Map Book 29 page 89

LEDFORD FAMILY SUBDIVISION

A FIVE (5) LOT RESIDENTAIL FAMILY SUBDIVISION SITUATED IN THE NW 1/4 - SE 1/4, SEC. 20, T S. 20 S, R 2 W, SHELBY COUNTY,ALABAMA

File Name: c:\Jobs\9280\9280.DWG

100 0 100 200 300

Scale: 1" = 100'

STATE OF ALABAMA
COUNTY OF SHELBY

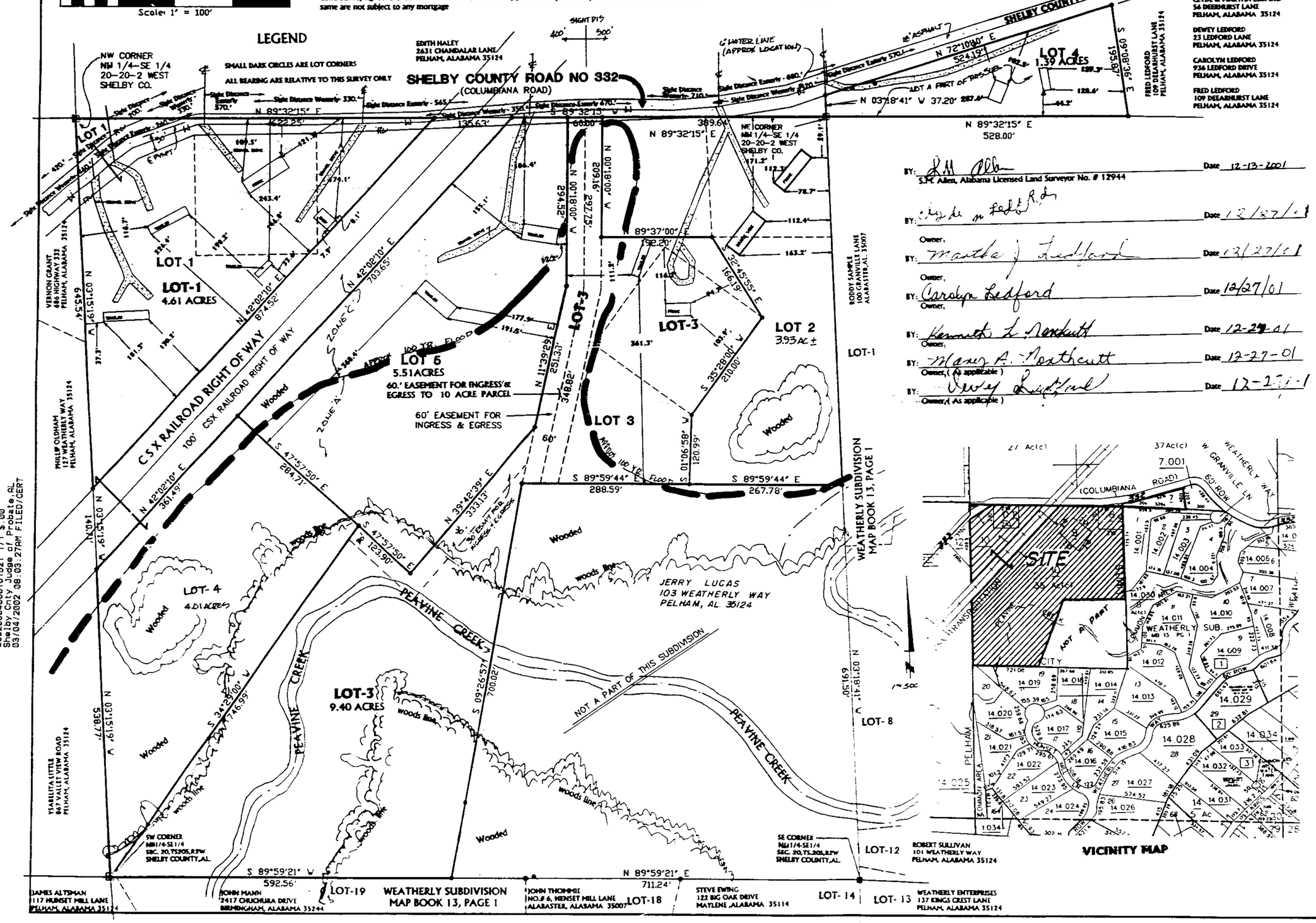
THE Undersigned, S.M Allen, Licensed and Registered Laird Surveyor In the State of Alabama and the Undersigned Owners Hereby certify that this Plat or Map was made pursuant to a survey by said Surveyor and that this Map or Plat was made at the instance of said Owners; That this Map or Plat is a True and Correct Map of Lands shown therein and known as the " LEDFORD FAMILY SUBDIVISION"; Showing the Subdivisions Into which it is proposed to divide said Lands; Giving the angles, or the bearing and dimensions of each line of each Lot, and 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 Plotted to the Government Survey of Section 20, Township 20 south, Range 2 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 none of the existing structures shown on all the 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 Owner(s) also certify that they are the Owners of said Lands and that same are not subject to any mortgage

