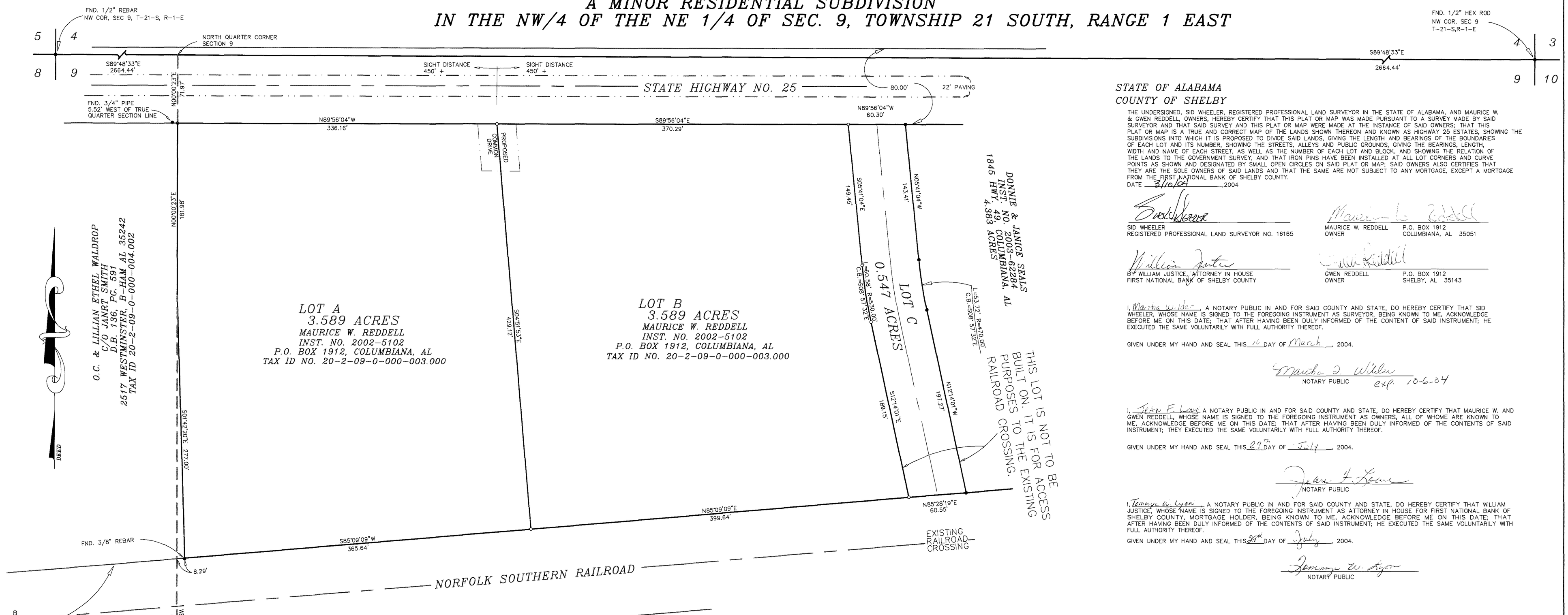
Map Book 33 pg. 146

HIGHWAY 25 ESTATES

A MINOR RESIDENTIAL SUBDIVISION

IN THE NW/4 OF THE NE 1/4 OF SEC. 9, TOWNSHIP 21 SOUTH, RANGE 1 EAST



STATE OF ALABAMA
COUNTY OF SHELBY

THE UNDERSIGNED, SID WHEELER, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, AND MAURICE W. & GWEN REDDELL, 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 WERE MADE AT THE INSTANCE OF SAID OWNERS; THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF THE LANDS SHOWN THEREON AND KNOWN AS HIGHWAY 25 ESTATES, SHOWING THE SUBDIVISIONS INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVING THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER, SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS, GIVING THE BEARINGS, 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 HAVE 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 SOLE OWNERS OF SAID LANDS AND THAT THE SAME ARE NOT SUBJECT TO ANY MORTGAGE, EXCEPT A MORTGAGE FROM THE FIRST NATIONAL BANK OF SHELBY COUNTY.

