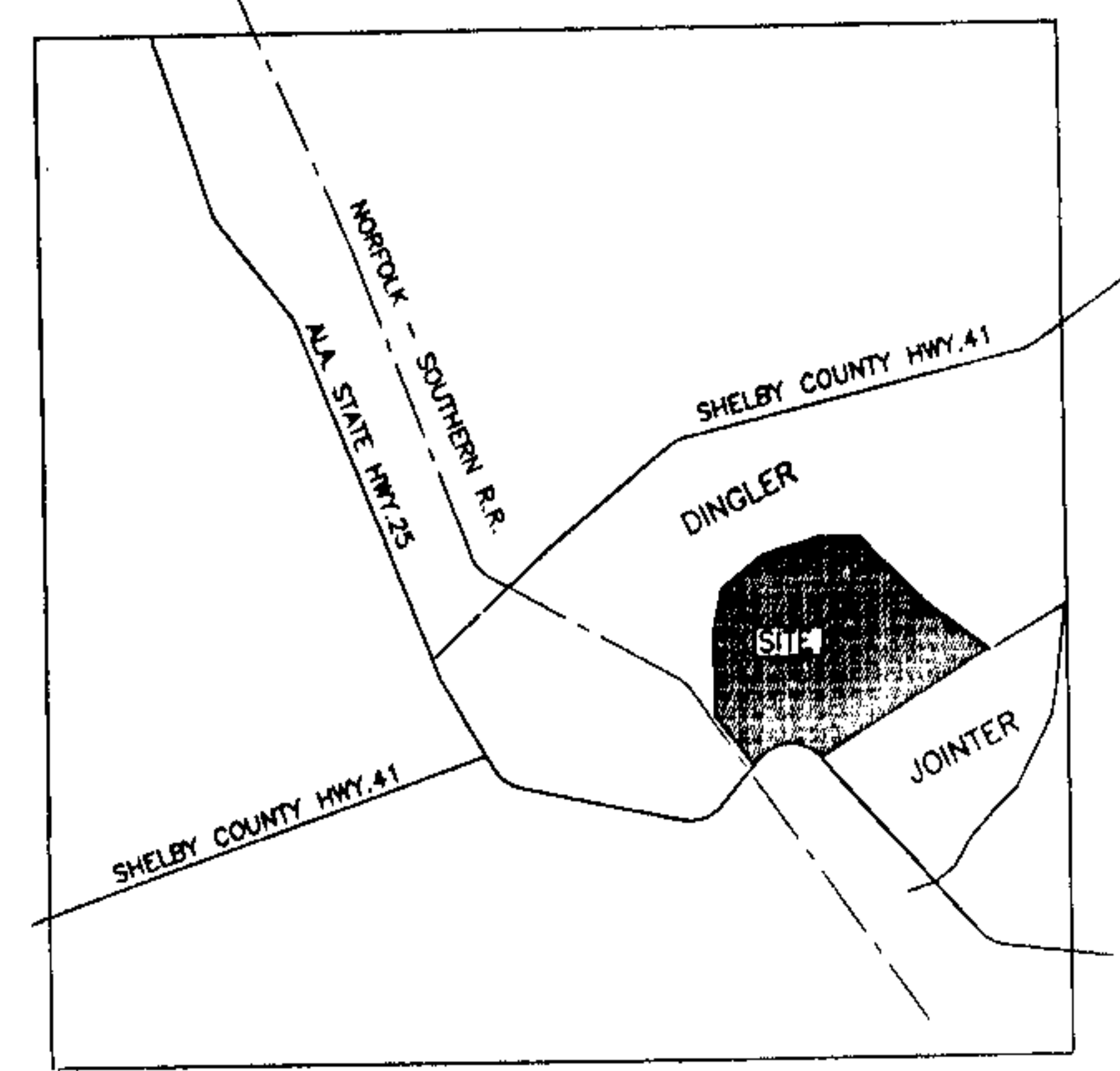