ALABAMA LICENSED No. 12944 LAND SURVEYOR STEVEN M. ALLEN

LEGEND

SMALL DARK CIRCLES ARE LOT CORNERS

ALL BEARING ARE RELATIVE TO THIS SURVEY ONLY



BY: S.M. Allen, Alabama Licensed Land Surveyor No. # 12944 Date 12-13-2001

BY: Owner, Date 12/27/01

BY: Owner, Date 12/27/01

BY: Owner, Date 12-27-01

BY: Owner, Date 12-27-01

BY: Owner,(As applicable) Date 12-27-01

BY: Owner,(As applicable) Date 12-27-01

PRIMARY PROPERTY OWNER

OWNERS NAMES AND ADDRESSES

KENNETH & MARY NORTHCUTT
770 HIGHWAY 332
PELHAM, ALABAMA 35124

CLYDE & MARTHA LEDFORD
56 DEERHURST LANE
PELHAM, ALABAMA 35124

DEWEY LEDFORD
23 LEDFORD LANE
PELHAM, ALABAMA 35124

CAROLYN LEDFORD
936 LEDFORD DRIVE
PELHAM, ALABAMA 35124

FRED LEDFORD
109 DEARHURST LANE
PELHAM, ALABAMA 35124

VICINITY MAP

NOTE

BY SIGNING THIS PLAT ALL OWNERS OF LOTS 1 THROUGH 5, WITH LAND WITHIN THE LEDFORD FAMILY SUBDIVISION THAT FRONTS ON SHELBY COUNTY HIGHWAY NO. 332 AGREES TO CONVEY TO THE SHELBY COUNTY HIGHWAY DEPARTMENT, FOR POSSIBLE FUTURE WIDENING OF ROAD ANY PART OF A STRIP OF PROPERTY THAT IS THIRTY FEET WIDE AND PERPENDICULAR FROM THE CENTERLINE OF THE EXISTING PAVED ROADWAY THAT IS PART OF THEIR RESPECTIVE PROPERTY.

STATE OF ALABAMA
COUNTY OF SHELBY

I, Sally Griffis, 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 13 day of Dec, 2001

Notary Public My Commission Expires 9/12/2004

STATE OF ALABAMA
COUNTY OF SHELBY

I, Mary F. Mulkey, A Notary Public in and for said County and State, hereby certify that all the names signed to the foregoing certificate as Owners , Each of 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 27th day of Dec, 2001

Notary Public My Commission Expires 2-27-05

NOTES:

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 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.

Driveways accessing The Public Highway or Road shall be restricted to the locations as shown on this Plat. Driveway access permit(s) are required prior to the installation of any driveway. Contact the Shelby County Highway Department at 669-3880 to obtain access permit(s). No new driveways are anticipated or planned

Part of Lots 2 & 3 shown hereon (along and paralleling the creek) are located in Flood Zone 'A' (Flood Prone) as shown and defined on the latest Federal Insurance Administration's Rate Panel and other parts of the same Lots are located in a Flood Zone 'C' (No flooding)as shown on Community Panels Nos 010191 0070 B & 010191 0075 B Nos#s 70 & 75 of 195, Both 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.

The Subdivision Lots shown hereon, including adjacent streets , roads and / or highways lie in an area where fissure 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/ or 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 Limestone 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.

THIS PROPERTY IS NOT LOCATED IN ANY FIRE DISTRICT.

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

REGULATORY OFFICIAL SIGNATURES

Approved: Kenneth R. Cole, Shelby County Engineer Date 2/27/02

Approved: Shelby County Department of Planning and Development Date 7/1/02

Approved: N/A District Fire Chief (As Applicable) Date

Acknowledged: Larry W Rast Shelby County Health Department, Environmental Division (For Recording Purposes Only) Date 1-2-02

NOTE: HEALTH DEPARTMENT ACKNOWLEDGEMENT HEREON IS FOR RECORDING PURPOSES ONLY AND IS NOT AN APPROVAL FOR ANY SANITARY OR SEPTIC DISPOSAL SYSTEM WHATSOEVER.

NOTE: THERE ARE NO MORTGAGES ON ANY OF THIS PROPERTY.

The entire parcel is located in Flood Zones 'A' and 'C', Flooding and No Flooding ,as depicted on Flood Insurance Rate Map Community Panel Number 010191 0070 B , Panel No. 70 of 195 and Community Panel number 010191 0075B, Panel No. 75 of 195, Effective dates of each panel is September 16, 1982

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

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

CLIENT:
PROJECT:
TITLE

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

SHEET NO.
___ OF ___

20020304000101521 1/1 $ 00
Shelby Cnty Judge of Probate,AL
03/04/2002 08:03:27PM FILED/CERT

BUSINESS RECORDS CORPORATION