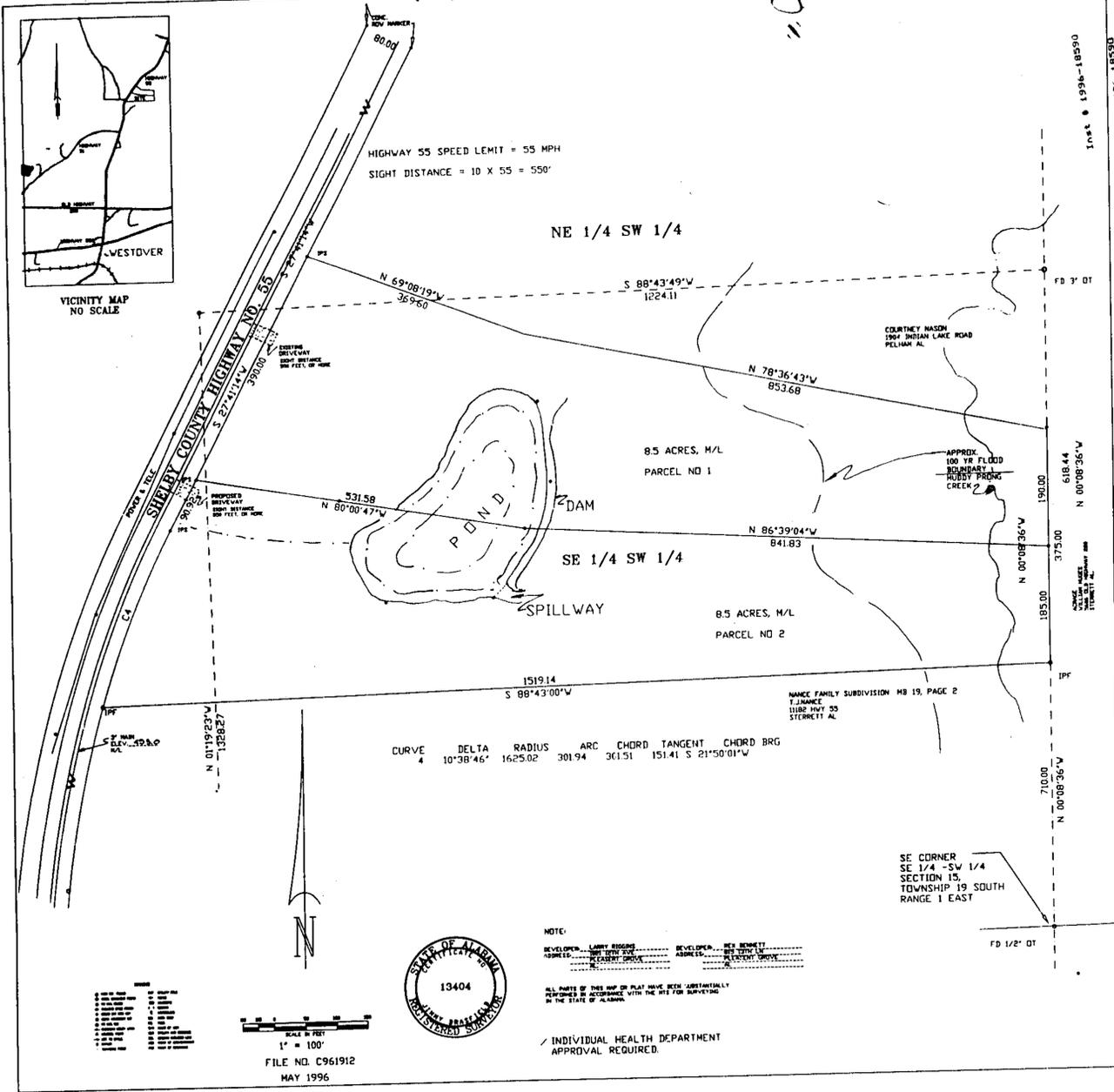


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 Shelby Cnty Judge of Probate, AL  
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Map Book 21 Page 29



