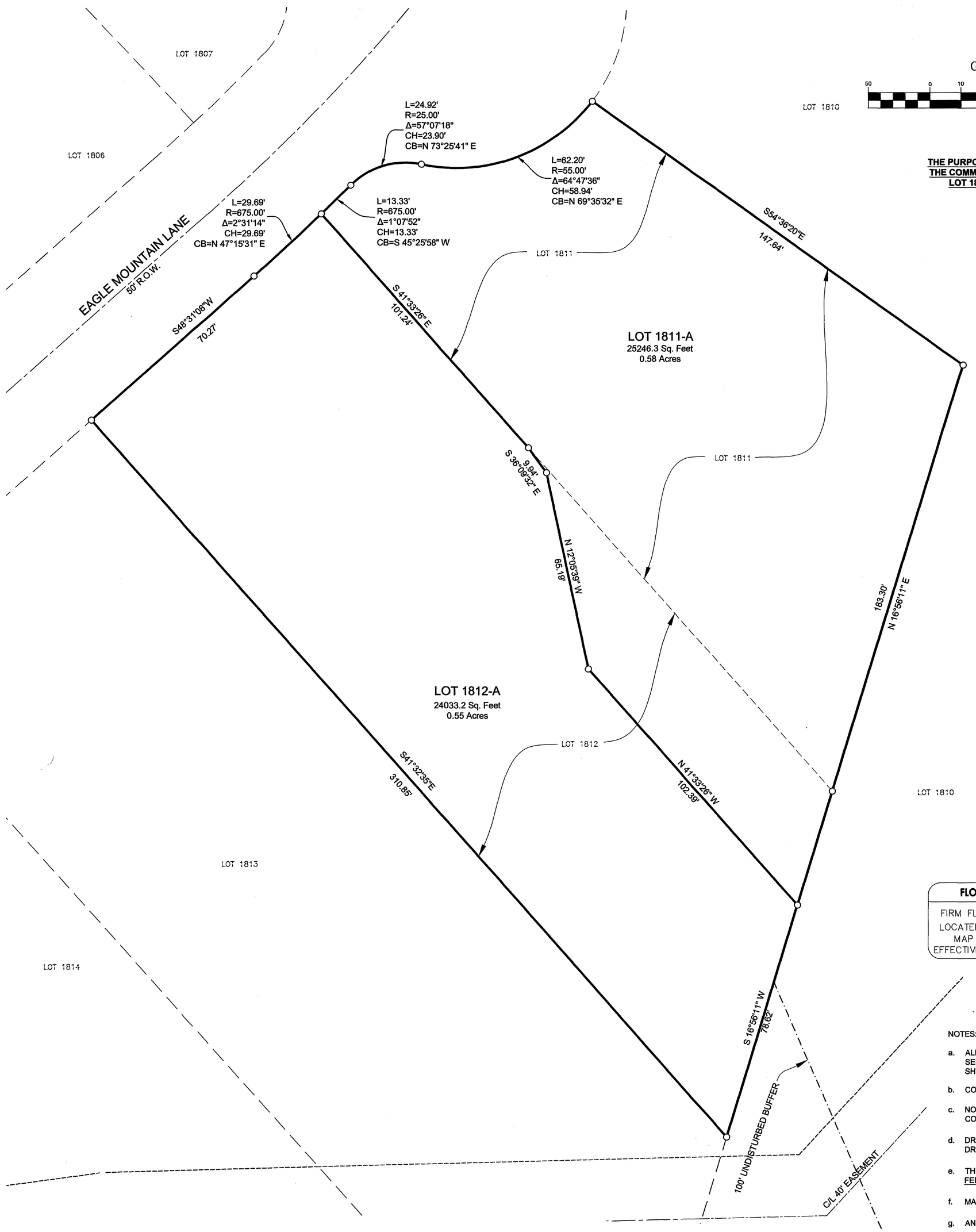
Map Book 47 Page 44

2017022000042010 1/1 $27.00
Shelby Cnty Judge of Probate, AL
02/08/2017 03:49:07 PM FILED/CERT

