MAP BOOK 55 PAGE 1

20210920000450810 1/1 $34.00
Shelby Cnty Judge of Probate, AL
09/20/2021 10:32:00 AM 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.
- – 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

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

THE PURPOSE OF THIS RESUBDIVISION IS TO DIVIDE 2.56 ACRES INTO TWO LOTS FOR RESIDENTIAL USE.

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.

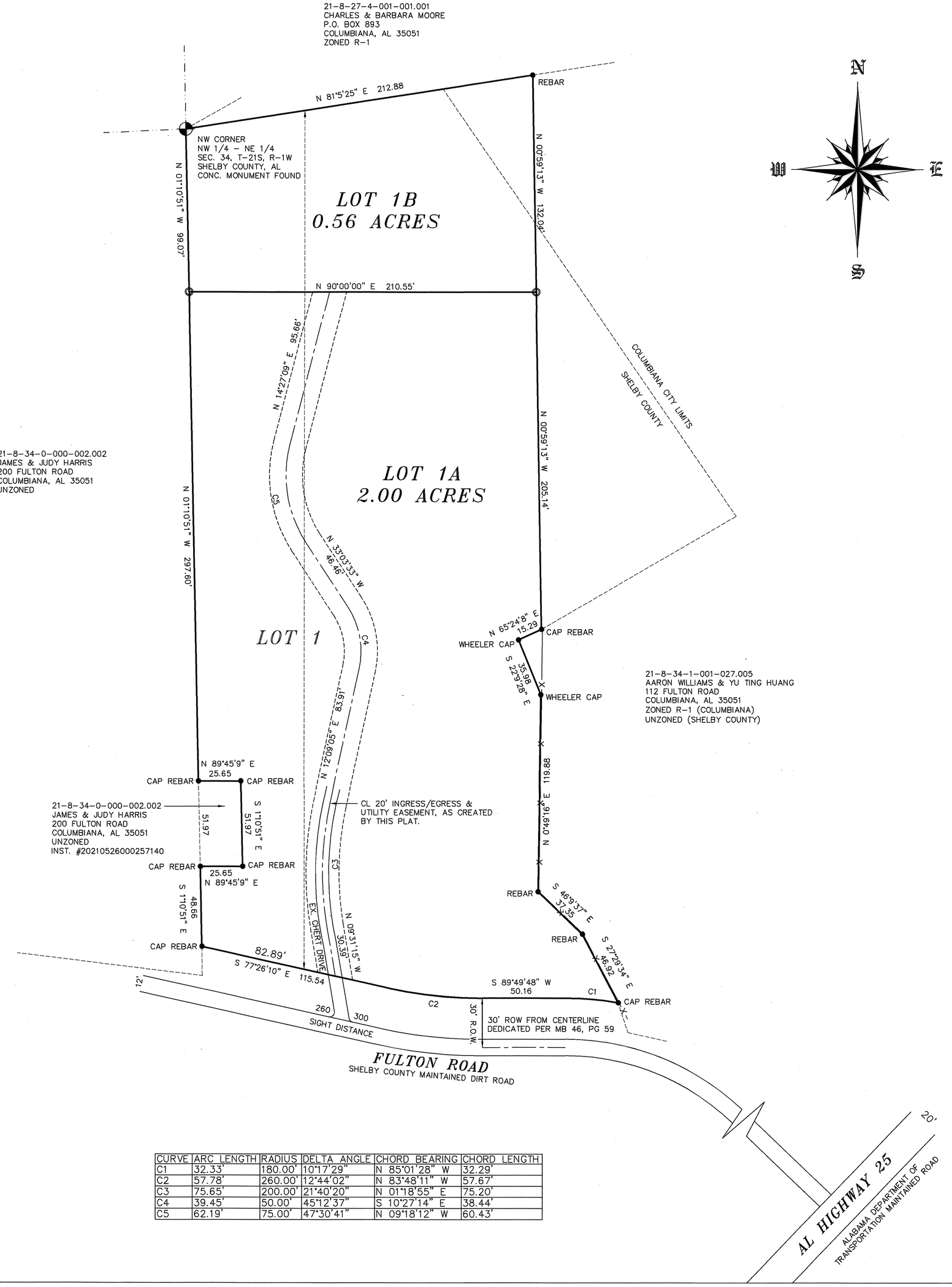
E. THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE 'X', AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAPS, PANEL # 01117C 0417 E, DATED FEBRUARY 20, 2013.

