20231020000310760 1/1 $39.00
Shelby Cnty Judge of Probate, AL
10/20/2023 02:12:44 PM FILED/CERT

Book 58 Page 85

## LEGEND

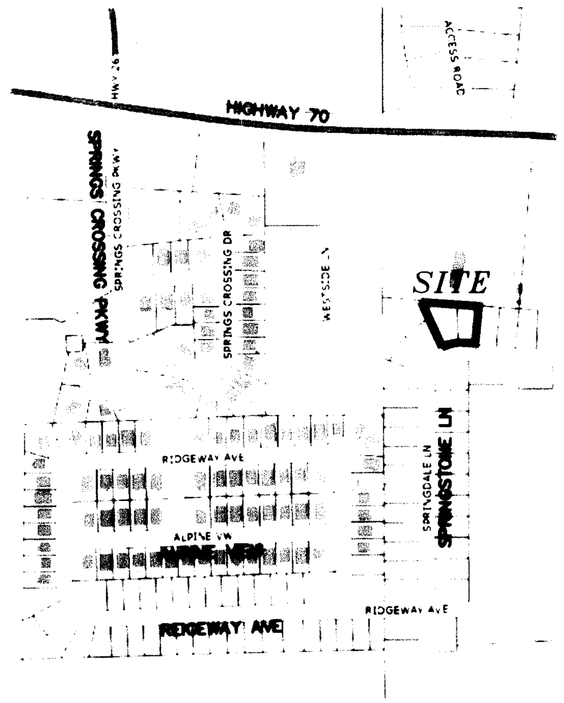
- ● – IRON PIN FOUND 1/2" OUTSIDE DIAMETER
- ○ – #4 REBAR SET WITH CAP STAMPED. (IPS)
- – UTILITY POLE.
- I.P.S. – IRON PIN SET
- ROW – RIGHT OF WAY.
- – 1/4 – 1/4 TIE
- –E– OVERHEAD UTILITY LINE(S).
- –X– FENCE.
- CONC. – CONCRETE.
- REC. – RECORDED
- – NOT TO SCALE.
- AC. – ACRES.
- CL – CENTERLINE
- 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.

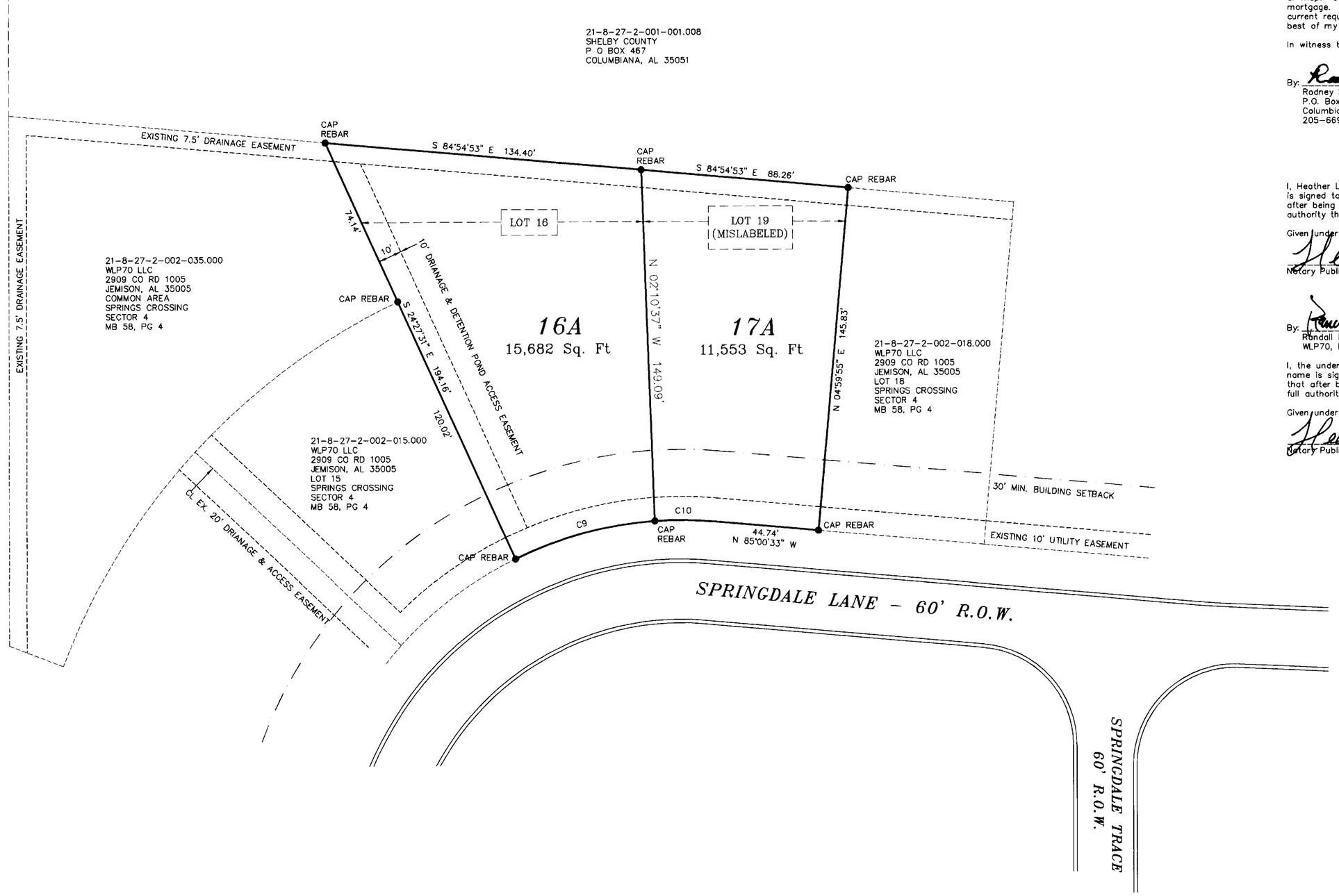
GENERAL NOTES:

