Map Book 21 page 70

# A RESUBDIVISION OF LOTS 1&4
# SOUTH COVE 3RD SECTOR

as recorded in Map Book 18, Page 109 Shelby County, Alabama

A SINGLE FAMILY (PRIVATE) RESIDENTIAL SUBDIVISION SITUATED
THE SE 1/4, SECTION 32, TOWNSHIP 20 SOUTH,
RANGE 4 WEST, SHELBY COUNTY
ALABAMA.

THE PURPOSE OF THIS RESUBDIVISION IS TO CREATE 14 LOTS
FROM LOTS 1 AND 4

DEVELOPER: RUBY & GRAHAM WEBSTER
5929 SOUTH SHADES CREST ROAD
BESSEMER, AL. 35023

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|---|---|---|---|---|---|---|
| C1 | 647.29 | 270.53 | 137.27 | 268.57 | N27°03'53"E | 23°56'48" |
| C2 | 647.29 | 140.13 | 70.34 | 139.86 | S00°16'45"W | 12°24'15" |
| C3 | 25.00 | 40.80 | 26.58 | 36.42 | N40°16'12"W | 93°30'07" |
| C4 | 25.00 | 35.98 | 20.20 | 31.43 | S54°02'07"W | 77°53'16" |
| C5 | 409.80 | 147.70 | 74.66 | 146.91 | S82°39'13"W | 20°39'03" |
| C6 | 359.80 | 129.66 | 65.55 | 128.96 | S82°39'13"W | 20°40'12" |
| C7 | 384.80 | 138.82 | 70.17 | 138.07 | S82°38'39"W | 20°40'12" |
| C8 | 283.87 | 143.16 | 73.14 | 141.65 | N86°46'32"E | 28°53'41" |
| C9 | 308.87 | 120.28 | 60.91 | 119.52 | S83°29'02"W | 22°18'41" |
| C10 | 258.87 | 90.33 | 45.63 | 89.87 | N87°19'28"E | 19°59'35" |
| C11 | 428.81 | 69.04 | 34.60 | 68.97 | S83°24'41"E | 09°16'07" |
| C12 | 401.81 | 278.92 | 145.34 | 273.35 | N81°20'13"E | 39°46'20" |
| C13 | 376.81 | 101.63 | 51.12 | 101.32 | S86°50'13"E | 15°27'10" |
| C14 | 376.81 | 156.94 | 81.19 | 158.74 | N73°36'37"E | 24°19'10" |
| C15 | 426.81 | 227.23 | 116.38 | 224.55 | S78°42'09"W | 30°30'13" |
| C16 | 475.00 | 57.61 | 28.84 | 57.58 | N07°58'33"E | 06°56'52" |
| C17 | 500.00 | 112.14 | 56.31 | 111.91 | S85°01'31"W | 12°51'02" |
| C18 | 525.00 | 84.46 | 42.32 | 84.37 | S86°50'31"W | 09°13'03" |
| C19 | 475.00 | 48.92 | 24.48 | 48.90 | S51°13'02"W | 05°54'04" |
| C18 | 525.00 | 33.29 | 16.65 | 33.28 | S50°25'00"W | 03°37'59" |
| C19 | 25.00 | 23.55 | 12.73 | 22.69 | N21°36'57"E | 53°58'03" |
| C20 | 25.00 | 104.02 | 70.66 | 91.47 | N44°17'49"E | 99°19'49" |
| C21 | 60.00 | 142.96 | 150.46 | 111.46 | S17°46'44"E | 136°31'06" |
| C22 | 60.00 | 54.55 | 29.32 | 52.69 | N76°31'27"E | 52°08'16" |
| C23 | 60.00 | 23.55 | 12.73 | 22.69 | N75°35'03"E | 53°58'05" |
| C24 | 25.00 | 23.55 | 12.73 | 22.69 | S52°04'08"E | 06°35'00" |
| C25 | 308.87 | 35.49 | 17.76 | 35.47 | S82°04'08"E | 06°34'06" |
| C26 | 258.87 | 40.22 | 20.15 | 40.18 | N83°13'40"W | 08°54'06" |

NOTES:

Contractor and/or developer are responsible for providing building sites free of drainage problems.

