Map Book 48 Page 90

20180109000008360 1/1 $27.00
Shelby Cnty Judge of Probate, AL
01/09/2018 08:22:11 AM FILED/CERT

LEGEND

- IRON PIN FOUND 1/2" OUTSIDE DIAMETER
- 5 REBAR SET WITH CAP STAMPED (PS)
- UTILITY POLE.
- I.P.S. - IRON PIN SET
- ROW - RIGHT OF WAY.
- 1/4 - 1/4 TIE
- —U— - OVERHEAD UTILITY LINE(S).
- —X— - FENCE.
- CONCRETE.
- REC. - RECORDED
- NOT TO SCALE.
- AC. - ACRES.
- ℄ - CENTERLINE
- D.B. - DEED BOOK.
- M.B. - MAP BOOK
- P.B. - PLAT BOOK
- PG. - PAGE.
- ESMT - EASEMENT.
- M B L MINIMUM BUILDING LINE

THE PURPOSE OF THIS SUBDIVISION IT TO MAKE LOTS COMPLY WITH REGULATIONS.

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 PROBLEMS.

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.

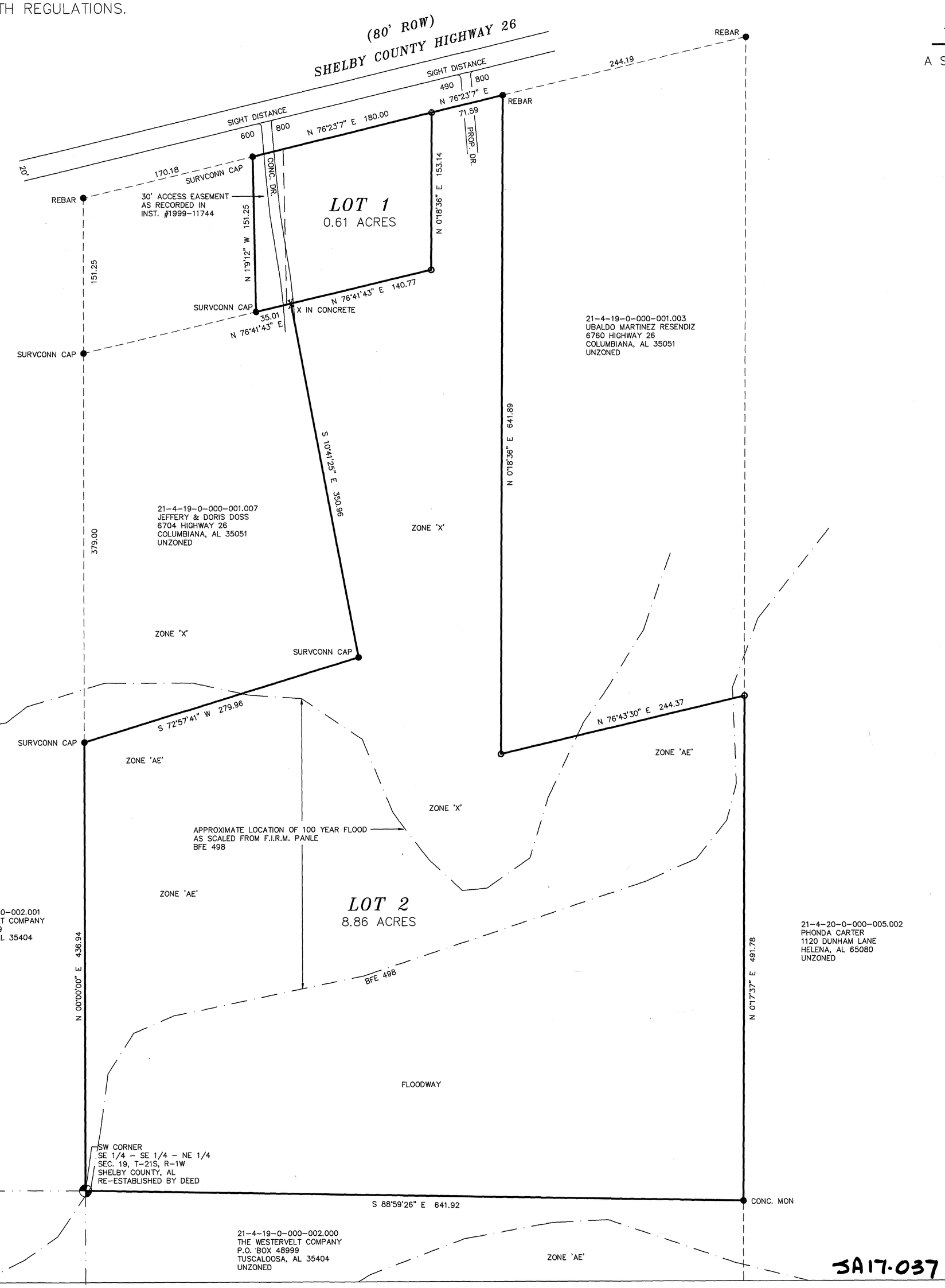
E. THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE 'X', FLOOD ZONE 'AE' AND FLOODWAY, AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAPS, PANEL # 01117C 0408 E, DATED FEBRUARY 20, 2013.

