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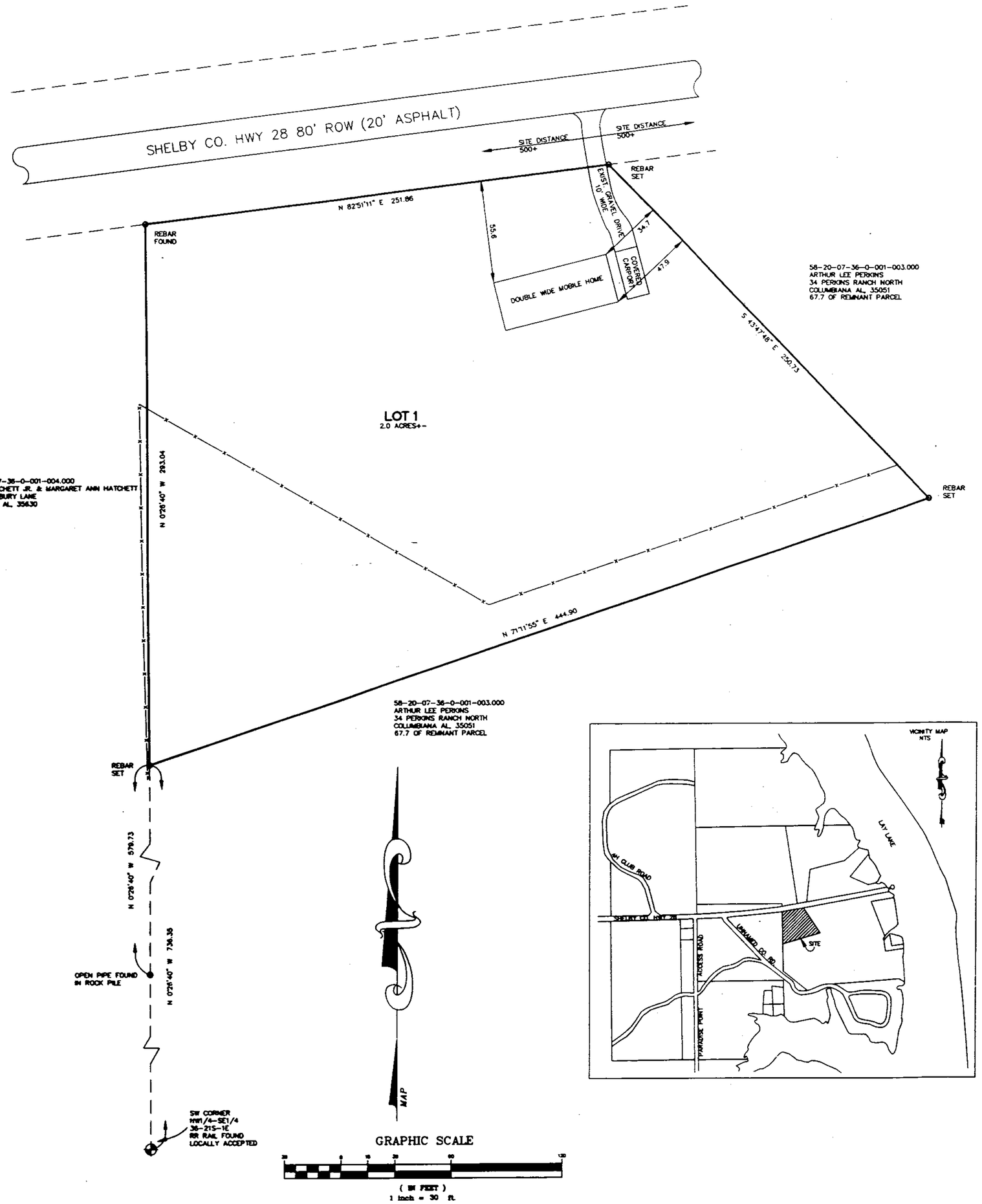

HUGHES CROSSING FAMILY SUBDIVISION

A RESIDENTIAL FAMILY SUBDIVISION SITUATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

