Map Book 55 Page 15

20211015000502060 1/1 $34.00
Shelby Cnty Judge of Probate, AL
10/15/2021 11:06:30 AM FILED/CERT

FINAL PLAT
RESUBDIVISION OF LOT 2
HERITAGE LAKES AS RECORDED
IN MAP BOOK 37 PAGE 146
SHELBY COUNTY AL

0 100 200 300

SCALE 1"=100'
GEODETIC NORTH

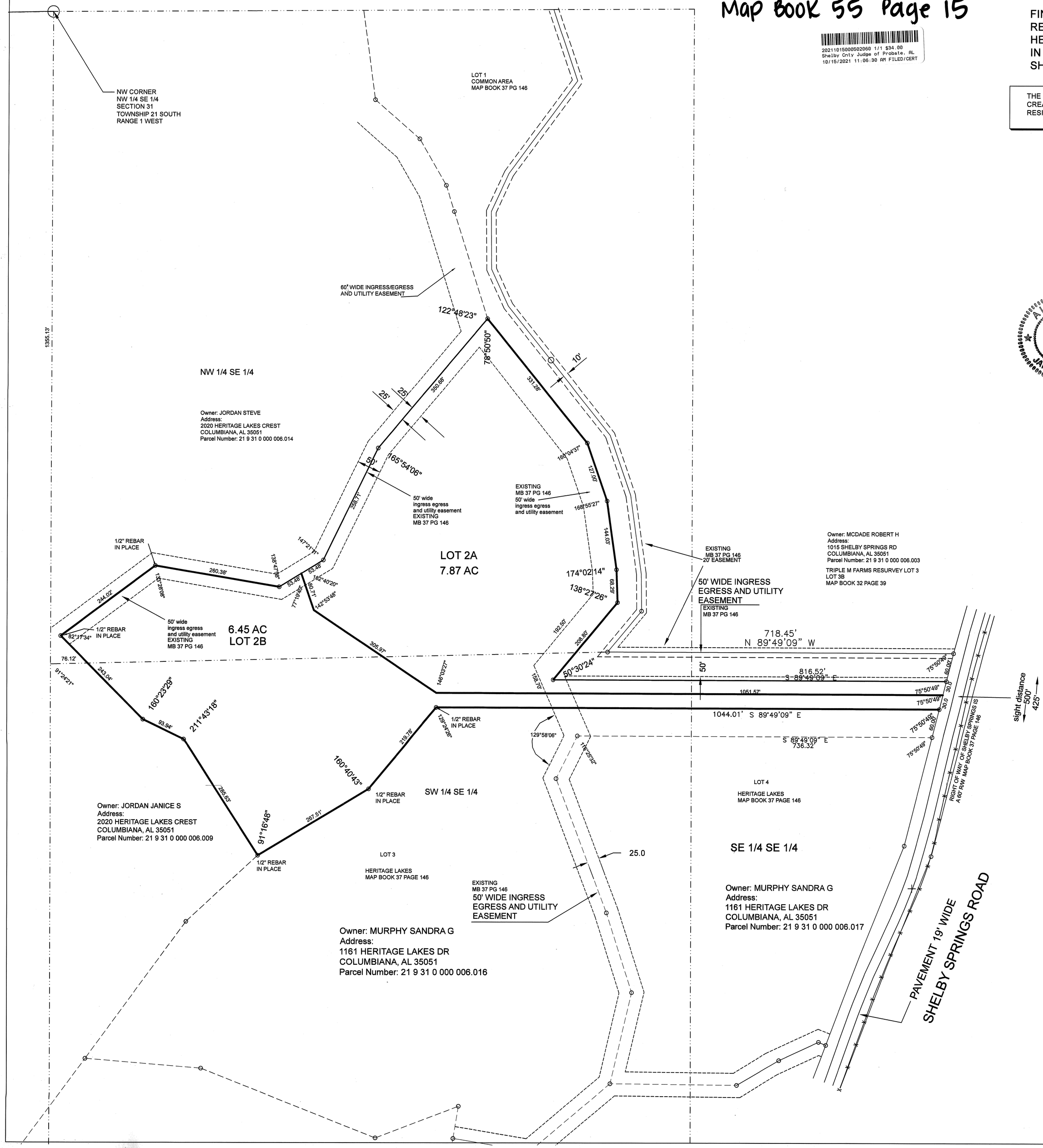
RAY & GILLILAND, P.C.	
103 E FORT WILLIAMS ST. P.O. BOX 1183 SYLACAUGA, ALABAMA 35150	TEL NO. (256) 245-3243 FAX NO. (256) 245-3202
	FILE: BILLHIGHTOWERHERITAGELAKES
DRAWN BY: J RAY	SCALE: 1"=100'
	DATE: 3-25-2021

