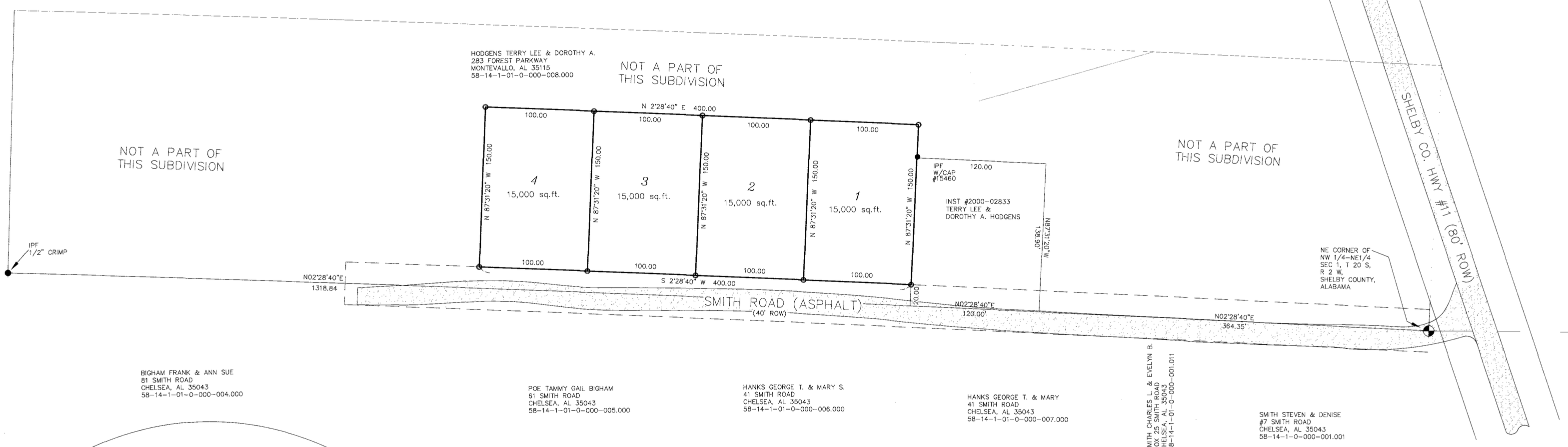
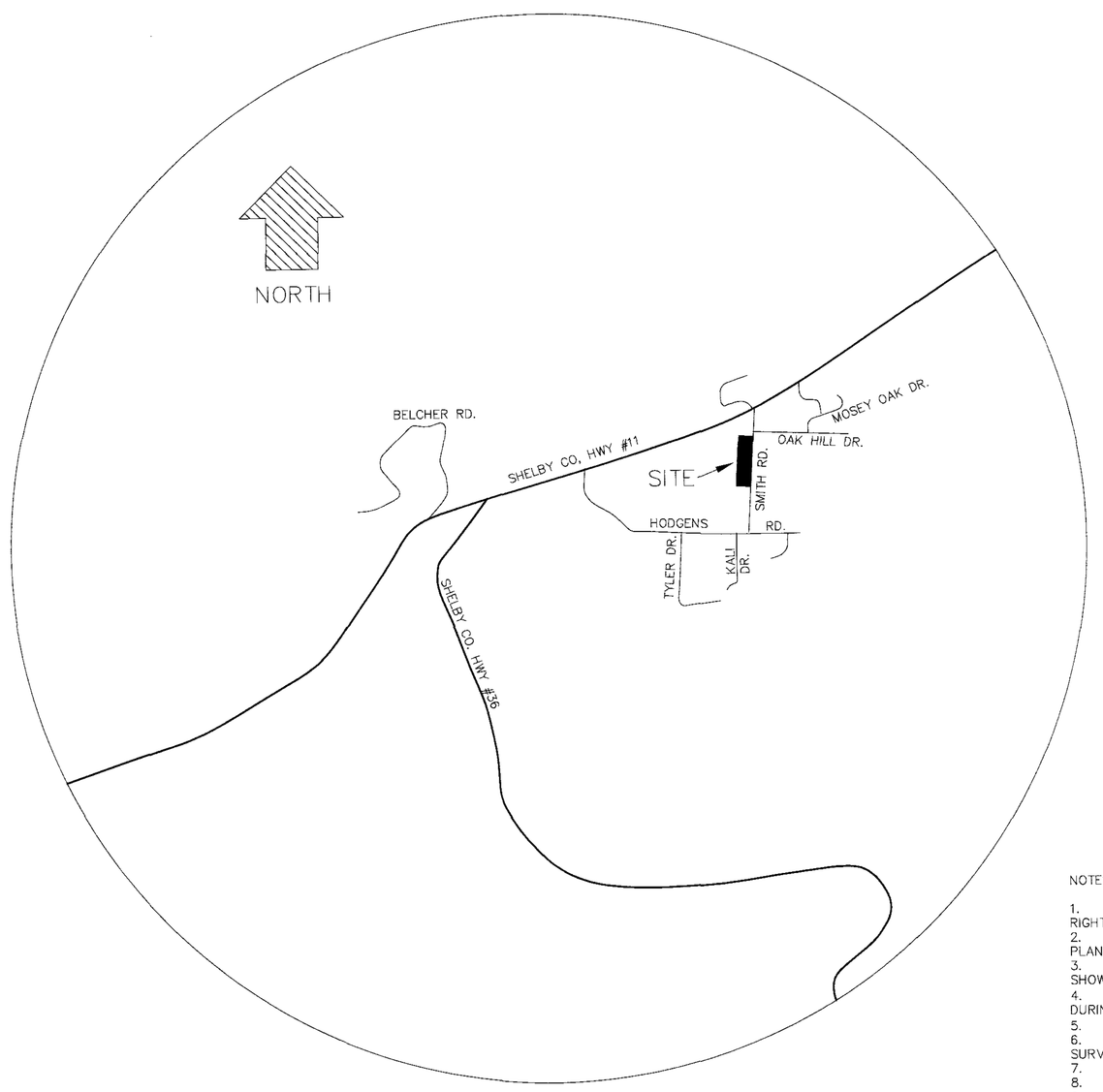
Map Book 31 page 45





