Map Book 51 Page 60

20190920000340940 1/1 $34.00
Shelby Cnty Judge of Probate, AL
09/20/2019 01:19:09 PM FILED/CERT

LEGEND

- ● – IRON PIN FOUND 1/2" OUTSIDE DIAMETER
- ○ – # 5 REBAR SET WITH CAP STAMPED. (IPS)
- – UTILITY POLE.
- I.P.S. – IRON PIN SET
- ROW – RIGHT OF WAY.
- – 1/4 – 1/4 TIE
- –E– – OVERHEAD UTILITY LINE(S).
- –X– – FENCE.
- FH – FIRE HYDRANT
- – 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

NOTE: All easements on this map are for public utilities, sanitary sewers, storm ditches, and may be used for such purposes to serve the property both within and without the subdivision.

GENERAL NOTES:

1. CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR THE PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS.

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

3. THIS ENTIRE PROPERTY IS LOCATED IN ZONE 'X', AS SCALED FROM THE LATEST FLOOD INSURANCE RATE MAP, PANEL # 01117C 0436 E, (PANEL NOT PRINTED), DATED FEBRUARY 20, 2012.

THE PURPOSE OF THIS RESUBDIVISION IS TO DIVIDE 9.59 ACRES INTO TWO LOTS FOR RESIDENTIAL USE.

FINAL PLAT OF

A RESUBDIVISION OF LOT 1 OF MAGNOLIA COVE

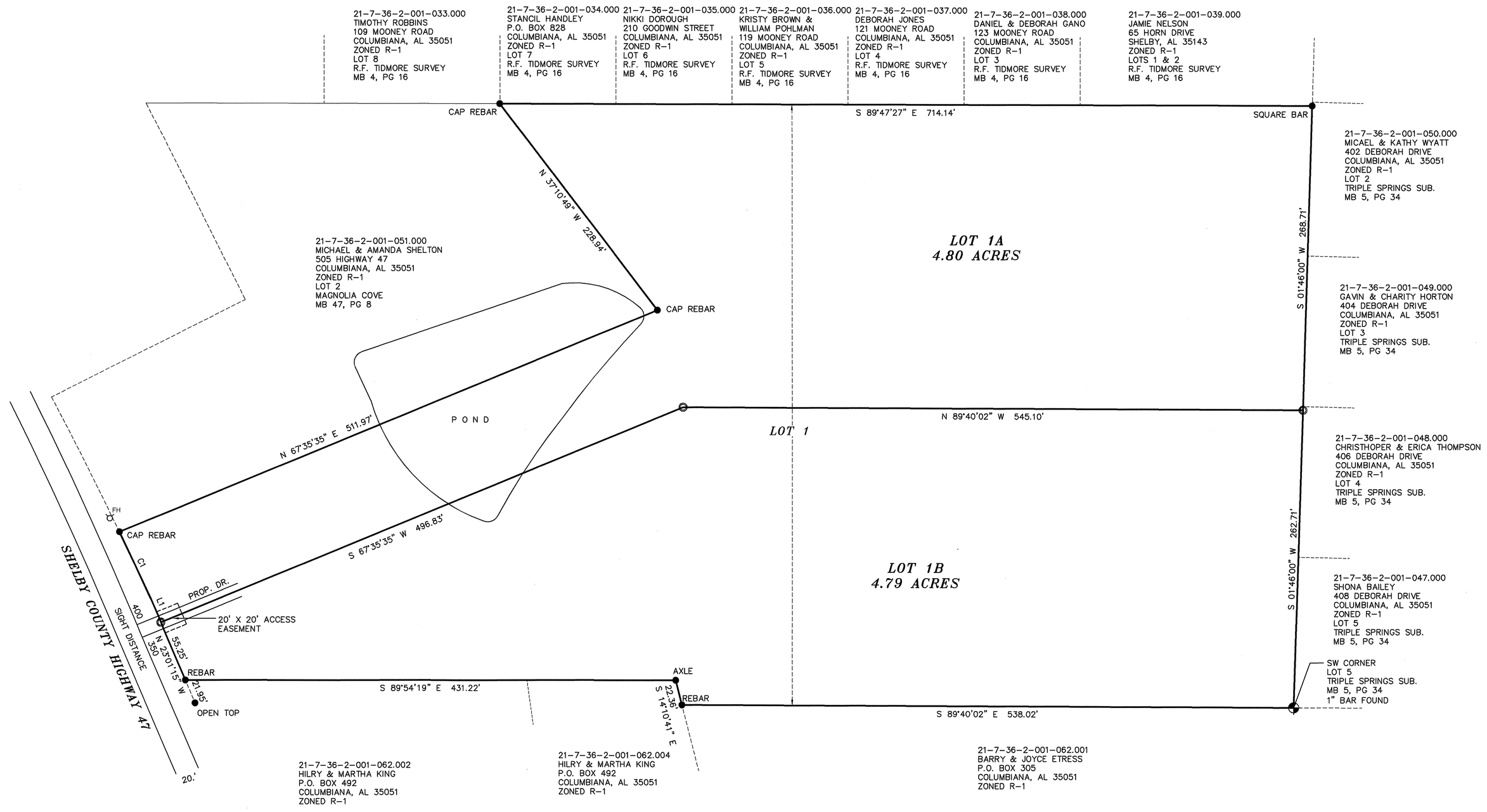
AS RECORDED IN MAP BOOK 47, PAGE 8, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