DATE 3/10/04, 2004

SID WHEELER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 16165

MAURICE W. REDDELL — P.O. BOX 1912
OWNER — COLUMBIANA, AL 35051

BY WILLIAM JUSTICE, ATTORNEY IN HOUSE
FIRST NATIONAL BANK OF SHELBY COUNTY

GWEN REDDELL — P.O. BOX 1912
OWNER — SHELBY, AL 35143

I, Martha Wilder, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT SID WHEELER, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AS SURVEYOR, BEING KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE; THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENT OF SAID INSTRUMENT; HE EXECUTED THE SAME VOLUNTARILY WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 16 DAY OF March, 2004.

NOTARY PUBLIC — exp. 10-6-04

I, Gwen F. Lyon, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT MAURICE W. AND GWEN REDDELL, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AS OWNERS, ALL OF WHOME ARE KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE; THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID INSTRUMENT; THEY EXECUTED THE SAME VOLUNTARILY WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 29th DAY OF July, 2004.

NOTARY PUBLIC

I, Terrence W. Lyon, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT WILLIAM JUSTICE, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AS ATTORNEY IN HOUSE FOR FIRST NATIONAL BANK OF SHELBY COUNTY, MORTGAGE HOLDER, BEING KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE; THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID INSTRUMENT; HE EXECUTED THE SAME VOLUNTARILY WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 29th DAY OF July, 2004.

NOTARY PUBLIC

APPROVED: Larry W Rush DATE: 8-31-04
SHELBY COUNTY HEALTH DEPARTMENT

APPROVED: John M Goodwin DATE: 9/10/04
SHELBY COUNTY PLANNING COMMISSION

APPROVED: Larry A Ellenburg DATE: 8-3-04
DISTRICT FIRE CHIEF

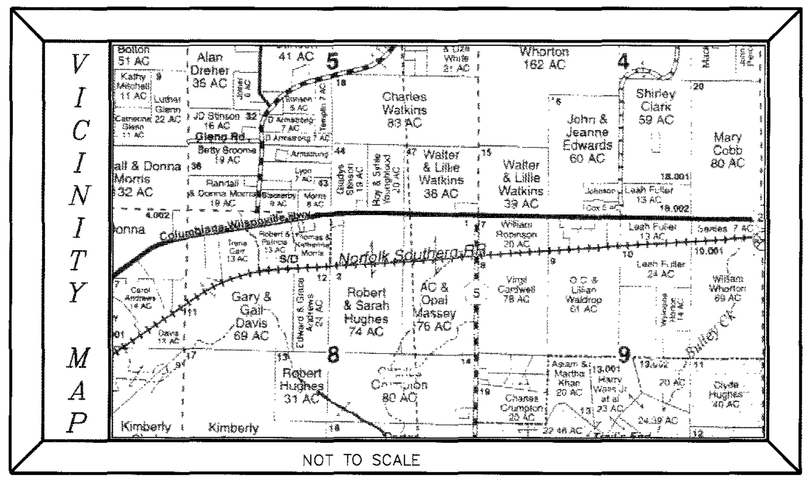
APPROVED: Keith Hale DATE: 9-9-2004
SHELBY COUNTY ENGINEER

0 25 50 75 100
SCALE 1" = 50'

