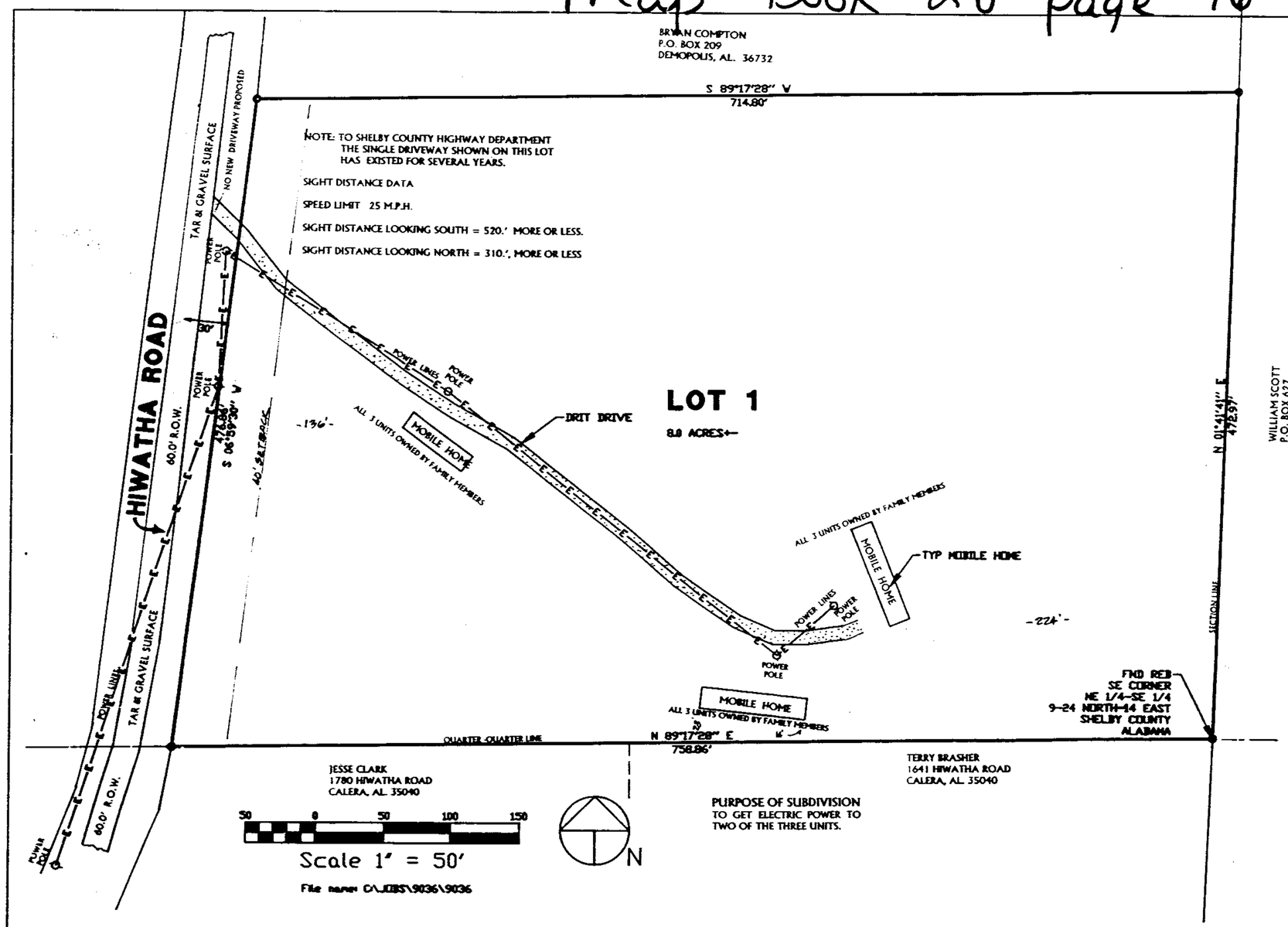
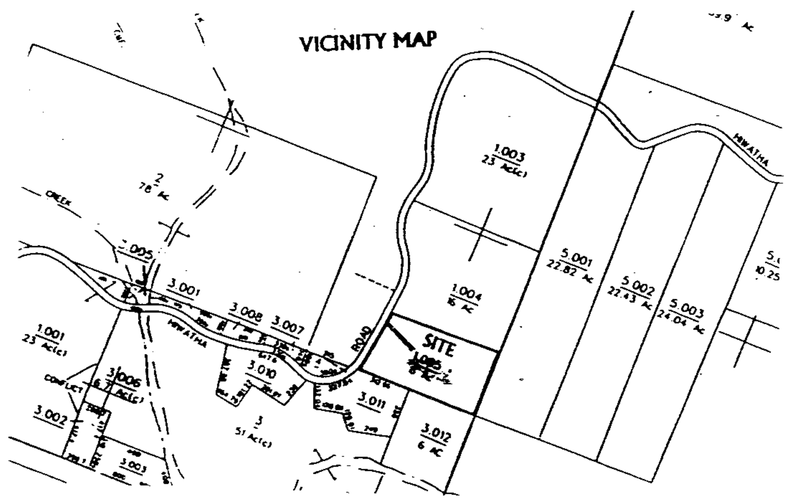
46

Map Book 28 Page 46



A-1 ZONING
MIN FRONT YARD - 40'
" REAR " 60'
ONE " SIDE " 20'
BOTH " SIDE " 50'

VICINITY MAP



REGULATORY OFFICIAL SIGNATURES

Approved: Kenneth B. Cole, Shelby County Engineer — Date 4/27/2001

Approved: Shelby County Department of Planning and Development — Date 4/26/2001

Approved: Mark A. Lamb, District Fire Chief (As Applicable) — Date 3-28-01

Acknowledged: Shelby County Health Department, Environmental Division (For Recording Purposes Only) — Date 3-28-01

