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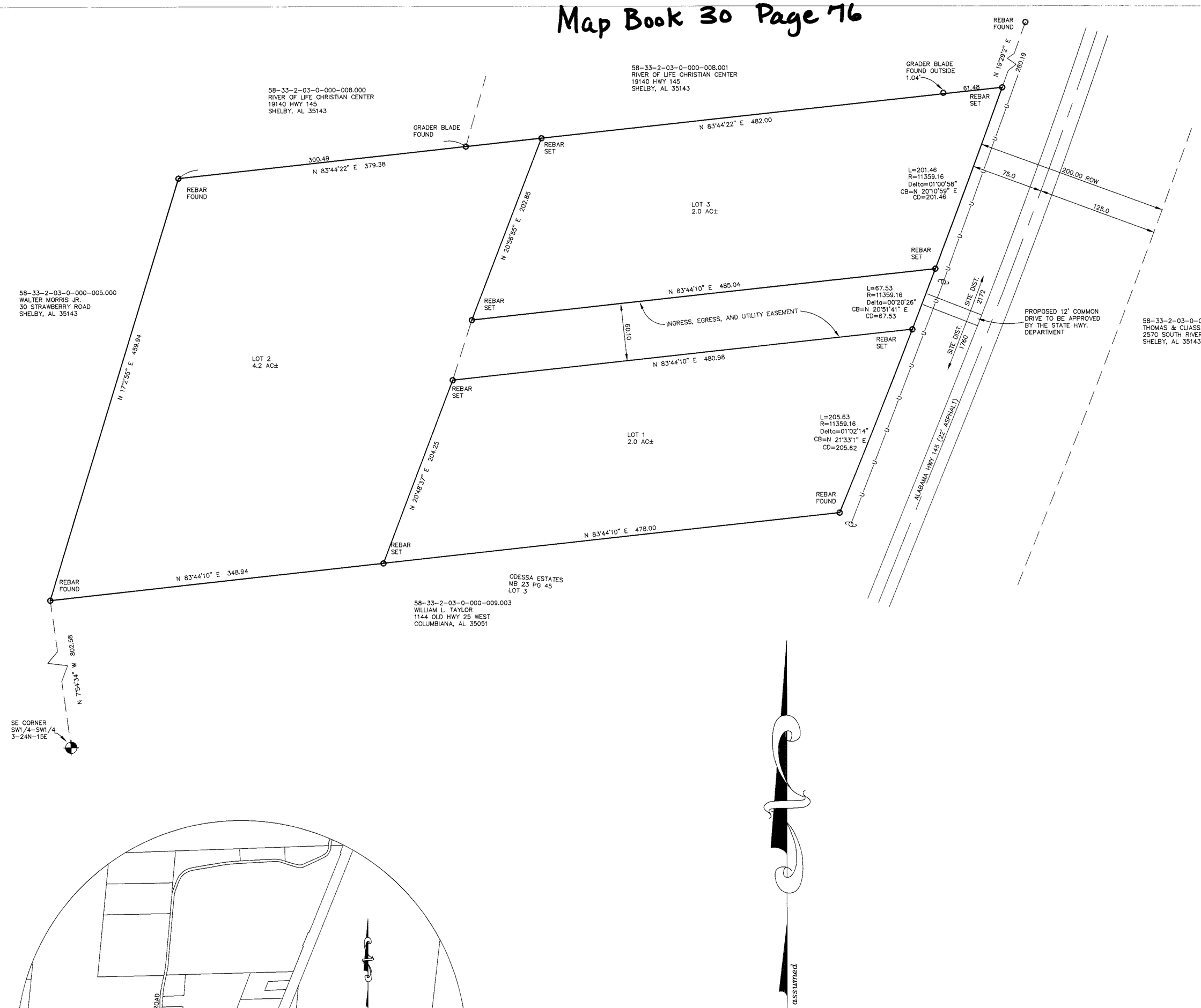
DEMI MEADOWS

A SINGLE FAMILY RESIDENTIAL SUBDIVISION SITUATED IN THE SW 1/4 OF SECTION 3, TOWNSHIP 24 NORTH, RANGE 15 EAST, SHELBY COUNTY, ALABAMA



STATE OF ALABAMA
SHELBY COUNTY

MARCH 5, 2002

The undersigned, Rodney Y. Shiflett, a Licensed Land Surveyor, State of Alabama, and MIKE CULPEPPER as owner, hereby certify that this plat or map was made pursuant to a survey made by said surveyor and that said survey and this plat or map were made at 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 DEMI MEADOWS, 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 owners of said lands and same are not subject to any mortgage.

Date: 4-8-02

By: Rodney Shiflett
Rodney Y. Shiflett
Reg. P.L.S.#21784
3120 HWY 52 W
PELHAM AL. 35124

State of Alabama
Shelby County

I, Richard E Stubbs, 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 5 day of April, 2002.

