19910418000110730 1/1 $.00
Shelby Cnty Judge of Probate,AL
04/18/1991 12:00:00AM FILED/CERT

MAP BOOK 15 PAGE 22

Ron Epstein
322-8252

B'HAM WATER WORKS PROPERTY

4" Capped Pipe - N.W. Cor. of SE¼ of NW¼ Sec. 22 T-18-S R-1-W

661.64'

STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED
91 APR 18 PM 4:15
JUDGE OF PROBATE

N 87° 28' 41" E 657.00'

NE Cor of SE¼ of NW¼ Sec. 22 T-18-S R-1-W

Blue (Red Meandering Painted Tree Line

LOT 4
± 13.7 ACRES

LOT 1
± 7.0 ACRES

464.11'

693.86'

OLD LOT-2

657.00'

464.11'

B'HAM WATER WORKS PROPERTY

N 01° 40' 48" W 1334.35'

397.81'

LOT 2
± 6.0 ACRES

N 87° 26' 28" E 344.33'

75' Building Line

397.81'

N 01° 33' 32" W

PROPOSED SADDLE CREEK ACRES
M.B. 14, PG. 8

OLD LOT-3

N 16° 43' 08" E 633.75'

OLD LOT-4

OLD LOT-5

657.00'

580.00'

LOT 5
± 6.0 ACRES

LOT 3
± 6.2 ACRES

411.94'

411.61'

SADDLE CREEK DRIVE

A=18° 15' 00"
R=1015.28'
CH=S 07° 18' 59" W

A=18° 16' 20"
R=1040.84'
CH=S 07° 19' 38" W

75' Building Line

4" Capped Pipe S.W. Cor. of S.E¼ of N.W¼ Sec. 22 T-18-S R-1-W

S 75° 11' 29" W 105.60'

26.20'

121.33'

243.71'

S 87° 26' 28" W 657.00'

SADDLE CREEK TRAIL (Existing)

60'

Rebar S.E. Cor. of S.E¼ of N.W¼ Sec. 18 T-22-S R-1-W

DICKSON'S PROPERTY

LOCATION MAP
NTS
SADDLE CREEK RUN
SADDLE CREEK TRAIL
PUBLIC ROAD (PRESCRIPTIVE ROW)

AMENDED MAP
SADDLE CREEK RUN

(A PRIVATE SUBDIVISION)

(MAP OF ORIGNAL SADDLE CREEK RUN RECORDED IN M.B. 14, PG. 20)

0 50 100 200 300
SCALE: 1"=100

Map amended because of reconfiguration of lot lines. February 11, 1991

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SHELBY COUNTY ALABAMA

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, Jim C. McCullers, Registered Land Surveyor, State Of Alabama, and Ronald Epstein and Shihan Dyess, Owners, do 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 owners; that this plat or map is a true and correct map of lands shown therein and known as " Saddle Creek Run" (A Private Subdivision) showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and its numbers, that no streets or improvements are to be created by this plat, that said lots are shown as related to the government survey, and that iron pins have been installed at all corners and curve points as shown and designated by small open circles on said plat or map. Said Owners also certify that they are the owners of said lands and that the same are not subject to any mortgage, except that mortgage held by L.D. Brannon.

Dated April 7, 1989

Jim C. McCullers, Surveyor

Ronald Epstein, Owner

Shihan Dyess, Owner

L.D. Brannon
Mortgagee

I, Jim McCullers, as Notary Public in and for said county and state, do hereby certify that Ronald Epstein, Shihan Dyess, and L.D. Brannon, whose names are signed to the foregoing certificate as owners and mortgagee, who are known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificate, they executed same voluntarily as each individual with full authority therof.

No. 15154

Given under my hand and seal this seventh day of April 1989

Jim C. McCullers
3-9 90

Approved By _____ Shelby County Planning Director

Approved By _____ Acting Shelby County Engineer 3-9-90

_____ Shelby County Health Department

(Health Department Approval For Recording Purposes Only, All Lots Subject To Individual Approval By Shelby County Health Department)

Notes:

1. The purpose of this subdivision is single family residential use.
2. No Brick mail boxes shall be placed on road right of way.
3. No Lot May Be Further Subdivided.

PRIVATE ROAD UNDER THE OWNERSHIP AND MAINTENANCE OF THE SADDLE CREEK HOME OWNERS ASSOCIATION.

I, _____, a Notary Public in and for said county and state, do hereby certify that Jim C. McCullers, whose name is signed to the foregoing certificate as Surveyor, who is know to me, acknowledged before me, on this date, that after having been informed of the contents of said certificate, he executed same voluntarily on such individual with full authority therof.

Given under my hand and seal this 8th Day of March, 1990

NOTES:

1. CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.
2. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE SHELBY COUNTY PLANNING COMMISSION.
3. SHELBY COUNTY IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY DRAINAGE EASEMENT SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT OF WAY.

Amended map approved by _____ Shelby County Planning Director. 4/4/91

Amended map approved by _____ Shelby County Engineer 4/4/91

_____ 4-5-91 Shelby County Health Department.

(Health Department approval for recording purposes only. All lots subject to individual approval by Shelby County Health Department.)

SURFACE DRAINAGE EASEMENTS NOT WITHIN PUBLIC ROAD RIGHT-OF-WAYS ARE NOT MAINTAINED BY SHELBY COUNTY

91-009

McCULLERS - CAPPS & ASSOCIATES, INC.
Surveyors-Mappers-Consultants
85 Bagby Drive, Suite 108 • Birmingham, AL 35209 • (205) 941-1519

0 1 2 3 4 5 6
BUSINESS RECORDS CORPORATION