PREPARED BY:
JAMES M. RAY
PLS # 18383
P.O. BOX 1183
SYLACAUGA, ALABAMA
MARCH 2021

THE PURPOSE OF THIS SUBDIVISION IS TO CREATE TWO LOTS FROM 14.32 ACRES FOR RESIDENTIAL USE

PROPERTY IS CURRENTLY UN-ZONED

CURRENT OWNER
SHELBY SPRINGS ROAD LLC
ATTENTION: DON MURPHY
MANAGING MEMBER



STATE OF ALABAMA
SHELBY COUNTY

The undersigned James M. Ray Licensed Professional Land Surveyor, State of Alabama and Bill Hightower as owner 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 truce and correct map of lands shown therein known as The Resubdivision of lot 2 Heritage Lakes Subdivision map book 37, page 146 showing the sub-division into which it is proposed to divide said lands, giving the lengths and angles 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 of the land to the Public Land Survey System, and that iron pins have been installed at all lot corners and curve points as shown and are designated by open circles on said plat or map. I further state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards for Surveying in the State of Alabama to the best of my Knowledge, information, and belief.

ALABAMA REGISTERED No. 18383 PROFESSIONAL LAND SURVEYOR JAMES M. RAY

By: James M. Ray PLS 18383 date June 10 2021
Ray and Gilliland, P.C.
Alabama Certificate No. CA-0114-LS

Bill Hightower PROPERTY OWNER Date 10/7/2021

STATE OF ALABAMA
SHELBY COUNTY

I, Carol H. Roberts, a Notary Public in and for said County and State, do hereby certify that James M. Ray, whose name is signed to the foregoing certificate as surveyor and who is known to me, acknowledged before me, on this date, that after having been duly informed on the contents of said certificate, he executed same voluntarily as such individual with full authority therefor.

Given under my hand and seal this the 10th day of June, 2021.

Carol H. Roberts
Notary Public My Commission Expires: 8/18/23

CAROL H. ROBERTS NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF ALABAMA
SHELBY COUNTY

I, Carol H. Roberts, a Notary Public in and for said County and State, do hereby certify that Bill Hightower, owner whose name is signed to the foregoing certificate as owners and who us known to me, acknowledged before me, on this date, that after having been duly informed on the contents of said certificate, he executed same voluntarily as such individual with full authority therefor.

Given under my hand and seal this the 7th day of October, 2021.

Carol H. Roberts
Notary Public My Commission Expires: 8-8-2023

CAROL H. ROBERTS NOTARY PUBLIC ALABAMA STATE AT LARGE

Planning Commission Official Date: 10/11/2021

District File Chief Date: 10-8-2021

County Engineer Date: 10-14-2021

Cindy Boacher 10/8/21
SHELBY COUNTY HEALTH DEPARTMENT DATE
FOR RECORDING PURPOSES ONLY

The lot(s) on this plat are subject to approval or deletion by the Shelby County LHD. 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 certain 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 a part of this plat as if set out here on.

SHELBY COUNTY 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 D1117C0416E), & D1117C0418E 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.

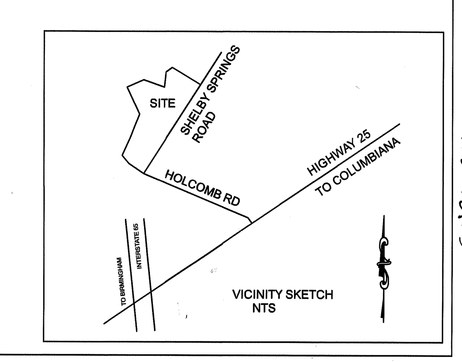
h. No encroachments, including structures or fill material, shall be placed within a designated flood plain unless and until a Flood Plain Development Permit has been submitted and approved by the County Engineer. All development within a designated flood plain must comply with the Shelby County Flood 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.

1.8 Include the following notes on plat if appropriate:

a. Sink hole note:
The subdivision shown hereon, including lots and streets, lies in an area where natural lime sinks have occurred. Lime sinks, as located and shown on the above plat, were found but not repaired, unless otherwise noted on the plat. Shelby County, the Shelby County Engineer, the Shelby County Planning Commission and the individual members thereof, and all other agents, servants, or employees of Shelby County, Alabama, make no representations whatsoever that the subdivision lots and streets are safe or suitable for residential construction, or for any other purposes whatsoever.

b. omitted



SN21-011