SPECIAL NOTES

1. CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.
2. SHELBY COUNTY IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
3. SHELBY COUNTY IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS OF EASEMENTS SHOWN ON THIS PLAT.
4. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE SHELBY COUNTY PLANNING COMMISSION.
5. THE PURPOSE OF THIS SUBDIVISION IS FOR RESIDENTIAL USE.
6. DRIVEWAYS SHALL BE RESTRICTED TO THE LOCATIONS SHOWN ON THIS PLAT. DRIVEWAY ACCESS PERMIT REQUIRED PRIOR TO INSTALLATION OF DRIVEWAY. CONTACT THE ALABAMA DEPARTMENT OF TRANSPORTATION TO OBTAIN ACCESS PERMIT.
7. THE ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE C AS SHOWN ON THE LATEST FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 010191 0115B, DATED SEPTEMBER 16, 1982.
8. THE SUBDIVISION SHOWN HEREON, INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS HAVE OCCURRED. LIME SINKS, AS LOCATED AND SHOWN ON THE ABOVE PLAT, WERE FOUND BUT NOT REPAIRED. 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.
9. PRIOR TO THE PLACEMENT OR CONSTRUCTION OF ANY BUILDINGS, OWNER MUST COMPLY WITH ALL REGULATIONS OF THE SHELBY COUNTY HEALTH DEPARTMENT, INCLUDING PERMITS FOR ONSITE SEWAGE DISPOSAL SYSTEMS. THE SIGNATURE, ON THIS PLAT, OF THE SHELBY COUNTY HEALTH DEPARTMENT IS FOR RECORD PURPOSES ONLY.
10. DEVELOPER SHOULD HAVE POSSESSION OF THE REQUIRED NPDES PERMIT PRIOR TO CONSTRUCTION BEGINNING. THE DEVELOPER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL MEASURES PROPOSED.
11. DEVELOPER TO EMPLOY BEST MANAGEMENT PRACTICES FOR EROSION CONTROL DURING DEVELOPMENT.
12. NEITHER WATER NOR SEWER IS AVAILABLE FROM SHELBY COUNTY.

Instrument Number 1310 1013 0 3 0
Shelby County Judge of Probate, AL
09/13/2004 08:17:00 FILED/CERTIFIED



NOT TO SCALE

LEGEND

● = IRON PIN FOUND (SIZE SHOWN IS THE OUTSIDE DIAMETER)	—U—	= OVERHEAD UTILITY
■ = CONCRETE MONUMENT FOUND	—X—	= FENCE
⊗ = PK NAIL FOUND	—O—	= UTILITY POLE
⊕ = RR SPIKE FOUND	( )	= RECORD
	—N—	= NOT TO SCALE
1/2" REBAR SET WITH	—℄—	= CENTERLINE
○ = CAP STAMPED "WHEELER - CA0502"	—B/L—	= PROPERTY LINE
	CONC.	= CONCRETE
4" DIAMETER CONCRETE MONUMENT	ESMT.	= EASEMENT
□ = SET WITH CAP STAMPED "WHEELER - CA0502"	D.B.	= DEED BOOK
	PG.	= PAGE
	M.B.L.	= MINIMUM BUILDING LINE
	O.D.	= OUTSIDE DIAMETER
	P.B.	= PLAT BOOK
◎ = PK NAIL SET WITH DISK STAMPED "CA0502"	REF.MON.	= REFERENCE MONUMENT
	C.P.	= CRIMPED PIPE
	ROW	= RIGHT OF WAY
△ = TRAVERSE POINT	U & D	= UTILITY & DRAINAGE
	⊠	= WATER METER

NOTES:

1. THIS SURVEY WAS PERFORMED FOR MARTY REDDELL.
2. THIS SURVEY WAS REQUESTED BY MARTY REDDELL.
3. THE FIELD WORK WAS DONE IN NOVEMBER & DECEMBER, 2003.
4. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST ZONE OF THE ALABAMA STATE PLANE COORDINATE SYSTEM, NAD 83.
5. NO TITLE SEARCH WAS DONE BY THIS OFFICE.
6. NO EASEMENTS ARE SHOWN EXCEPT THOSE VISIBLE ON THE GROUND OR FURNISHED BY THE CLIENT.

RECORD MAP
OF
HIGHWAY 25 ESTATES
IN THE NE 1/4 OF SEC. 9, TOWNSHIP 21 SOUTH, RANGE 1 EAST
SHELBY COUNTY, ALABAMA

WHEELER SURVEYING AND MAPPING
P. O. BOX 356
COLUMBIANA, ALABAMA 35051
PH 205/669-0178

I STATE THAT THIS SURVEY AND MAP MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN AL.

SID WHEELER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 16165

REV. NO.	DATE	DESCRIPTION
1	3/6/04	ADDED SCPC COMMENTS

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL

JOB NO. 009	DATE 1/7/04
DRAWN BY SWW	CHECKED BY
DRAWING NO. 02-009-3	