RIGGINS & BENNETT  
 SUBDIVISION

A  
 RESIDENTIAL SUBDIVISION  
 SITUATED IN

THE SW 1/4 OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 1 EAST,  
 SHELBY COUNTY, ALABAMA

STATE OF ALABAMA  
 SHELBY COUNTY

THE UNDERSIGNED, JIMMY BRASFIELD, REGISTERED LAND SURVEYOR, STATE OF ALABAMA AND LARRY RIGGINS AND REX BENNETT, OWNERS, HEREBY CERTIFY THAT THIS MAP OR PLAT WAS MADE PURSUANT TO A SURVEY MADE BY SAID SURVEYOR AND THAT SAID SURVEY AND THIS MAP OR PLAT WERE MADE AT THE INSTANCE OF SAID OWNERS THAT THIS MAP OR PLAT IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN AND KNOWN AS RIGGINS & BENNETT 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 NUMBER, SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS, GIVING THE BEARINGS, LENGTH, WIDTH, AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK AND SHOWING THE RELATION OF THE LANDS TO THE GOVERNMENT SURVEY AND THAT IRON PINS HAVE BEEN INSTALLED AT ALL LOT CORNERS AND CURVE POINTS AS SHOWN AND DESIGNATED BY SMALL OPEN CIRCLES ON SAID MAP OR PLAT, SAID OWNERS ALSO CERTIFY THAT HE IS THE OWNER OF SAID LANDS AND THAT THE SAME ARE NOT SUBJECT TO ANY MORTGAGE.

DATED \_\_\_\_\_  
 Jimmy Brasfield DATE 9 May 96  
 LARRY RIGGINS FILE NO. C961912  
 Rex Bennett DATE 9 May 96  
 Rex C. Bennett DATE 9 May 96

STATE OF ALABAMA  
 SHELBY COUNTY

I, JUDIE W. MUNCHER, AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT JIMMY BRASFIELD IS KNOWN TO ME AS A REGISTERED LAND SURVEYOR AND LARRY RIGGINS AND REX BENNETT AS OWNERS, ALL OF WHOM 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 SUCH INDIVIDUALS WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL, THIS THE 9th DAY OF May, 1996

Judie W. Muncher NOTARY PUBLIC

NOTE:  
 ALL EASEMENTS ON THIS PLAT ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM DRAINAGE, DITCHES AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION.  
 STORM DRAINAGE FEEDS EXISTING CONSTRUCTED POND BY WAY OF NATURAL DRAINAGE.

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

SHELBY COUNTY IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF PUBLIC RIGHT OF WAY.

NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE SHELBY COUNTY PLANNING COMMISSION.

DRIVEWAYS SHALL BE RESTRICTED TO THE LOCATION AS SHOWN ON THIS PLAT. DRIVEWAY ACCESS PERMIT REQUIRED PRIOR TO INSTALLATION. DRIVEWAYS CONTACT THE SHELBY COUNTY HIGHWAY DEPT. AT 669-3880 TO OBTAIN ACCESS PERMIT.

PRIVATE DRIVEWAYS INTERSECTING CD. ROADS SHALL HAVE A MIN. RADIUS OF 2500 FEET.

A PART OF THIS PROPERTY IS WITHIN THE LIMITS OF THE 100 YEAR FLOOD BOUNDARY AS SHOWN ON FEDERAL FLOOD MAP PANEL NO. 010191-0055 DATED SEPT. 16, 1982.

APPROVED: [Signature] DATE 4/6/96  
 COUNTY ENGINEER

APPROVED: [Signature] DATE 4/14/96  
 PLANNING COMMISSION

APPROVED: [Signature] DATE 5-14-96  
 FOR RECORDING BY COUNTY HEALTH DEPT.

APPROVED: [Signature] DATE 5-29-96  
 SHELBY COUNTY FIRE CHIEF