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.

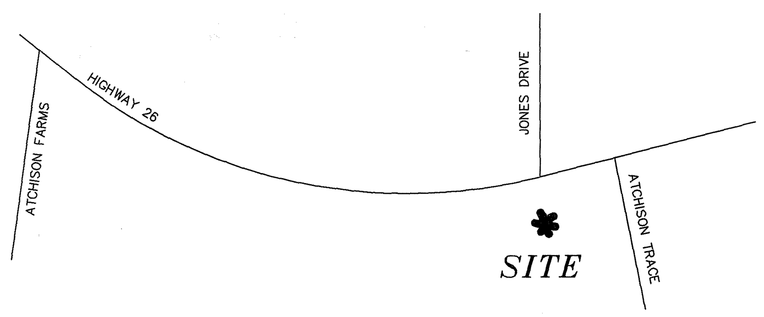


PLAT

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.



VICINITY MAP (NOT TO SCALE)

RODNEY SHIFLETT SURVEYING
P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298
JOB #16269

FINAL PLAT OF

DOSS PAGE FAMILY SUBDIVISION

A SUBDIVISION SITUATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA.

9.47 TOTAL ACREAGE OF UNZONED SUBJECT PROPERTY

PREPARED FOR:
JOHNNIE PAGE
P.O. BOX 73
COLUMBIANA, AL 35051

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

STATE OF ALABAMA
SHELBY COUNTY
AUGUST 8, 2017

The undersigned, Rodney Shiflett, a Licensed Land Surveyor, State of Alabama, and Johnnie Page, 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 thereln known as, DOSS PAGE FAMILY SUBDIVISION, 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 the government survey, 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 small closed circles for found irons on said plat or map. Said owners also certifies that they are the owner of said lands 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 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 8 day of August 2017

By: Rodney Shiflett Date: 8-8-17
Rodney Shiflett, P.L.S. #21784
P.O. Box 204
Columbiana, AL 35051
205-669-1205

REGISTERED No. 21784 PROFESSIONAL LAND SURVEYOR RODNEY SHIFLETT

I, 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 8 day of August 2017

Heather Letts — Notary Public
11-17-2019 — My Commission Expires

Heather Letts My Commission Expires November 17th, 2019 Notary Public Alabama State at Large

By: Johnnie Doss Page Date 8-14-17
Johnnie Doss Page

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Johnnie Doss Page, 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 14 day of August 2017

Heather Letts — Notary Public
11-17-2019 — My Commission Expires

Heather Letts My Commission Expires November 17th, 2019 Notary Public Alabama State at Large

Shelby County Planning Commission — Date 12/28/2017

Shelby County Engineer — Date 1/8/2018

Fire Chief — Date 12-4-17

SHELBY COUNTY HEALTH DEPARTMENT — Date 12/27/17
(For recording purposes only.)

THE LOTS ON THE PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE SHELBY COUNTY HEALTH DEPARTMENT. THE APPROVALS MAY CONTAIN CONDITIONS PERTAINING TO THE ONSITE SEWAGE TREATMENT SYSTEM THAT RESTRICT THE USE OF THE LOTS OR OBLIGATE OWNERS TO SPECIAL 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.

SA17-037