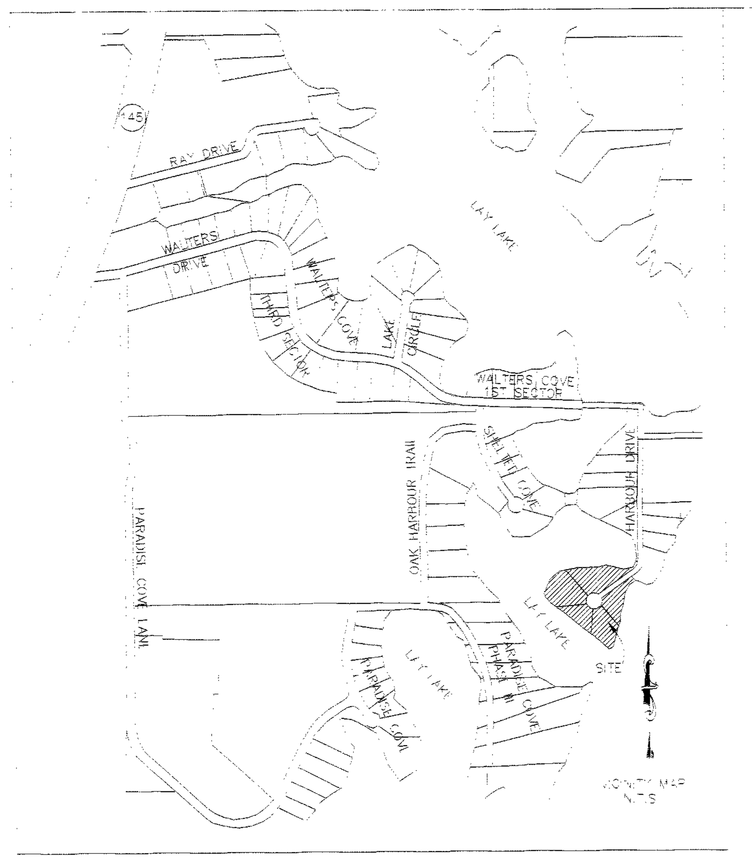
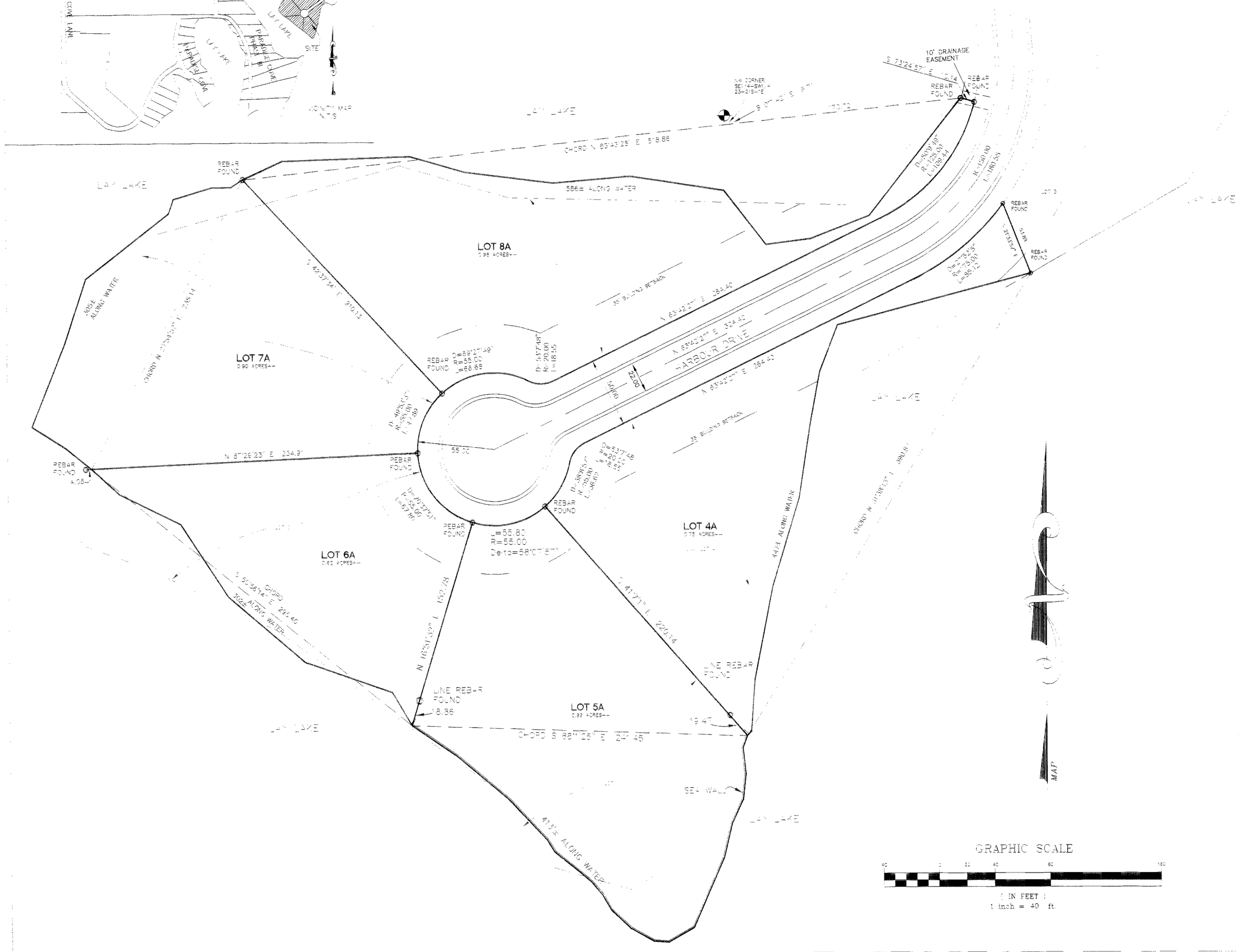
Map Book 34 Page 62

