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Shelby Cnty Judge of Probate,AL
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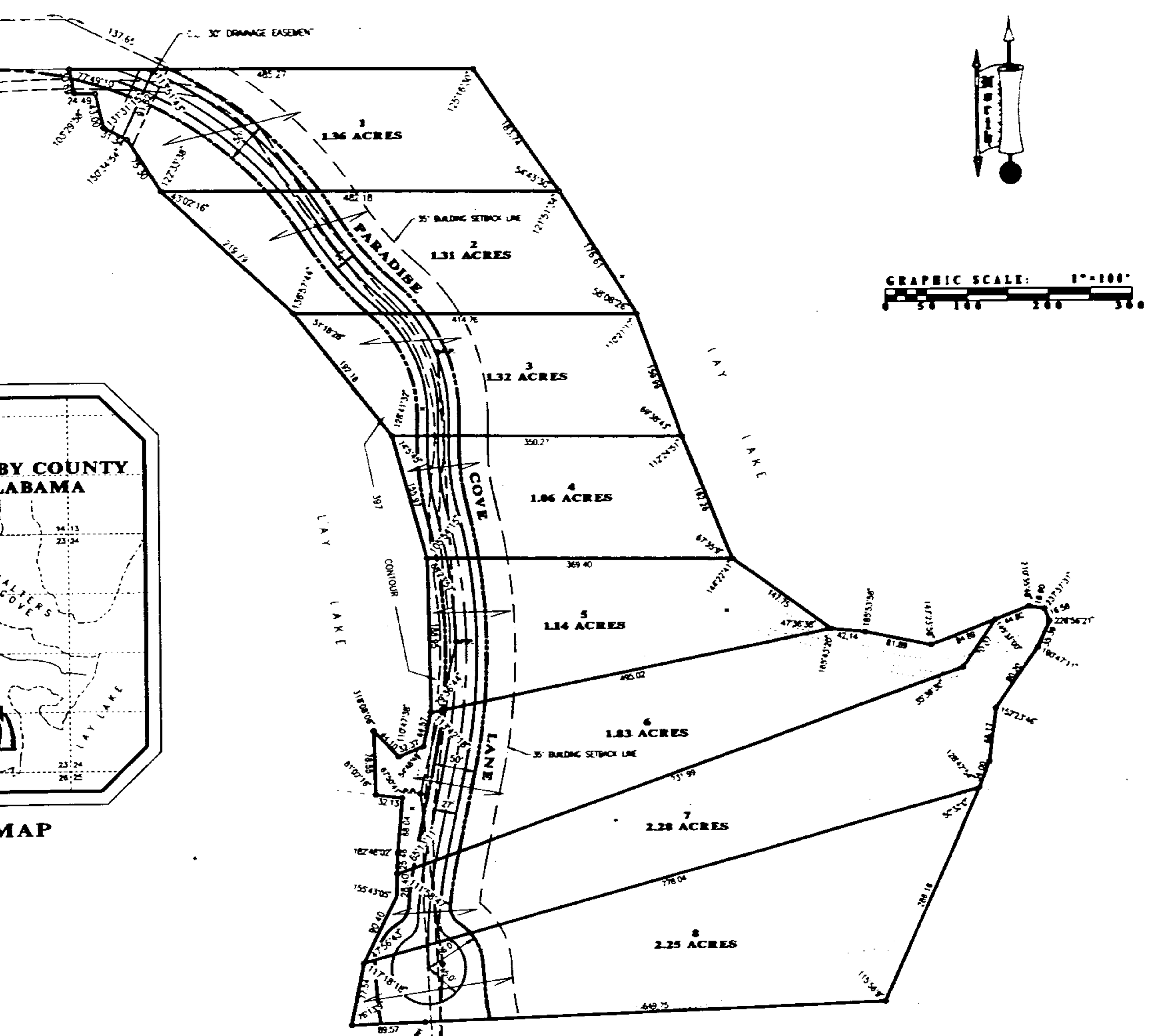
94

Map Book 27 Page 94

Paradise Cove Lane recorded as part of Oak Harbour Phase I in Map Book 27 Page 87.

FINAL PLAT OF PARADISE COVE - PHASE III

SITUATED IN THE S1/2 OF THE SE1/4 OF SECTION 23, TOWNSHIP 21 SOUTH RANGE 1 EAST



STATE OF ALABAMA
SHELBY COUNTY

I, THOMAS E. SIMMONS A REGISTERED LAND SURVEYOR OF ALABAMA DO HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYORS IN THE STATE OF ALABAMA.