By: Richard E Stubbs
Notary Public – My Commission Expires: 2-23-06

Owner:
Date: 9/23/02

By: Mike Culpepper
MIKE CULPEPPER
PO BOX 703
COLUMBIAN AL. 35051

State of Alabama
Shelby County

I, BARBARA T WHITEHEAD, Notary Public in and for said county and state, do hereby certify that MIKE CULPEPPER, 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 23rd day of Sept, 2002

By: Barbara T Whitehead
Notary Public – My Commission Expires: 03/26/04

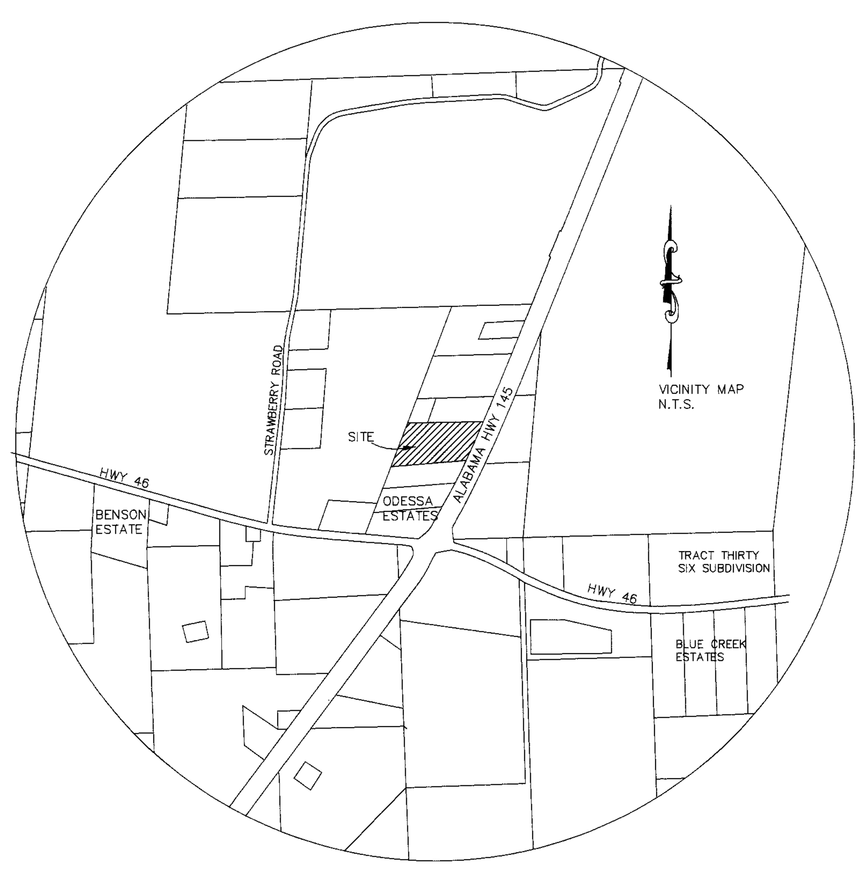
OFFICIAL SEAL
BARBARA T. WHITEHEAD
NOTARY PUBLIC - ALABAMA
My Comm. Expires 3/26/04

APPROVED: Scott R Cole DATE: 9/27/2002
Shelby County Engineer

APPROVED: Todd McCrory DATE: 9/30/02
Planning Director

Larry W Rush DATE: 9-23-02
SHELBY COUNTY HEALTH DEPARTMENT
(FOR RECORDING PURPOSES ONLY)

Mark Pant DATE: 7-31-02
DISTRICT FIRE CHIEF



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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 0175 B), DATED SEPTEMBER 16, 1982.
10. 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.
11. SHELBY COUNTY IS NOT RESPONSIBLE FOR ANY ACCIDENTS THAT MAY HAPPEN AT EXISTING DRIVE WAYS.
12. DRIVEWAY(S) SHALL BE RESTRICTED TO THE LOCATION(S) SHOWN ON THIS PLAT. DRIVEWAY ACCESS PERMIT REQUIRED PRIOR TO INSTALLATION OF DRIVEWAY(S). CONTACT THE SHELBY COUNTY HIGHWAY DEPARTMENT AT 669-3880 TO OBTAIN ACCESS PERMIT.
13. DRIVEWAY(S) ON STATE RIGHT-OF-WAY MUST BE APPROVED BY THE STATE HIGHWAY DEPARTMENT.
14. THERE ARE NO EXISTING UTILITIES ON OR ADJACENT TO THIS PLAT EXCEPT AS SHOWN.
15. DRIVEWAYS SHALL BE RESTRICTED TO THE LOCATIONS AS SHOWN ON THIS PLAN. DRIVEWAY ACCESS PERMIT REQUIRED PRIOR TO INSTALLATION OF DRIVEWAYS. CONTACT SHELBY COUNTY HIGHWAY DEPARTMENT AT 669-3880 TO OBTAIN ACCESS PERMIT FOR SHELBY COUNTY ROADS.
16. THE PURPOSE OF THIS SUBDIVISION, IS TO PROVIDE 3 HOME SITE.

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