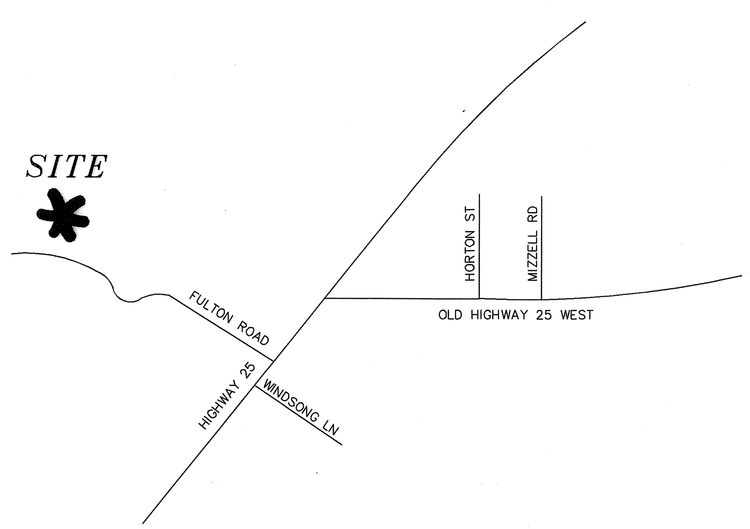
F. MAINTENANCE OF DETENTION PONDS AND ALL ASSOCIATED STRUCTURES AND APPURTENANCES ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

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.





VICINITY MAP (NOT TO SCALE)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	32.33'	180.00'	10°17'29"	N 85°01'28" W	32.29'
C2	57.78'	260.00'	12°44'02"	N 83°48'11" W	57.67'
C3	75.65'	200.00'	21°40'20"	N 01°18'55" E	75.20'
C4	39.45'	50.00'	45°12'37"	S 10°27'14" E	38.44'
C5	62.19'	75.00'	47°30'41"	N 09°18'12" W	60.43'

RODNEY SHIFLETT SURVEYING
P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298
JOB #19036

FINAL PLAT OF

RESUBDIVISION OF LOT 1 OF BROWNING FAMILY SUBDIVISION

AS RECORDED IN MAP BOOK 46, PAGE 59, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

A FAMILY SUBDIVISION SITUATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 1 WEST, SHELBY COUNTY AND CITY OF COLUMBIANA, ALABAMA.

2.56 TOTAL ACREAGE OF UNZONED SUBJECT PROPERTY

PREPARED FOR:
JEFF BROWNING
4601 HWY 31, SUITE E
CALERA, AL 35040

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

STATE OF ALABAMA
SHELBY COUNTY
JULY 21, 2021

The undersigned, Rodney Shiflett, a Licensed Land Surveyor, State of Alabama, and Jeffrey Paul Browning, 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 BROWNING 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 21ST day of JULY, 20 21

By: Rodney Shiflett Date: 7/21/21
Rodney Shiflett, P.L.S. #21784
P.O. Box 204
Columbiana, AL 35051
205-669-1205

ALABAMA LICENSED PROFESSIONAL No. 21784 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 21st day of July, 20 21

Heather Lotts — Notary Public
10-15-23 — My Commission Expires

Heather Lotts My Commission Expires 10/15/2023 Notary Public Alabama State at Large

By: Jeffrey Paul Browning 7.29.21
Jeffrey Paul Browning

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Jeffrey Paul Browning, 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 29 day of July, 20 21

Heather Lotts — Notary Public
10-15-23 — My Commission Expires

Heather Lotts My Commission Expires 10/15/2023 Notary Public Alabama State at Large

City of Columbiana Planning Commission — Date 9/15/21

Shelby County Planning Commission — Date 9/16/2021

Shelby County Engineer — Date 9-17-2021

Fire Chief — Date 8-12-21

Cindy Goocher — Date 9/16/2021
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. NO REPRESENTATION IS MADE THAT ANY LOT ON THIS PLAT WILL ACCOMMODATE AN ONSITE SEWAGE SYSTEM (OSS). THE APPROPRIATENESS OF A LOT FOR WASTEWATER (SEWAGE) TREATMENT AND DISPOSAL SHALL BE DETERMINED WHEN AN APPLICATION IS SUBMITTED. IF PERMITTED, THE LOT APPROVAL MAY CONTAIN CONDITIONS WHICH RESTRICT THE USE OF THE LOT OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS, AND THESE ARE ON FILE WITH THE SAID HEALTH DEPARTMENT AND ARE MADE PART OF THIS PLAT AS IF SET OUT HEREON.