The Contractor shall notify the County Engineer's office 48 hours in advance before starting any work within the right-of-way of existing roads or on roads to be dedicated to the County through the subdivision process.

No further subdivision of any parcel shown hereon shall be allowed without the prior approval of the Shelby County Planning Commission.

Shelby County is not now, nor will be in the future, responsible for the maintenance of private roads or easements shown on this plat.

Private driveways intersecting County Roads shall have a minimum radius of 25 feet.
roads or easements shown on this plat.

No lots shall have direct access to County Highway 1.

I further certify that all parts of this survey and drawing have been completed in accordance with the requirements of the Minimum Technical Standards of land survey in the State of Alabama.

Basis of Bearings are magnetic

PREPARED ON APRIL 26, 1996

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, Robert C. Farmer, Registered Land Surveyor, State of Alabama, and Graham N. and Ruby T. Webster, as owners, 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 were made in the instance of said owners; that this plat or map is a true and correct map of lands shown therein known as **A RESUBDIVISION OF LOTS 1 & 4 OF SOUTH COVE 3RD SECTOR**, and the sub-divisions into which it is proposed to divide said lands, giving the lengths and angles of each lot 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 lands to the government survey, and that iron pins have been installed at all lot corners and curve points as shown and are designated by small open circles on said plat or map and that all parts of this survey and drawing have been completed in accordance with the requirements of the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama. Said owners also certify that they are the owners of said lands and that the same are not subject to any mortgage.

In witness thereof, said surveyor executed these presents this 3RD day of July, 1996

By: Robert C. Farmer Date 7-3-96
Robert C. Farmer, P.L.S.
Ala Reg No 14720

ALABAMA REGISTERED NO. 14720 PROFESSIONAL LAND SURVEYOR ROBERT C. FARMER

I, Frances F. Hester, a Notary Public in and for said county and state, do hereby certify that Robert C Farmer, 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 3RD day of July 1996

Frances F. Hester (5-3-99)
Notary Public

By: Graham N. Webster DATE 7/25/96
Graham N. Webster, Owner

By: Ruby T. Webster DATE 7/25/96
Ruby T. Webster, Owner

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Graham N. and Ruby T. Webster, whose names are signed to the foregoing certificate as owners and who are 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 25 day of July 1996