A MINOR SUBDIVISION SITUATED IN THE NW 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 1 WEST, CITY OF COLUMBIANA, SHELBY COUNTY, ALABAMA.

9.59 TOTAL ACREAGE OF SUBJECT PROPERTY

PREPARED FOR:
SPENCER LEDFORD
318 MILLS WAY
PELHAM, AL 35124

PREPARED BY:
RODNEY SHIFLETT
P.O. BOX 204
COLUMBIANA, AL 35051
205-669-1205



STATE OF ALABAMA
SHELBY COUNTY
SEPTEMBER 11, 2019

The undersigned, Rodney Shiflett, a Licensed Land Surveyor, State of Alabama, and Spencer Ledford, 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 therein known as, A RESUBDIVISION OF LOT 1 OF MAGNOLIA COVE, 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 Magnolia Cove, as recorded in Map Book 47, Page 8, 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 11 day of September 2019

By: Rodney Shiflett Date: 9/11/19
Rodney Shiflett, P.L.S. #21784
P.O. Box 204
Columbiana, AL 35051
205-669-1205

ALABAMA LICENSED PROFESSIONAL No. 21784 LAND SURVEYOR RODNEY Y. 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 11 day of September 2019

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: Spencer Ledford Date 9-20-2019

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Spencer Ledford, 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 20 day of Sept. 2019

Heather Letts
Notary Public

11-17-2019
My Commission Expires

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

Richard Lee Williams Date 9/12/19
City of Columbiana Planning Commission

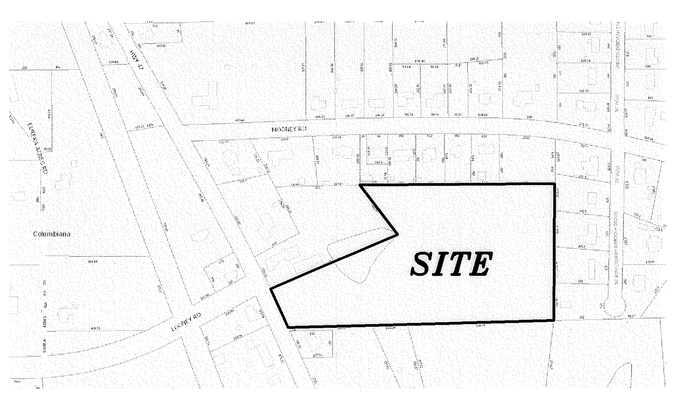
Date 9/17/19
SHELBY COUNTY HEALTH DEPARTMENT
(For recording purposes only.)

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.

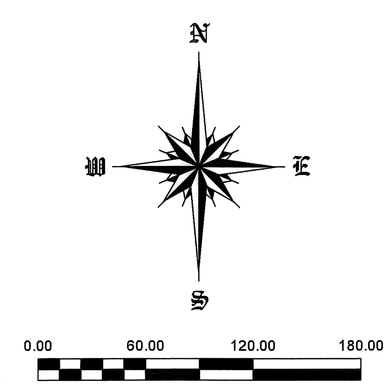
LINE	BEARING	DISTANCE
L1	S 23°01'15" E	22.55'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	65.22'	3530.00'	1°03'31"	N 25°01'10" W	65.22'

RODNEY SHIFLETT SURVEYING
P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298
JOB #19591



VICINITY MAP (NOT TO SCALE)



SCALE: 1" = 60'