STATE OF ALABAMA
SHELBY COUNTY

JANUARY 5, 2001

The undersigned, Rodney Y. Shiflett, a Licensed Land Surveyor, State of Alabama, and Arthur Lee Perkins as owner, hereby certify that the plat or map was made pursuant to a survey made by said surveyor and that said survey and this plat or map were made of the instance of said owner; that this plat or map is a true and correct map of land shown therein and known or to be known as HUGHES CROSSING FAMILY SUBDIVISION, showing the subdivision into which it is proposed to divide said lands, giving the length and angles of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the 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 haven 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 certifies that they are the owner of said lands and some are not subject to any mortgage.

Date: 2-23-01

By: Rodney Shiflett
Rodney Y. Shiflett
Reg. P.L.S.#21784
277 Heather Lane
Columbiana Al. 35051

State of Alabama
Shelby County

I, [illegible] Notary Public in and for said county and state, do hereby certify that Rodney Y. Shiflett, whose name is signed to the foregoing certificate as Land Surveyor, and who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority, therefor.
Given under my hand and seal this 23 day of February 2001.

By: [illegible]
Notary Public - My Commission Expires: 5/9/04

Owner:
Date: 2-26-01

By: Arthur Lee Perkins
Arthur Lee Perkins
34 Perkins Ranch North
Columbiana, Al. 35051

State of Alabama
Shelby County

I, [illegible] Notary Public in and for said county and state, do hereby certify that Arthur Lee Perkins, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, they executed same voluntarily and with full authority therefor.
Given under my hand and seal this 26 day of February 2001.

By: [illegible]
Notary Public - My Commission Expires: 5/9/04

APPROVED: [illegible] DATE: 4/6/2001
Shelby County Engineer

APPROVED: [illegible] DATE: 4/10/2001
Planning Director

Larry W. Parsh DATE: 3-2-01
SHELBY COUNTY HEALTH DEPARTMENT
(FOR RECORDING PURPOSES ONLY)

Paul F. Martin DATE: 2-27-01
DISTRICT FIRE CHIEF

NOTES:

1. SHELBY COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
2. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE SHELBY COUNTY PLANNING COMMISSION.
3. SHELBY COUNTY IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT.
4. CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR THE PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS.
5. CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.
6. ALL PARTS OF THIS MAP HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA.
7. BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING.
8. THERE WELL BE NO PROTECTIVE COVENANTS FOR THIS SUBDIVISION.
9. THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE C AS SHOWN ON THE LATEST FLOOD INSURANCE RATE MAPS (PANEL NUMBER 010191 0150 B), DATED SEPTEMBER 16, 1982.
10. ACCESS TO SHELBY COUNTY HWY 28 MUST BE OBTAINED THROUGH THE SHELBY COUNTY HIGHWAY DEPARTMENT.
11. 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 OTHER AGENTS, SERVANTS, OR EMPLOYEES OF SHELBY COUNTY, ALABAMA, MAKE NO REPRESENTATIONS 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 SUSCEPTIBLE TO LIME SINK ACTIVITY EVEN THOUGH THERE IS NO VISIBLE EVIDENCE OF SINK HOLES ON THIS PROPERTY.
12. DRIVEWAY ACCESS PERMITS REQUIRED FOR ACCESS TO COUNTY HIGHWAY. CONTACT SHELBY COUNTY HIGHWAY DEPARTMENT AT 669-3880 TO OBTAIN PERMITS.
13. SHELBY COUNTY IS NOT RESPONSIBLE FOR ANY ACCIDENTS THAT MAY HAPPEN AT EXISTING DRIVE WAYS.

2001041200013880 1/1 $.00
Shelby Cnty Judge of Probate AL
04/12/2001 08:25:49AM FILED/CERT

C:\dwg\06429.dwg Mon Feb 12 15:05:15, 2001

BUSINESS RECORDS CORPORATION

FILED
08/12/2001-11:01AM
BILLIE CLARK, CLERK
SHELBY COUNTY, ALA.
INSTRUMENT # 1998-
Jan 8 2001