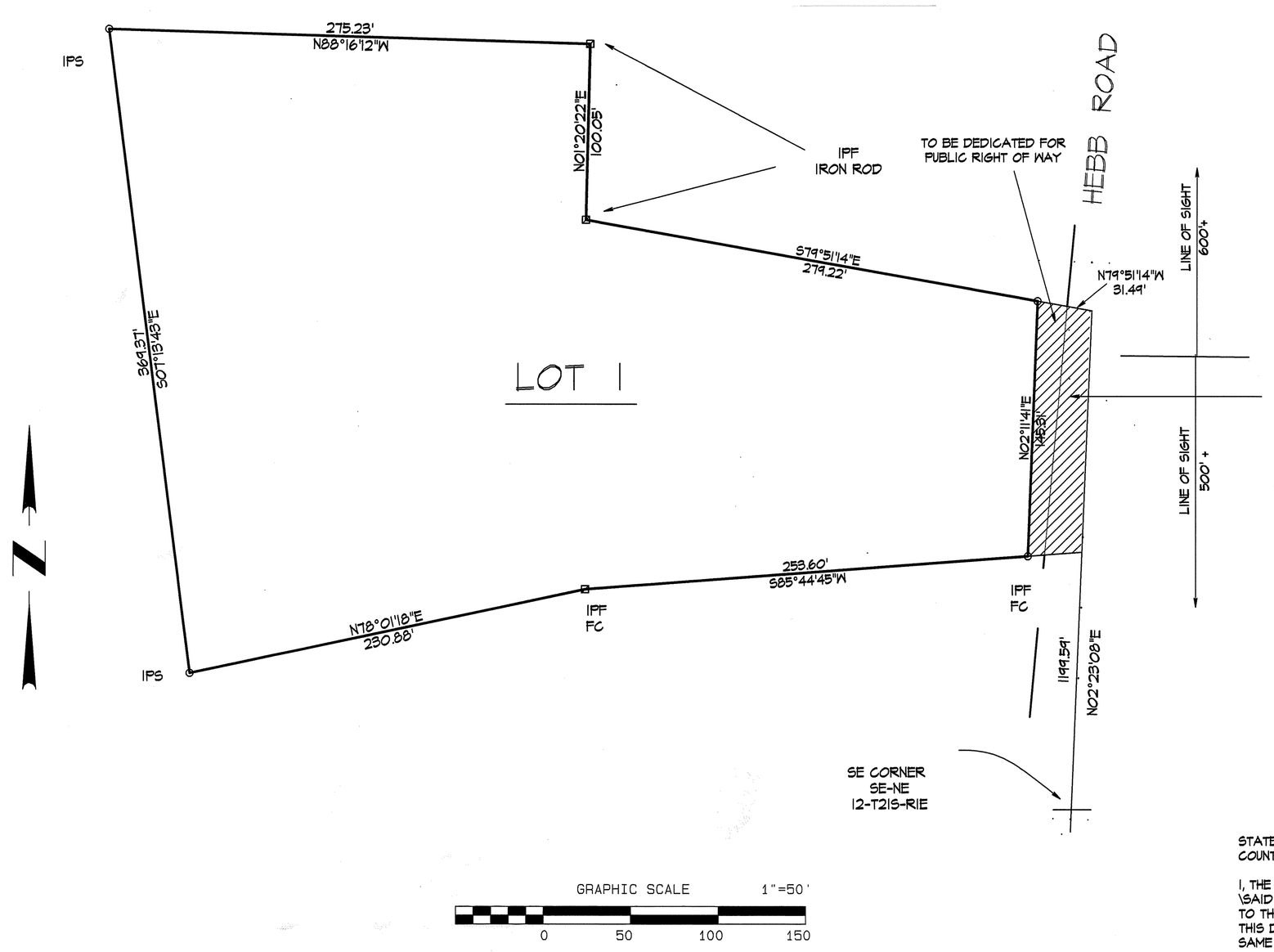
LOCATED IN: THE SE 1/4 - NE 1/4 SECTION 12, TOWNSHIP21 SOUTH, RANGE 1 EAST

20-1-12-1-001-004.000

OWNER: RONALD L. & SHERRY W. COOK
780 HEBB ROAD
WILISONVILLE, ALABAMA 35186

SURVEYOR: KARL HAGER, PLS
1825-D 12TH AVENUE
BESSEMER, ALABAMA 35020
PH: 205-424-4235

FEMA FLOOD MAP: PANEL 01117C0451E
DATED: 11-2-16
CURRENT ZONING: A-1



GRAPHIC SCALE 1"=50'
0 50 100 150

STATE OF ALABAMA
COUNTY OF SHELBY

I, RONALD L. & SHERRY W. COOK, AS OWNERS HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED LAID OUT AND PLATTED TO BE KNOWN AS "COOK'S ONE LOT SUBDIVISION" A PART OF SHELBY COUNTY, ALABAMA, AND THAT THE (STREETS ALLEYS, EASEMENTS, PUBLIC GROUNDS) AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