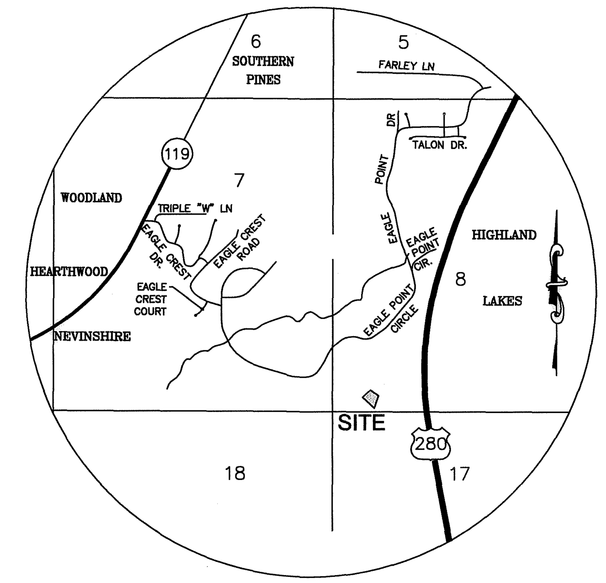


GRAPHIC SCALE

50 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

THE PURPOSE OF THIS RESURVEY IS TO CHANGE THE COMMON LOT LINE BETWEEN LOT 1811 AND LOT 1812 TO CLEAR ENCROACHMENTS.



SITE VICINITY MAP

N.T.S.

RESURVEY OF LOTS 1811 AND 1812
EAGLE POINT 18TH SECTOR

SITUATED IN THE SOUTHWEST 1/4 – SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY , ALABAMA

STATE OF ALABAMA
COUNTY OF SHELBY

THE UNDERSIGNED JEFF D. ARRINGTON, REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND BRADLEY J. KAMMAN AND JENNIFER KAMMAN, OWNERS OF LOT 1811 AND ACOB, INC, OWNER OF LOT 1812, 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 OWNER(S); THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN AND KNOWN AS RESURVEY OF LOTS 1811 AND 1812 EAGLE POINT 18TH SECTOR SHOWING THE SUBDIVISIONS INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVING THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER SHOWING THE STREETS, ALLEYS, AND PUBLIC GROUNDS; GIVING THE BEARINGS, 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 GOVERNMENT SURVEY (OR, IF THE PLOT IS A RESURVEY OF AN EXISTING RECORDED SUBDIVISION, "SHOWING THE RELATION OF THE LANDS TO THE SURVEY OF EAGLE POINT 18TH SECTOR AS RECORDED IN THE OFFICE OF PROBATE JUDGE OF SHELBY COUNTY IN MAP BOOK 35, PAGE 94A"; AND THAT IRON PINS HAVE BEEN FOUND OR SET AT ALL LOT CORNERS AND CURVE POINTS AS SHOWN AND DESIGNATED BY SMALL OPEN CIRCLES ON SAID PLAT OR MAP. SAID OWNERS ALSO CERTIFY THAT THEY ARE THE OWNERS OF SAID LANDS AND THAT THE SAME ARE NOT SUBJECT TO ANY MORTGAGE, EXCEPT A MORTGAGE OR MORTGAGES HELD BY THE FOLLOWING MORTGAGES. FIRST PARTNERS BANK, REGIONS.

I HEREBY 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.

SURVEYOR:

JEFF D. ARRINGTON
ALABAMA LIC. NO:18664

OWNER: LOT 1812

BY: Mark Aderholt
MARK ADERHOLT - PRESIDENT ACOB, INC.