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 0417 E (PANEL NOT PRINTED), DATED FEBRUARY 20, 2013.
4. NO FENCES SHALL BE ALLOWED OVER ANY DRAINAGE EASEMENTS THAT ARE PART OF THE OVERALL DRAINAGE SYSTEM.
5. THE MAINTENANCE OF ALL DRAINAGE EASEMENTS OUTSIDE OF THE PUBLIC R.O.W. SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
6. SUBJECT TO COVENANTS AND RESTRICTIONS, AS RECORDED IN 20190213000047140, INST. #20200910000404720 & INST. #20210311000120750, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
7. MAINTENANCE OF DETENTION PONDS AND ALL ASSOCIATED STRUCTURES AND APPURTENANCES ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
8. THE CURRENT ZONING FOR THIS PROPERTY IS R-3

THE PURPOSE OF THIS RESURVEY IS TO ADD AN EASEMENT TO LOT 16 AND CORRECT LOT 17, FOR RESIDENTIAL USE.




*VICINITY MAP (NOT TO SCALE)*



0 30 60 90

SCALE: 1" = 30'

| CURVE | ARC LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|
| C9 | 61.61' | 160.00' | N 75°00'27" E | 61.23' |
| C10 | 25.00' | 160.00' | S 89°29'06" E | 24.97' |

RODNEY SHIFLETT SURVEYING
P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298
JOB #23611

FINAL PLAT OF

# *A RESURVEY OF LOTS 16 & 17 OF SPRINGS CROSSING SECTOR 4*

***AS RECORDED IN MAP BOOK 58, PAGE 4, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.***

A SINGLE FAMILY RESIDENTIAL SUBDIVISION SITUATED IN THE WEST 1/2 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 1 WEST, CITY OF COLUMBIANA, SHELBY COUNTY, ALABAMA.

PREPARED FOR:
WLP70, LLC
2909 COUNTY ROAD 1005
JEMISON, AL 35085

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

669-1205

STATE OF ALABAMA
SHELBY COUNTY
SEPTEMBER 18, 2023

The undersigned, Rodney Shiflett, a Licensed Land Surveyor, State of Alabama, and WLP70, LLC, 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 RESURVEY OF LOTS 16 & 17 SPRINGS CROSSING, SECTOR 4, 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 Springs Crossing, Sector4, as recorded in Map Book 58, Page 4, in the Office of the Judge of Probate of Shelby County, Alabama, 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 19th day of SEPTEMBER 20 23

By: Rodney Shiflett Date: 9/19/23
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, Heather Letts, 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 19th day of SEPTEMBER 20 23

Heather Letts
Notary Public

10/15/23
My Commission Expires

Heather Letts My Commission Expires Notary Public 10/15/2025 Alabama State at Large

By: Randall H. Goggons Date 9-19-23
Randall H. Goggons – Member
WLP70, LLC

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Randall H. Goggons, whose name is signed to the foregoing certificate as Member, 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 19th day of September 20 23

Heather Letts
Notary Public

10/15/23
My Commission Expires

Heather Letts My Commission Expires Notary Public 10/15/2025 Alabama State at Large

City of Columbiana Consulting Project Engineer — Date 10/18/23

City of Columbiana Planning Commission — Date 12/12/23

City of Columbiana Mayor — Date 9-25-23

Director of sewer operations — Date 9-22-23

Columbiana Fire Chief — Date 10-13-23