THE UNDERSIGNED THOMAS E. SIMMONS, REGISTERED LAND SURVEYOR, OF ALABAMA, AND CLYDE W. PEARCE, JR. AS OWNER OF LOTS 1, 2, 7, 8, STEPHEN D BRAWNER AND WIFE KELLY K. BRAWNER AS OWNERS OF LOT 3, MARTHA H. MELTON AS OWNER OF LOT 4, RONALD S. HOFF AND PEGGY J. HOFF AS OWNER OF LOT 5, AND RONALD S. HOFF AND JOHN E. MELTON AS OWNER OF LOT 6, DO HEREBY CERTIFY THAT THIS PLAT OR MAP 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 OWNER; THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN AND TO BE KNOWN AS

PARADISE COVE - PHASE THREE

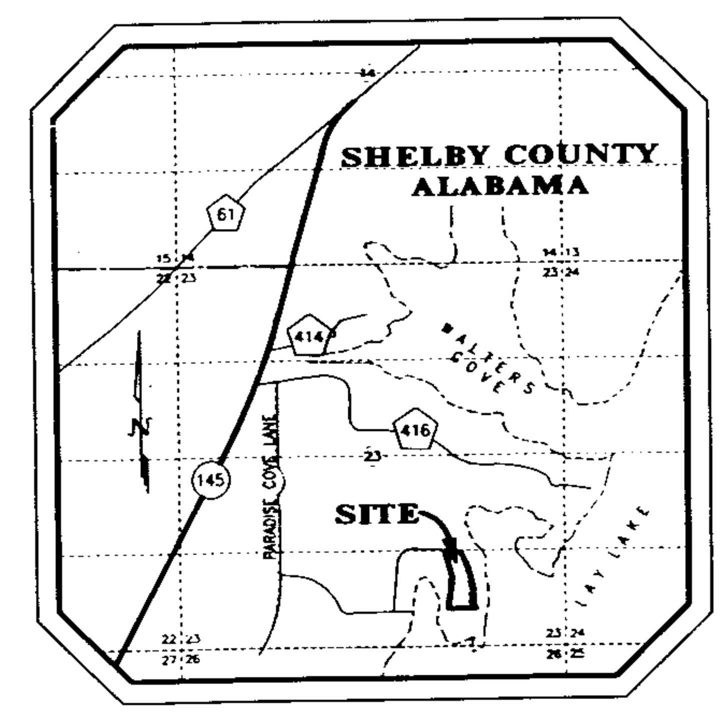
SHOWING THE SUBDIVISION INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVING THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER, SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS, GIVING THE BEARINGS, LENGTH, WIDTH AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK, AND SHOWING THE RELATION OF THE LANDS TO THE GOVERNMENT SURVEY, 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 OWNER ALSO CERTIFIES THAT THEY ARE THE OWNER OF SAID LANDS AND THAT THE SAME ARE NOT SUBJECT TO ANY MORTGAGE.

IN WITNESS THEREOF THIS 13 DAY OF October 2000

THOMAS E. SIMMONS LAND 12945 | CLYDE W. PEARCE, JR. (OWNER OF LOTS 1, 2, 7, 8) | RONALD S. HOFF (OWNER OF LOTS 5 AND 6)

STEPHEN D. BRAWNER (OWNER OF LOT 3) | MARTHA H. MELTON (OWNER OF LOT 4) | PEGGY J. HOFF (OWNER OF LOT 5)

KELLY K. BRAWNER (OWNER OF LOT 3) | JOHN E. MELTON (OWNER OF LOT 6)



VICINITY MAP
(NOT TO SCALE)

OWNER: RONALD S. AND PEGGY J. HOFF
1200 INDIAN CREST DRIVE
PELHAM, AL 35124

OWNER: JOHN E. AND MARTHA H. MELTON
1150 INDIAN CREST DRIVE
PELHAM, AL 35124

OWNER: STEPHEN D. AND KELLY K. BRAWNER
1347 PARADISE COVE LANE
WILSONVILLE, AL 35186

OWNER: CLYDE W. PEARCE
1301 PARADISE COVE LANE
WILSONVILLE, AL 35186

DEVELOPER: NOBLE W. FENNELL JR.
160 HIGHWAY 13 WEST
HELENA, AL 35080

STATE OF ALABAMA
SHELBY COUNTY

I, Belinda Goodwin McCullough, as Notary Public in and for said County and State, do hereby certify that Thomas E. Simmons, whose name is signed to the foregoing certificate as a surveyor, who is known to me, acknowledged before me, on this date, that after 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 12 day of October 2000.

NOTARY PUBLIC
MY COMMISSION EXPIRES: MY COMMISSION EXPIRES 2/25/2001

STATE OF ALABAMA
SHELBY COUNTY

I, Kimberly T Hoff, as Notary Public in and for said County and State, do hereby certify that Clyde W. Pearce, Jr., whose name is signed to the foregoing certificate as a owner, who is known to me, acknowledged before me, on this date, that after 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 13th day of October 2000

NOTARY PUBLIC
MY COMMISSION EXPIRES 6-21-04

STATE OF ALABAMA
SHELBY COUNTY

I, Kimberly T Hoff, as Notary Public in and for said County and State, do hereby certify that Stephen D Brawner and wife Kelly K. Brawner, whose names are signed to the foregoing certificate as a owner, who are known to me, acknowledged before me, on this date, that after 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 13th day of October 2000