Notary Public
Commission Expires 10/21/96

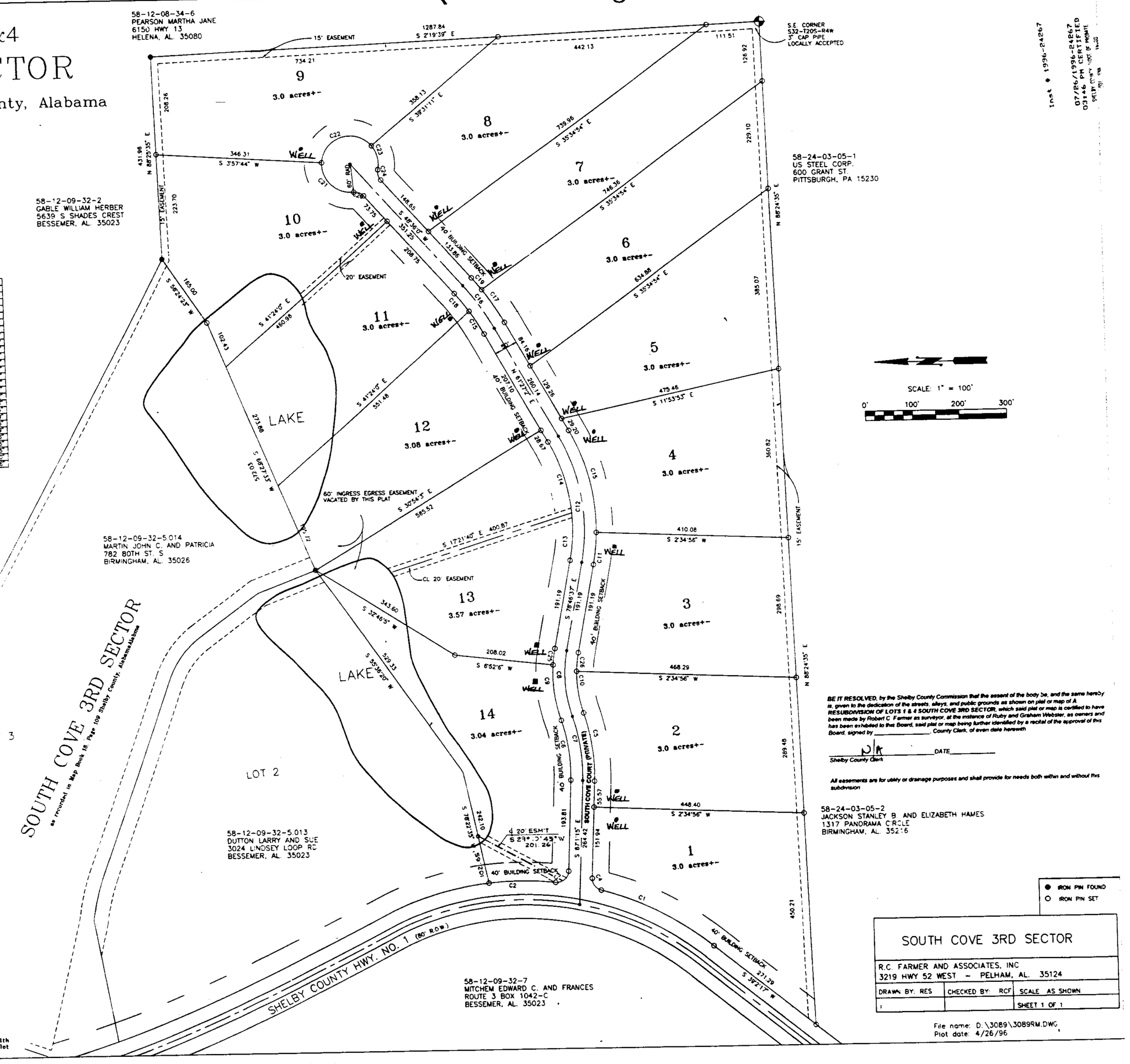
Shelby County Planning & Zoning Date 7/25/96

Shelby County Engineer Date 7/25/96

Shelby Fire Department Date 6-6-96

Shelby County Health Department Date 6-27-96
(for recording purposes only)

This subdivision meets the approval of the Shelby County Health Department subject to certain conditions of approval and/or lot deletions on file with the Shelby County Health Department




Inst # 1996-24267
07/26/1996-24267
03:46 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
019 MAP 100.00

BE IT RESOLVED, by the Shelby County Commission that the assent of the body be, and the same hereby is, given to the dedication of the streets, alleys, and public grounds as shown on plat or map of A RESUBDIVISION OF LOTS 1 & 4 SOUTH COVE 3RD SECTOR, which said plat or map is certified to have been made by Robert C. Farmer as surveyor, at the instance of Ruby and Graham Webster, as owners and has been exhibited to this Board, said plat or map being further identified by a recital of the approval of this Board, signed by _____ County Clerk, of even date hereewith

Shelby County Clerk DATE _____

All easements are for utility or drainage purposes and shall provide for needs both within and without this subdivision

● IRON PIN FOUND
○ IRON PIN SET

SOUTH COVE 3RD SECTOR

R.C. FARMER AND ASSOCIATES, INC
3219 HWY 52 WEST - PELHAM, AL. 35124

| DRAWN BY: RES | CHECKED BY: RCF | SCALE AS SHOWN |
|---|---|---|
| 1 | | SHEET 1 OF 1 |

File name: D:\3089\3089RM.DWG
Plot date: 4/26/96

1996072600024267 1/1 $.00
Shelby Cnty Judge of Probate, AL
07/26/1996 03:46:48PM FILED/CERT

BUSINESS RECORDS CORPORATION