RESUBDIVISION OF LOTS 4 THROUGH 8
OAK HARBOUR PHASE I

AS RECORDED IN MAP BOOK 27 PAGE 87 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA
A SINGLE FAMILY SUBDIVISION SITUATED IN THE SE 1/4 OF SECTION 23, TOWNSHIP 21S, RANGE 1E, SHELBY COUNTY, ALABAMA





GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

STATE OF ALABAMA
SHELBY COUNTY

APRIL 14, 2004

The undersigned, Rodney Y. Shiflett, a Licensed Land Surveyor, State of Alabama, and Prime Development Company, as owners lots 4, 5, 6, 7, & 8 and Sam Ellis as owner lot 5, 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 thereon and known or to be known as RESUBDIVISION LOTS 4 THROUGH 8 OAK HARBOUR PHASE 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 have been installed at all lot corners and curve points as shown and designated by and upon places on said plat or map. Said owners also certifies that they are the owner of said lands and same are not subject to any mortgage except a mortgage to Regions Bank.

Date: 4-14-04

By: Rodney Y. Shiflett
Rodney Y. Shiflett
Reg. #L-8421784
2175 Heather Lane
Columbiana, AL 35051

ALABAMA REGISTERED No. 21784 PROFESSIONAL LAND SURVEYOR RODNEY Y. SHIFLETT

State of Alabama
Shelby County

I, Rangra 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 thereto.
Given under my hand and seal this 14 day of April 2004

By: Notary Public - My Commission Expires 2-29-08

Owner lots 4, 6, 7, & 8
Date: 4/27/04

By: Prime Development Company
1301 Paradise Cove Lane
Alabaster, AL 35186

State of Alabama
Shelby County

I, J. ALLAN LOWE, Notary Public in and for said county and state, do hereby certify, that CLYDE PEARCE whose name is signed to the foregoing certificate as Owner lots 4, 6, 7 & 8, 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 thereto.
Given under my hand and seal this 30th day of JULY 2004.

By: Notary Public - My Commission Expires 1/16/06

Owner lot 5:
Date:

By: Sam Ellis
PO Box 1590
Columbiana, AL 35051

State of Alabama
Shelby County

I, J. ALLAN LOWE, Notary Public in and for said county and state, do hereby certify that Sam Ellis whose name is signed to the foregoing certificate as Owner lot 5, 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 thereto.
Given under my hand and seal this 30th day of JULY 2004.

By: Notary Public - My Commission Expires 1/16/06

APPROVED: Shelby County Engineer DATE 12-7-2004

APPROVED: Todd McDaniel Shelby County Planning Commission DATE 12/13/04

Larry W. Rush SHELBY COUNTY HEALTH DEPARTMENT (FOR RECORDING PURPOSES ONLY) DATE 12-2-04

DISTRICT FIRE CHIEF DATE 8-2-04

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 WILL BE NO PROTECTIVE COVENANTS FOR THIS SUBDIVISION.
9. THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE A AS SHOWN ON THE LATEST FLOOD INSURANCE RATE MAPS (PANEL NUMBER 01019 0145 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. LOTS ARE SUBJECT TO ANY RIGHT-OF-WAYS AND/OR EASEMENTS THAT MAY BE FOUND IN PUBLIC RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA.
13. DRIVEWAY(S) SHALL BE RESTRICTED TO THE LOCATION(S) SHOWN ON THIS PLAT. (DRIVEWAY ACCESS PERMIT REQUIRED PRIOR TO INSTALLATION OF DRIVEWAYS). CONTACT THE SHELBY COUNTY HIGHWAY DEPARTMENT AT 669-3880 TO OBTAIN ACCESS PERMIT.
14. THE PURPOSE OF THIS RESUBDIVISION IS TO SHOW THE NEW LOCATION OF THE WATER LINE.
15. THERE ARE NO EXISTING UTILITIES ON OR ADJACENT TO THIS PLAT EXCEPT AS SHOWN.

20041215000560010 Pg 1 - 2 $8.00
Shelby County, Alabama
12/15/2004 12:00:00 PM FILED/CERTIFIED