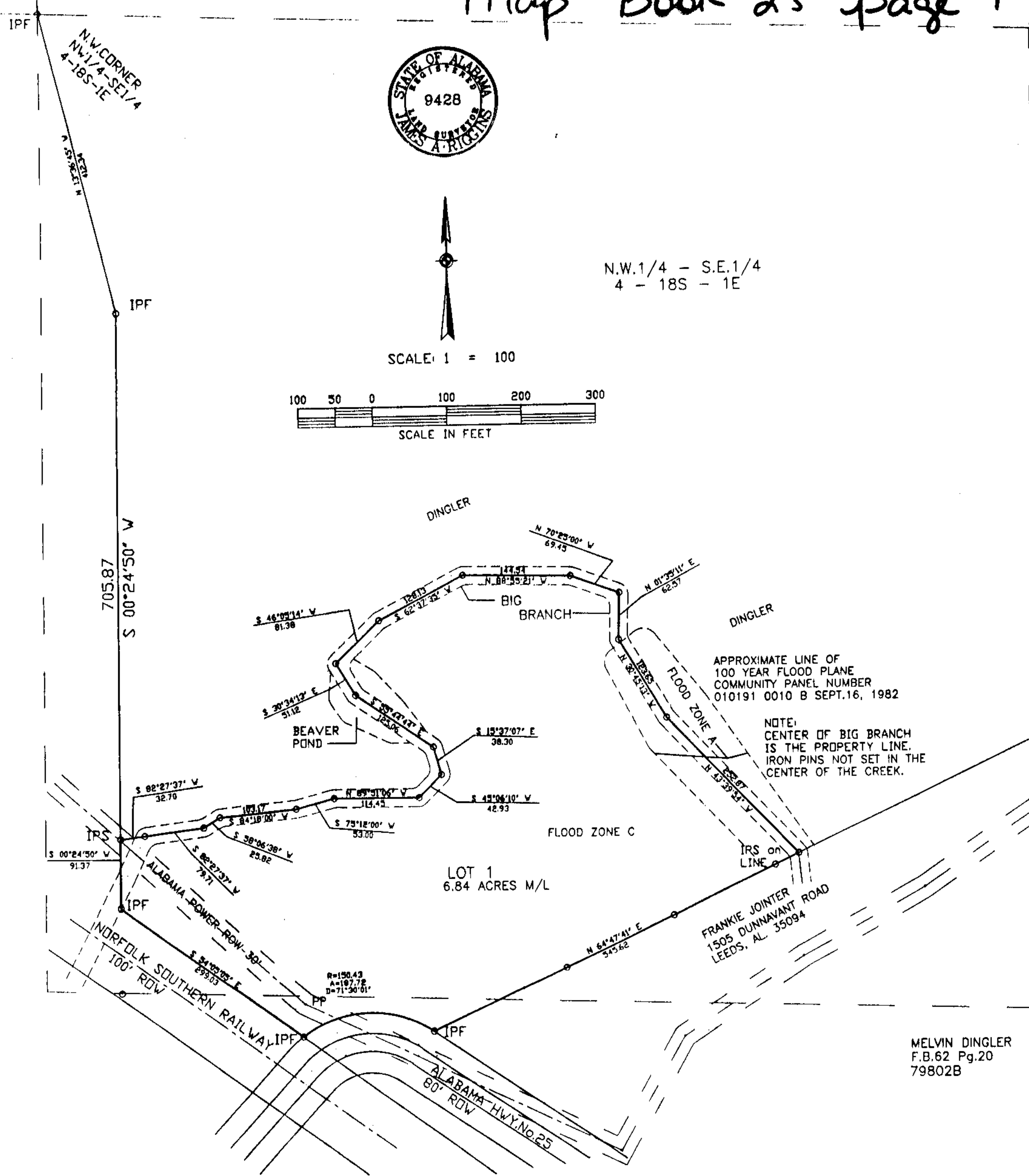