1-11-17 DATE — RONALD COOK, OWNER

1-11-17 DATE — SHERRY W. COOK, OWNER

I, KARL HAGER, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA HEREBY CERTIFY THAT ALL PARTS OF THIS PLAT AND SURVEY HAVE BEEN COMPLETED IN COMPLIANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN THE DTATE OF ALABAMA

12-12-16 DATE — KARL HAGER, SURVEYOR

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN \SAID STATE, HEREBY CERTIFY THAT KARL HAGER, LAND SURVEYOR, WHOSE NAME IS SIGNED TO THE FOREGOING CONVEYANCE, AND WHO IS KNOWN TO ME ACKNOWLEDGE BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS OF THE CONVEYANCE HE EXECUTED THE SAME VOUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL THIS 12th DAY OF DEC., 2016

NOTARY PUBLIC
MY COMMISSION EXPIRES 3-3-20

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN \SAID STATE, HEREBY CERTIFY THAT RONALD COOK, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING CONVEYANCE, AND WHO IS KNOWN TO ME ACKNOWLEDGE BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS OF THE CONVEYANCE HE EXECUTED THE SAME VOUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL THIS 11th DAY OF January, 2017

NOTARY PUBLIC
MY COMMISSION EXPIRES 8/17/19

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN \SAID STATE, HEREBY CERTIFY THATSHERRY W. COOK, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING CONVEYANCE, AND WHO IS KNOWN TO ME ACKNOWLEDGE BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS OF THE CONVEYANCE HE EXECUTED THE SAME VOUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL THIS 11th DAY OF January, 2017

NOTARY PUBLIC
MY COMMISSION EXPIRES 8/17/19

GENERAL NOTES:

ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWER, STORM SEWERS, STORM DITCHES, AND MAY BE USED FOR SUCH PURPOSES TO SERVE THE PROPERTY 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

CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS

NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITH OUT THE PRIOR APPROVAL OF THE TOWN OF WILSONVILLE PLANNING AND ZONING BOARD.

DRIVEWAY'S SHALL BE RESTRICTED TO THE LOCATIONS SHOWN ON THIS PLAT. DRIVEWAY ACCESS PERMIT REQUIRED PRIOR TO THE INSTALLATION OF DRIVEWAY. CONTACT SHELBY COUNTY HIGHWAY DEPARTMENT AT 664-5880 TO OBTAIN PERMIT.

THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAP (PANEL NUMBER 01117C0451E DATED 2-20-2013

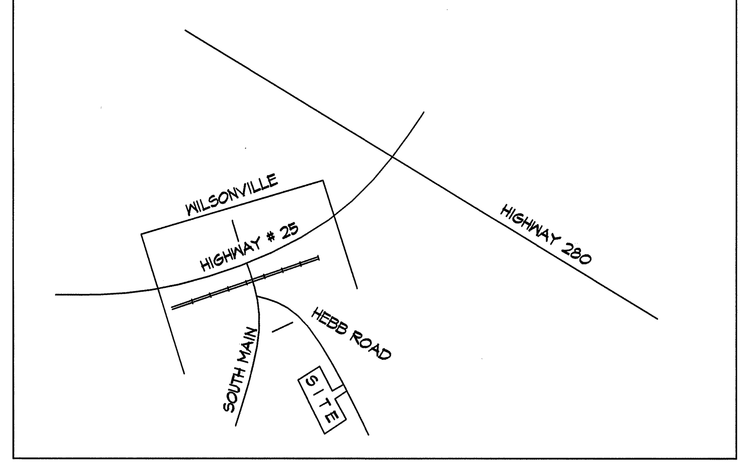
MAINTENANCE OF DETENTION PONDS AND ALL ASSOCIATED STRUCTURES AND APPURTENANCES ARE THE RESPONSIBILITES OF THE HOMEOWNER ASSOCIATION

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

NO ENCROACHMENT, INCLUDING STRUCTURES OR FILL MATERIAL, SHALL BE PLACED WITHIN A DESIGNATED FLOOD PLAIN UNLESS AND UNTILL 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 TOWN OF WILSONVILLE FLOOD DAMAGE PREVENTION ORDINANCE

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

VICINITY MAP



APPROVED IN FORMATE ONLY:

WILSONVILLE FIRE CHIEF

TOWN OF WILSONVILLE
MAYOR

TOWN OF WILSONVILLE
PLANNING AND ZONING

SHELBY COUNTY DEPARTMENT OF HEALTH

REVISION | DATE
1 2 3 4 5

PROJECT MANAGER: KARL HAGER
ENGR. of RECORD: RES. NO:
SRVYR of RECORD: KARL HAGER RES. NO: 11848

HAGER COMPANY, INC
1825-D 12TH AVENUE N. BESSEMER, ALABAMA 35020 PH: 424-4235

ACCOUNT: 1552
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED BY: KLH

EMAIL: KARLHAGER@ATT.NET

COOK
FAMILY SPLIT

DRAWING

SHEET 1
OF 1