MORTGAGEE LOT 1812: FIRST PARTNERS BANK

BY:
OFFICER - CHRIS COTTON
ITS: SENIOR VICE PRESIDENT

OWNERS: LOT 1811

BY:
BRADLEY J. KAMMAN

BY:
JENNIFER KAMMAN

MORTGAGEE LOT 1811: REGIONS MORTGAGE

BY:
OFFICER - MARIANNE GARNER-LEE
ITS: VICE PRESIDENT

STATE OF ALABAMA
COUNTY OF 5th Ave

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT MARK ADERHOLT, PRESIDENT - ACOB, INC, WHOSE NAME AS SIGNED TO THE FOREGOING CERTIFICATE AS OWNER OF LOT 1812, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS 5th DAY OF JAN, 2017

NOTARY PUBLIC — MY COMMISSION EXPIRES 02-08-17

STATE OF ALABAMA
COUNTY OF Jackson

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT CHRIS COTTON, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS SENIOR VICE PRESIDENT FOR FIRST PARTNERS BANK, MORTGAGEE, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS 1st DAY OF Feb, 2017

NOTARY PUBLIC — MY COMMISSION EXPIRES 4/22/20

STATE OF ~~ALABAMA~~ Mississippi
COUNTY OF Forrest

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT MARIANNE GARNER-LEE, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS VICE PRESIDENT FOR REGIONS MORTGAGE, MORTGAGEE, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS 24 DAY OF January, 2017

NOTARY PUBLIC — MY COMMISSION EXPIRES 12/11/20

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT JEFF D. ARRINGTON, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS SURVEYOR, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS 21 DAY OF December, 2016

NOTARY PUBLIC — MY COMMISSION EXPIRES July 31, 2018

STATE OF ALABAMA
COUNTY OF Chilton

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT BRADLEY J. KAMMAN, WHOSE NAME AS SIGNED TO THE FOREGOING CERTIFICATE AS OWNER OF LOT 1811, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS 5th DAY OF JAN, 2017

NOTARY PUBLIC — MY COMMISSION EXPIRES 02-08-17

STATE OF ALABAMA
COUNTY OF Shelby

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT JENNIFER KAMMAN, WHOSE NAME AS SIGNED TO THE FOREGOING CERTIFICATE AS OWNER OF LOT 1811, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS 5th DAY OF JAN, 2017

NOTARY PUBLIC — MY COMMISSION EXPIRES 02-08-17

FLOOD ZONE DESIGNATION

FIRM FLOOD INSURANCE RATE MAP LOCATED IN ZONE "X' UNSHADED MAP NUMBER 01117C0093E EFFECTIVE DATE FEBRUARY 20, 2013

APPROVED: _____ DATE: 2/7/2017
COUNTY ENGINEER

APPROVED: _____ DATE: 2/3/2017
PLANNING COMMISSION

APPROVED: _____ DATE: 1-31-2017
FIRE CHIEF

APPROVED: _____ DATE: 1/30/17
SHELBY COUNTY HEALTH OFFICER

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 WITH OUT 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 01117C0093E), 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.

ARRINGTON ENGINEERING
Civil Engineers - Surveyors - Land Planners
Office: (205) 985-9315
Fax: (205) 985-9385
2032 Valleydale Road
Birmingham AL 35244

DRAWING TITLE
RESURVEY OF LOTS 1811 AND 1812
EAGLE POINT 18TH SECTOR

LOCATION & DESCRIPTION
SITUATED IN THE SOUTHWEST 1/4 - SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY , ALABAMA

STATE OF ALABAMA
REGISTERED
#18664
PROFESSIONAL LAND SURVEYOR
JEFF D. ARRINGTON

DRAWN BY	MA, SAE
CHECKED BY:	JDA
DATE:	12-2-2016
SCALE:	1" = 20'
PARTY CHIEF	JJ
PROJECT NO.:	62206
SHEET	1 OF 1

G:\2016 projects\62206 – Lots 1811–1812 Eagle Point Resurvey\DWG\62206.dwg

516-088