NOTARY PUBLIC
MY COMMISSION EXPIRES 6-21-04

STATE OF ALABAMA
SHELBY COUNTY

I, Kimberly T Hoff, as Notary Public in and for said County and State, do hereby certify that Ronald S. Hoff and Peggy J. Hoff, whose names are signed to the foregoing certificate as a owner, who are known to me, acknowledged before me, on this date, that after 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 13th day of October 2000

NOTARY PUBLIC
MY COMMISSION EXPIRES 6-21-04

STATE OF ALABAMA
SHELBY COUNTY

I, Kimberly T Hoff, as Notary Public in and for said County and State, do hereby certify that John E. Melton and Martha H. Melton, whose names are signed to the foregoing certificate as a owner, who are known to me, acknowledged before me, on this date, that after 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 13th day of October 2000

NOTARY PUBLIC
MY COMMISSION EXPIRES 6-21-04

STATE OF ALABAMA
SHELBY COUNTY

THE LOTS ON THIS PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE SHELBY COUNTY HEALTH DEPARTMENT. THE APPROVALS MAY CONTAIN CONDITIONS PERTAINING TO THE ONSITE SEWAGE TREATMENT SYSTEM THAT RESTRICT THE USE OF THE LOTS OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS. THESE CONDITIONS ARE ON FILE WITH THE SAID HEALTH DEPARTMENT, AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HEREON.

SHELBY COUNTY HEALTH DEPARTMENT — DATE 10/17/00

APPROVED BY ________ SHELBY COUNTY PLANNING DIRECTOR 11/2/2000

APPROVED BY ________ DISTRICT FIRE CHIEF

APPROVED BY ________ SHELBY COUNTY ENGINEER 11-3-2000

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 PARADISE COVE - PHASE THREE, which said plat or map is certified to have been made by Thomas E. Simmons as surveyor, at the instance of Noble W. Fennell, Jr., as owner, 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 herewith.

SHELBY COUNTY NOTES:

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

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 RESPONSIBLE FOR THE MAINTENANCE OF ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT OF WAY.

THIS MAP OR PLAT IS MADE FOR RECORDING PURPOSES ONLY.

TOPOGRAPHICAL INFORMATION BASED ON U.S.G.S. QUADRANGLE MAP DATUM

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

DRIVEWAY ACCESS PERMITS REQUIRED FOR ACCESS TO COUNTY HIGHWAY. CONTACT SHELBY COUNTY HIGHWAY DEPARTMENT AT 669-3880 TO OBTAIN PERMITS.

PRIVATE DRIVEWAYS INTERSECTING COUNTY ROADS SHALL HAVE A MINIMUM RADIUS OF 25 FEET.

DEVELOPERS SHOULD HAVE POSSESSION OF THE REQUIRED NPDES PERMITS PRIOR TO BEGINNING CONSTRUCTION. THE DEVELOPER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL MEASURES PROPOSED

DEVELOPERS TO EMPLOY BEST MANAGEMENT PRACTICES FOR EROSION CONTROL DURING DEVELOPMENT

ALL LOTS SHOWN ARE IN ZONE "A" WHICH IS A SPECIAL FLOOD HAZARD BOUNDARY AREA ACCORDING TO THE F.I.R.M. FLOOD HAZARD BOUNDARY MAPS, FIRM FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 010191 0145 B. THE 100 YEAR FLOOD ELEVATION ON THIS PROPERTY IS GOVERNED BY THE U.S.G.S. CORP. OF ENGINEERS FLOOD DATA CURVE FOR LAY LAKE.

PURPOSE OF SUBDIVISION: SINGLE FAMILY RESIDENCE

SHELBY COUNTY IS NOT NOW, NOR WILL BE IN THE FUTURE, BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT

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

THE SUBDIVISION SHOWN HEREON, INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS MAY OCCUR. SHELBY COUNTY, THE SHELBY COUNTY ENGINEER, THE SHELBY COUNTY PLANNING COMMISSION AND THE INDIVIDUAL MEMBERS THEREOF, AND ALL AGENTS, SERVANTS, OR EMPLOYEES OF SHELBY COUNTY, ALABAMA MAKE NO REPRESENTATION WHATSOEVER THAT THE SUBDIVISION LOTS AND STREETS ARE SAFE OR SUITABLE FOR RESIDENTIAL CONSTRUCTION, OR FOR ANY OTHER PURPOSES WHATSOEVER. THIS SUBDIVISION IS UNDERLAIN BY LIMESTONE AND THUS MAY BE SUSCEPTABLE TO LIME SINK ACTIVITY EVEN THOUGH THERE IS NO VISIBLE EVIDENCE OF SINK HOLES ON THIS PROPERTY

PROJECT: WALLEY FENNELL, SHELBY COUNTY, ALABAMA		
DRAWN BY: THOMAS	CHECKED BY: TOM	SCALE: 1" = 100'
FIELD BOOK	PARTY CHIEF: DONNY	DATE: 03/16/99

PROJECT NUMBER: 2000-262

SHEET NUMBER: 1 OF 1

Simmons Surveying
P.O. BOX 895, 100 PINSON PLAZA
PINSON, ALABAMA 35126
PHONE: (205) 681-3679
FAX: (205) 681-3697

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11/08/2000-38749
08:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE