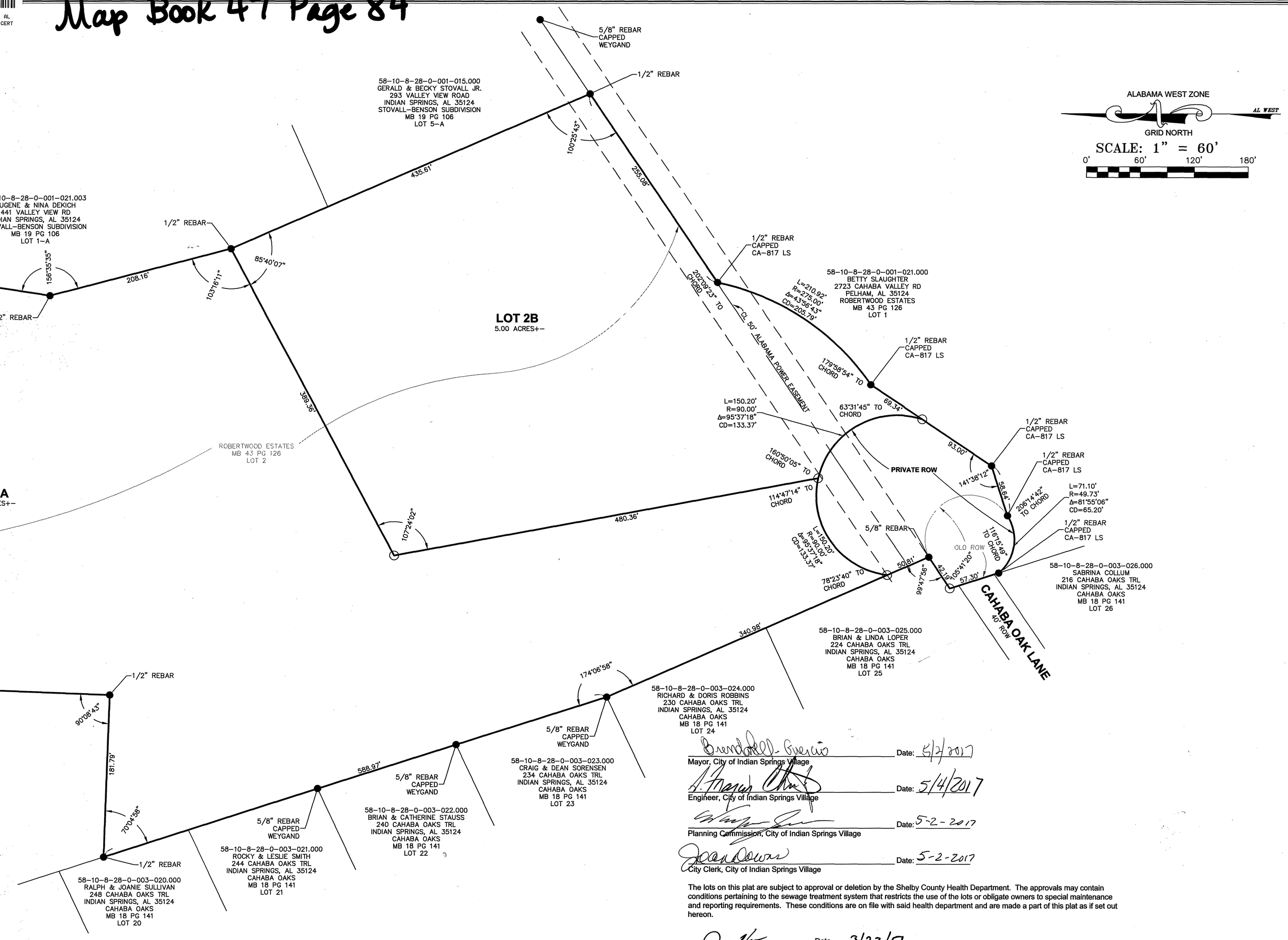
20170504000154000 1/1 $27.00
Shelby Cnty Judge of Probate, AL
05/04/2017 11:28:51 AM FILED/CERT

Map Book 47 Page 84



MUSGROVE ESTATES

BEING A RESURVEY OF LOT 2 OF ROBERTWOOD ESTATES AS RECORDED IN MAP BOOK 43 PAGE 126 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA.

A PRIVATE SUBDIVISION SITUATED IN SECTION 28, TOWNSHIP 19 SOUTH, RANGE 2 WEST, CITY OF INDIAN SPRINGS VILLAGE, SHELBY COUNTY, ALABAMA.

OWNER
JOHN AND GLENDA MUSGROVE
2060 HIGHWAY 150
BESSEMER AL 35022
PHONE 205-566-6763

STATE OF ALABAMA
COUNTY OF SHELBY

The undersigned, Rodney K. Cunningham, Registered Land Surveyor, State of Alabama, John and Glenda Musgrove, 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 owner; that this plat or map is a true and correct map of lands shown therein and known as MUSGROVE ESTATES 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 length, width and name of each street, as well as the number of each lot and block, and showing the relations of the lands to Robertwood Estates as recorded in Map Book 43 Page 126 in the Office of the Judge of Probate in Shelby County, Alabama; 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. Said owners also certifies that they are the owners of said lands and that the same are not subject to any mortgage. I further 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's Signature: _____ Date: MARCH 21, 2017
Rodney K. Cunningham PLS
Alabama License Number 26013

ALABAMA REGISTERED No. 26013 PROFESSIONAL LAND SURVEYOR RODNEY KEITH CUNNINGHAM

STATE OF ALABAMA
COUNTY OF SHELBY

I, Richard Earl Stubbs, as Notary Public in and for said County and State, do hereby certify that Rodney K. Cunningham, whose name is signed to the foregoing certificate as a surveyor, who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, they executed same voluntarily as such individuals (or in any other capacities) with full authority thereof.
Given under my hand and seal this 21st day of March, 2017

_____ My commission expires February 7, 2018
Notary Public

RICHARD EARL STUBBS NOTARY PUBLIC ALABAMA STATE AT LARGE

_____ Date 3-23-17 _____ Date 3-23-17
Owners: John Musgrove Glenda Musgrove

STATE OF Alabama
COUNTY OF Jefferson

I, _____, as Notary Public in and for said County and State, do hereby certify that John Musgrove and Glenda Musgrove, whose names are signed to the foregoing certificate as owners who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, they executed same voluntarily as such individuals (or in any other capacities) with full authority thereof.
Given under my hand and seal this 23rd day of March, 2017

_____ My commission expires May 12, 2018
Notary Public

Mayor, City of Indian Springs Village — Date: 5/2/2017

Engineer, City of Indian Springs Village — Date: 5/4/2017

Planning Commission, City of Indian Springs Village — Date: 5-2-2017

City Clerk, City of Indian Springs Village — Date: 5-2-2017

The lots on this plat are subject to approval or deletion by the Shelby County Health Department. The approvals may contain conditions pertaining to the sewage treatment system that restricts the use of the lots or obligate owners to special maintenance and reporting requirements. These conditions are on file with said health department and are made a part of this plat as if set out hereon.

Shelby County Health Department — Date 3/22/17

NOTES:

1. North arrow based on Alabama State Plane Grid West (NAD 83)
2. Date of field work (September 20, 2016)
3. All easements are for utility or drainage purposes and shall provide for needs both within and without this subdivision.
4. Surveyor, Engineer and City of Indian Springs Village are not responsible for providing building sites free of drainage problems.
5. The City of Indian Springs Village, Alabama is not now nor in the future responsible for any maintenance outside the public right-of-way.
6. The maintenance of drainage ditches and structures outside of the public right-of-way is solely the responsibility of the individual lot owner.
7. The Hammerhead turnaround located at the end of Cahaba Oaks Lane is a private street and will not be maintained now or at any time in the future by the City of Indian Springs Village.
8. Consulted FIRM Community Panel number 01117C0207E dated February 20, 2013 and found that this property does not lie in a special flood hazard area. (Zone X)
9. The subdivision shown hereon, including lots and streets, lies in an area where natural lime sinks could occur. The City of Indian Springs Village, the City Engineer, the City of Indian Springs Planning Commission and the individual members thereof, and all other agents, servants, or employees of the City of Indian Springs Village, Alabama, make no representations whatsoever that the subdivision lots and streets are safe or suitable for residential construction, or for any other purposes whatsoever.
10. The purpose of this resurvey is to provide 2 house sites.

LEGEND
R = Range
T = Township
SEC = Section
x = Cross found
● = Iron found
○ = Property corner set
△ = Stake set on Building Corner
Conc = Concrete
RCP = Reinforced Concrete Pipe
DIP = Ductile Iron Pipe
YI = Yard Inlet
HW = Headwall
MH = Manhole
SS = Sanitary Sewer
STS = Storm Sewer
PP = Power Pole
IPF = Iron Pin Found
IPS = Iron Pin Set
APPROX. = APPROXIMATE
—x— FENCE
CONCRETE
COVERED PORCH

REVISIONS

DRAWN BY: RES
CHECKED BY: RKC
PROJECT No.: HIGH0027
HIGH0027 ROBERTWOOD LOT 2.dwg
CAD FILE:
SCALE: 1" = 60'

PROJECT: MUSGROVE ESTATES BEING A RESURVEY LOT 2 ROBERTWOOD ESTATES MB 43 PG 126 SHELBY COUNTY, ALABAMA

TITLE: FINAL PLAT

120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
FAX - (205) 403-9175

EDG
ENGINEERING DESIGN GROUP, LLC
CIVIL ENGINEERING • LAND SURVEYING
(205) 403-9158

SHEET NO.
1 OF 1