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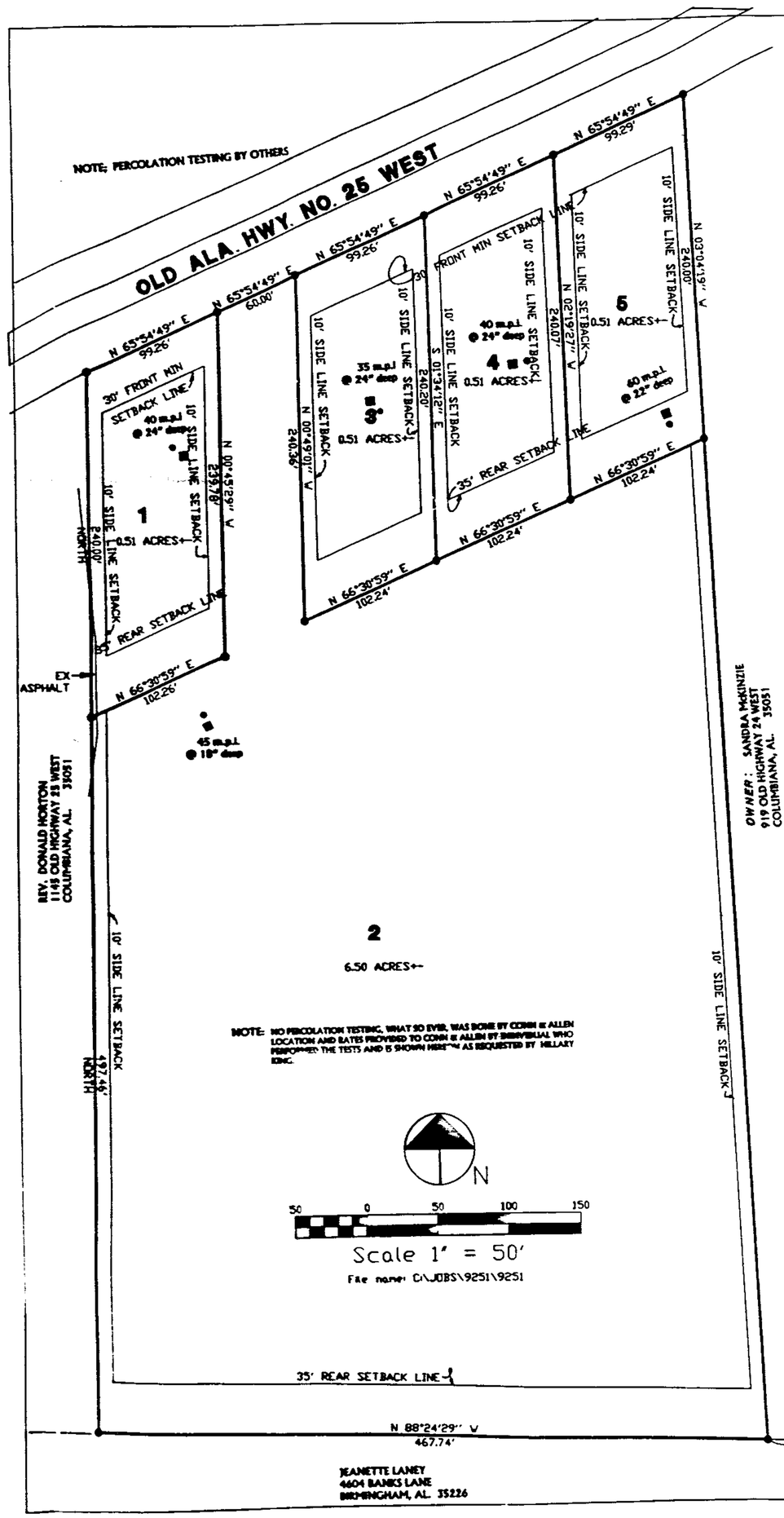
McKINZIE ESTATES

A FIVE (5) LOT RESIDENTIAL SUBDIVISION SITUATED IN THE NW 1/4 - NW 1/4, SEC. 35, T S. 21 S, R 1 W, COLUMBIANA , SHELBY COUNTY,ALABAMA



REGULATORY OFFICIAL SIGNATURES

Approved: _____ Date 1-7-02
Chairman , - City of Columbiana Planning Commission

Approved: _____ Date 1-7-02
Columbiana Fire Chief (As applicable)

Acknowledged: _____ Date 1-7-02
Shelby County Health Department, Environmental Division
(For Recording Purposes Only)

NOTE: Approval for onsite sewage disposal must be submitted to the City of Columbiana prior to recording this plat and may be in the form of a letter or statement from the Shelby County Health department, Environmental division stating that they have reviewed and approved the percolation testing, site evaluation and that the subject property is suitable for " In ground" waste water disposal.