NOTE: HEALTH DEPARTMENT ACKNOWLEDGEMENT HEREON IS FOR RECORDING PURPOSES ONLY AND IS NOT AN APPROVAL FOR ANY SANITARY OR SEPTIC DISPOSAL SYSTEM WHATSOEVER UNLESS NOTED HEREON, HOWEVER EACH OF THE UNITS SHOWN HEREON HAVE AN EXISTING, APPROVED SEPTIC SYSTEM FOR EACH MOBILE HOME ACCORDING TO OWNER

BOBBIE KELLEY FAMILY SUBDIVISION

SITUATED IN THE NE1/4-S.E.1/4, SEC. 9, T.S. 24 N, R 14 E,SHELBY COUNTY,AL.

STATE OF ALABAMA
COUNTY OF SHELBY

THE Undersigned, Joseph E. Conn, Jr, Licensed Land Surveyor in the State of Alabama and the Undersigned Owner(s) Hereby certify that this Plat or Map was made pursuant to a survey by said Surveyor and that this Map or Plat was made at the instance of said Owner(s); That this Map or Plat is a True and Correct Map of Lands shown thereon and known as " BOBBIE KELLEY FAMILY SUBDIVISION" ; Showing the Subdivision into which it is proposed to divide said Lands; Giving the angles, bearing and dimensions of each line of the Lot, Showing the Streets, Highways, Roads, Easements, Existing Structures , Utility lines, Building Lines and Public Grounds as Applicable and Showing the Relationship of the Lands as Platted to the Government Survey of Section 9, Township 24 North, Range 14 East, Shelby County, Alabama. Said Surveyor also certifies that steel corners have been installed at each Lot corner or curve point as shown on the Plat represented by small dark circles ; That he has consulted the Federal Insurance Administration's Flood Hazard Panel for the area and has determined that no part of the Lot is in a special flood prone area and that all parts of this survey meet the minimum technical standards for the practice of Land Surveying in the State of Alabama. Said Owner(s) also certify that They are the Owner(s) of said Lands and that it is not subject to any mortgage.

BY: Joseph E. Conn, Jr Alabama Licensed Land Surveyor No. 9049 — Date 3-27-2001

BY: Bobbie Kelley, Owner — Date 3/28/2001

STATE OF ALABAMA
COUNTY OF SHELBY

I, Shirley Grafeis, A Notary Public in and for said County and State, hereby certify that Joseph E. Conn, Jr, Whose name is signed to the foregoing certificate as Surveyor and who is Known to me, Acknowledged before on this date, that after being duly informed of the contents of said certificate executed same voluntarily as such individual with full authority thereof.

Given under my Hand and Seal this the 27 day of March, 2001

Notary Public — My Commission Expires September 2003

STATE OF ALABAMA
COUNTY OF SHELBY

I, Casey Lee, A Notary Public in and for said County and State, hereby certify that Bobbie Kelley, Whose name is signed to the foregoing certificate as Owner and who is Known to me, Acknowledged before on this date, that after being duly informed of the contents of said certificate executed same voluntarily as such individual with full authority thereof.

Given under my Hand and Seal this the 28 day of March, 2001

NOTES:

Contractor , and / or Developer are responsible for : providing building site on each Lot free from Drainage Problems

Shelby County is not responsible for the maintenance of any drainage easements shown on this Plat that are outside of the Public Right of Way.

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

Driveway(s) accessing Highway No. - 26 shall be restricted to the location(s) as shown on this Plat. Driveway access permit(s) required prior to the installation of any driveway(s). Contact the Shelby County Highway Department at 669-3880 to obtain access permit(s).

All of the Lots shown hereon are located in Flood Zone "C" as shown and defined on the latest Federal Insurance Administration's Rate Panel No. *****010091 0170B*** Panel Dated September 16, 1982

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

Any new Private driveways that intersect any Shelby County Road shall have a minimum 25.0' return radius, each side of drive. (NO NEW DRIVEWAY IS PROPOSED FOR THIS SINGLE LOT)

The Subdivision Lots shown hereon, including adjacent streets , roads and / or highways lie in an area where lime sinks may occur. 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 Roadways are safe or suitable for residential construction or for any other purposes whatsoever. This subdivision may be underlain by Limestone and thus may be susceptible to Limesink activity even though there is no visible evidence of sink holes on the property.

Owner(s) Developer(s) Builder(s) should have possession of the Required NPDES permit prior to beginning any construction.

Owner(s) Developer(s) Builder(s) to employ BEST MANAGEMENT PRACTICES for erosion control during construction.

PREPARED BY:
CONN & ALLEN
2850 E PELHAM PARKWAY
PELHAM, ALABAMA 35124
TELEPHONE: 205-663-4251

OWNERS/ DEVELOPERS
BOBBIE KELLEY
1513 HIWATHA ROAD
CALERA, AL. 35040
TELEPHONE -205-669-2328

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

DWN. BY	
CKD. BY	
JOB NO.	
DISK	
SCALE	
DATE	3-27-01

CLIENT:
PROJECT:
TITLE

CONN & ALLEN
2850 E PELHAM MALL
PELHAM, ALABAMA 35124
(205) 663-4251
FAX (205) 663-7684

SHEET NO.
___ OF ___

20010516100016841 1 of 1 $5.00
Shelby Cnty Judge of Probate, AL
05/01/2001 08:18:28AM FILED/CERT
05/01/2001-16841
08:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
2001-16841
BUSINESS RECORDS CORPORATION