VICINITY MAP
N.T.S.

FINAL PLAT

HODGENS ESTATES

A SINGLE FAMILY RESIDENTIAL SUBDIVISION SITUATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA.

GRID

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NOTES:

1. TOWN OF CHELSEA 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 TOWN OF CHELSEA PLANNING COMMISSION.
3. TOWN OF CHELSEA 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 CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR 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 0075 B_____), DATED __SEPTEMBER 16, 1982.
10. THE SUBDIVISION SHOWN HEREON, INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS MAY OCCUR. R. C. FARMER/R. C. FARMER AND ASSOCIATES, INC, TOWN OF CHELSEA, THE TOWN OF CHELSEA ENGINEER, THE TOWN OF CHELSEA PLANNING COMMISSION, OTHER AGENTS, SERVANTS, OR EMPLOYEES OF TOWN OF CHELSEA, 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. THE TOWN OF CHELSEA 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.

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, Donald W. Wheeler, Licensed Professional Land Surveyor, State of Alabama, and Dorothy A. and Terry L. Hodgens, as owners, 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 was made at the instance of said owner; that this plat or map is a true and correct map of lands shown therein known as, **HODGENS ESTATES**, showing the sub-divisions into which it is proposed to divide said lands, giving the lengths and bearings of each lot line and its number, showing the streets, alleys and public grounds, giving the length and width and name of each street as well as the number of each lot and showing the relation of the lands to the government survey, and that iron pins have been installed at all lot corners and curve points as shown and are designated by small open circles on said plat or map. Said owners also certify that they are the owners of said lands and that the same is not subject to any mortgage, except a mortgage held by Wells Fargo Mortgage. I further state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

In witness thereof, said surveyor executed these presents this 6th day of February, 2003.

By: Donald W. Wheeler Date 2-6-03
Donald W. Wheeler, P.L.S.
Al Reg No 23340

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Donald W. Wheeler, 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, does execute same voluntarily as such individual with full authority thereof.

Given under my hand and seal this the 6th day of FEBRUARY, 2003.

Notary Public My Commission Expires My Commission Expires June 28, 2005

By: Dorothy A. Hodgens Date 2-11-03
Dorothy A Hodgens, Owner

By: Terry L. Hodgens Date 2-11-03
Terry L Hodgens, Owner

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that,
Dorothy A. and Terry L. Hodgens, whose names are signed to the foregoing certificate as owners, and who are known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, do execute same voluntarily as such individuals with full authority thereof.

Given under my hand and seal this the 11th day of FEBRUARY, 2003.

Notary Public My Commission Expires My Commission Expires June 28, 2005

Mayor, Town of Chelsea Date 4/10/03

Town of Chelsea, Clerk Date 4/10/03

Town of Chelsea, Engineer Date 4/09/03

Town of Chelsea, Planning Commission Date 4/10/03

Fire Captain Date 4/10/03

The lots on this plat are subject to approval or deletion by the Shelby County Health Department. The approvals may contain conditions pertaining to the sewage treatment system that restricts the use of the lots or obligate owners to special maintenance and reporting requirements. These conditions are on file with said Health Department and are made a part of this plat as if set out hereon.

Shelby County Health Department Date 4-10-2003
(for recording purposes only)

ALABAMA REGISTERED No 23340 PROFESSIONAL LAND SURVEYOR DONALD WADE WHEELER

20030410000202070 Pg 1 of 1 $0.00
Shelby Cty Judge of Probate, AL
04/10/2003 14:03:00 FILED/CERTIFIED