The present zoning for the subject property is RMH (Residential Mobile Homes)

Owners shall furnish copies of all percolation testing and reports to the City of Columbiana prior to recording this plat. Percolation rates for each proposed lot shall be shown on final plat.

NOTE; PERCOLATION TESTING BY OTHERS

STATE OF ALABAMA
COUNTY OF SHELBY

THE undersigned, S.M Allen, licensed and registered land surveyor in the State of Alabama and the undersigned owners 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 owners; That this map or plat is a true and correct map of lands shown thereon and known as "McKinzie Estates"; Showing the subdivision into which it is proposed to divide said lands; giving the angles, or the bearing and dimensions of each line of each 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 governmental survey of section 35, township 21 south, range 1 west, 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 and that he has consulted the Federal Insurance Administration's Flood Hazard Panel for the area and has determined that no part of any of the five Lots is in a special flood prone area except as shown and noted hereon, and that all parts of this survey meet 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 same is not subject to a mortgage.

Date 9-18-2001
BY: _____
S.M. Allen, Alabama Licensed Land Surveyor No. 12944

Date 10-22-01
BY: _____
Owner , Ralph W. McKinzie

STATE OF ALABAMA
COUNTY OF SHELBY

I, Sally Graffis, A Notary Public in and for said County and State, hereby certify that S.M. Allen, 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 executed same voluntarily as such individual with full authority thereof.

Given under my hand and seal this the 18 day of September, 2001

_____ My commission expires September 2002
Notary Public

STATE OF ALABAMA
COUNTY OF SHELBY

I, _____, A Notary Public in and for said County and State, hereby certify that all the name(s) signed to the foregoing certificate as owners , whom are known to me, acknowledged before me on this date, that after being duly informed of the contents of said certificate executed same voluntarily as such individuals with full authority thereof.

Given under my hand and seal this the 30th day of October, 2001

_____ My commission expires 3/7/03
Notary Public

NOTES:

Contractor / Owners or Developers are responsible for providing a building site on each lot that is free from any drainage problems

The City of Columbiana 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 5 lots shown hereon shall be allowed without the prior approval of the City of Columbiana Planning Commission.

Driveway(s) accessing old Highway No. - 25 shall be restricted to the location(s) as shown on this plat or as directed by the City of Columbiana through it's representative. Driveway access permit(s) may be required prior to the installation of any new driveway(s). Contact the City of Columbiana, Alabama to obtain access permit(s).

The City of Columbiana, Alabama, is not now , nor will it 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 State of Alabama, City of Columbiana or Shelby County Road shall have a minimum 25.0' return radius, each side of drive.

The subdivision lots (5) shown hereon, including adjacent streets , roads and / or highways lie in an area where lime sinks may occur. The City of Columbiana Engineer, The Columbiana Planning Commission and the individual members thereof and all other agents, servants or employees of Columbiana, 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.

Owners shall furnish the city with a copy of any required NPDES permit prior to beginning any construction.

Owners to employ BEST MANAGEMENT PRACTICES for erosion control during construction.

THIS PLAT WAS PREPARED ON SEPTEMBER 4 , 2001 AND REVISED ON SEPTEMBER 19, 2001

PROPERTY OWNER AND DEVELOPER ARE
RALPH W. and SANDRA McKINZIE
919 OLD HIGHWAY 24 WEST
COLUMBIANA, AL. 35051
TELEPHONE : 205-669-0083

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

DWN. BY					
CKD. BY					
JOB NO.					
DISK		NO.	DESCRIPTION	BY	DATE
SCALE		REVISIONS			
DATE					

CLIENT:
PROJECT:
TITLE

CONN & ALLEN
2850 E PELHAM MALL
PELHAM, ALABAMA 35124
(205) 663-4251
FAX (205) 663-7694

SHEET NO.
___ OF ___

20020109000016421 1/1 $.00
Shelby Cnty Judge of Probate, AL
01/09/2002 12:38:38PM FILED/CERT

BUSINESS RECORDS CORPORATION