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Shelby County Judge of Probate, AL  
12/29/1998 12:57:46PM FILED/CERT

# Map Book 25 page 1



PROPERTY OWNER  
MELVIN DINGLER  
338 OAK MEADOW DRIVE  
LEEDS, ALABAMA 35094

DEVELOPER:  
JAMES H. & LINDA ISBELL  
1091 LAKE RIDGE LANE  
TALLADEGA, ALABAMA 35160

MELVIN DINGLER  
F.B.62 Pg.20  
79802B

## ISBELL ACRES

A RESIDENTIAL SUBDIVISION

### PART OF W.1/2 - S.E.1/4

### 4 - 18S - 1E

I have consulted the Federal Flood Hazard Map and found part of said property is in flood zone "A", (as shown on map) and part in flood zone "C", Community Panel No. 010191 0010 B, Dated September 16, 1982. There have been no detailed studies of flood zones in this area.

I further state that to the best of my knowledge all parts of said survey and map have been completed in accordance with the requirements of the Minimum Technical Standards for the Practice of Surveying in the State of Alabama.

STATE OF ALABAMA:  
COUNTY OF SHELBY:

I, James A. Riggins, a registered Land Surveyor in the State of Alabama, hereby state that the foregoing is a true and correct map of a parcel of land situated in the S.E.1/4 of Section 4, Township 18 South, Range 1 East, described as follows: Commence at the N.W. Corner of the N.W.1/4 of the S.E.1/4 of Section 4 go South 13 Degrees 36 Minutes 45 Seconds East for 412.34 feet to an existing iron pin; thence South 00 Degrees 24 Minutes 50 Seconds West for 705.87 feet to the Point of Beginning, thence continue South 00 Degrees 24 Minutes 50 Seconds West for 71.37 feet to an existing iron pin on the North Boundary of the Norfolk Southern Railway; thence South 54 Degrees 05 Minutes 05 Seconds East along the North Boundary of said railway for 299.03 feet to an existing iron pin on the North Boundary of Alabama Highway No. 25, said iron pin being on a curve to the right, having a central angle of 71 Degrees 30 Minutes 01 Seconds and a radius of 150.43 feet; thence Southeasterly along said curve and said North Boundary for 187.72 feet to the Point of Tangent; thence North 64 Degrees 47 Minutes 41 Seconds East for 545.82 feet to the center of Big Branch Creek;

thence Sixteen Courses (16) along said center as follows:  
go North 43 Degrees 39 Minutes 54 Seconds West for 252.87 feet; thence North 30 Degrees 45 Minutes 13 Seconds West for 123.65 feet; thence North 01 Degree 35 Minutes 11 Seconds East for 62.57 feet; thence North 70 Degrees 25 Minutes 00 Seconds West for 69.45 feet; thence North 88 Degrees 55 Minutes 21 Seconds West for 144.54 feet; thence South 62 Degrees 37 Minutes 35 Seconds West for 128.13 feet; thence South 46 Degrees 05 Minutes 14 Seconds West for 81.38 feet; thence South 30 Degrees 34 Minutes 13 Seconds East for 51.13 feet; thence South 55 Degrees 44 Minutes 44 Seconds East for 125.05 feet; thence South 15 Degrees 37 Minutes 07 Seconds East for 38.30 feet; thence South 45 Degrees 06 Minutes 10 Seconds West for 42.93 feet; thence North 89 Degrees 51 Minutes 06 Seconds West for 114.45 feet; thence South 75 Degrees 12 Minutes 00 Seconds West for 53.00 feet; thence South 84 Degrees 18 Minutes 00 Seconds West for 103.17 feet; thence South 58 Degrees 06 Minutes 38 Seconds West for 25.82 feet; thence South 82 Degrees 27 Minutes 37 Seconds West for 79.71 feet; thence leave the center of said creek and continue South 82 Degrees 27 Minutes 37 Seconds West for 32.70 feet to the Point of Beginning, containing 6.84 Acres, more or less.

DATE: September 18, 1998

SIGNED: *James A. Riggins*  
James A. Riggins Reg. No. 9428  
22556 Rosser Lane  
McCalla, Alabama 35111  
Phone (205) 938-3000

STATE OF ALABAMA:  
COUNTY OF SHELBY:

The undersigned James A. Riggins, Registered Land Surveyor, State of Alabama, and Melvin L. Dingler and Billie J. Dingler 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 at the instance of said owners; that this plat or map is a true and correct map of lands shown therein and known as Isbell Acres, 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 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.

DATE: 12-19-98

SIGNED: *James A. Riggins*  
James A. Riggins Reg. No. 9428

DATE: 12-19-98

SIGNED: *Melvin L. Dingler*  
Melvin L. Dingler, Owner

DATE: 12-19-98

SIGNED: *Billie J. Dingler*  
Billie J. Dingler, Owner

STATE OF ALABAMA:  
COUNTY OF SHELBY:

I, *Dorinda M. King*, as Notary Public in and for said County and State, do hereby certify that James A. Riggins, whose name is signed to the foregoing certificate as a surveyor, and Melvin L. Dingler and Billie J. Dingler as owners, whose names are signed to same as owner, all of whom are known to 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 *19th* day of *DECEMBER*, 19*98*

*Dorinda M. King*  
Notary Public

APPROVED: *[Signature]* SHELBY COUNTY PLANNING DIRECTOR DATE: 12/23/98

APPROVED: *[Signature]* SHELBY COUNTY ENGINEER DATE: 12/22/98

APPROVED: *[Signature]* SHELBY COUNTY HEALTH DEPT. DATE: 12-21-98

APPROVED: *[Signature]* DISTRICT FIRE CHIEF DATE: 12-20-98

NOTE:  
Contractor and/or developer are responsible for providing building sites free of drainage problems.  
Shelby County is not responsible for the maintenance of any drainage easements shown on this plat outside of the 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.  
Shelby County is not now, nor will be in the future, responsible for the maintenance of private roads or easements shown on this plat.  
Access to U.S. Highway 25 must be obtained through the Alabama Department of Transportation.  
Developer should have possession of the required NPDES permit prior to construction beginning.  
The developer is responsible for installing and maintaining all erosion control measures proposed.  
Developer to employ BEST MANAGEMENT PRACTICES for erosion control during development.

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