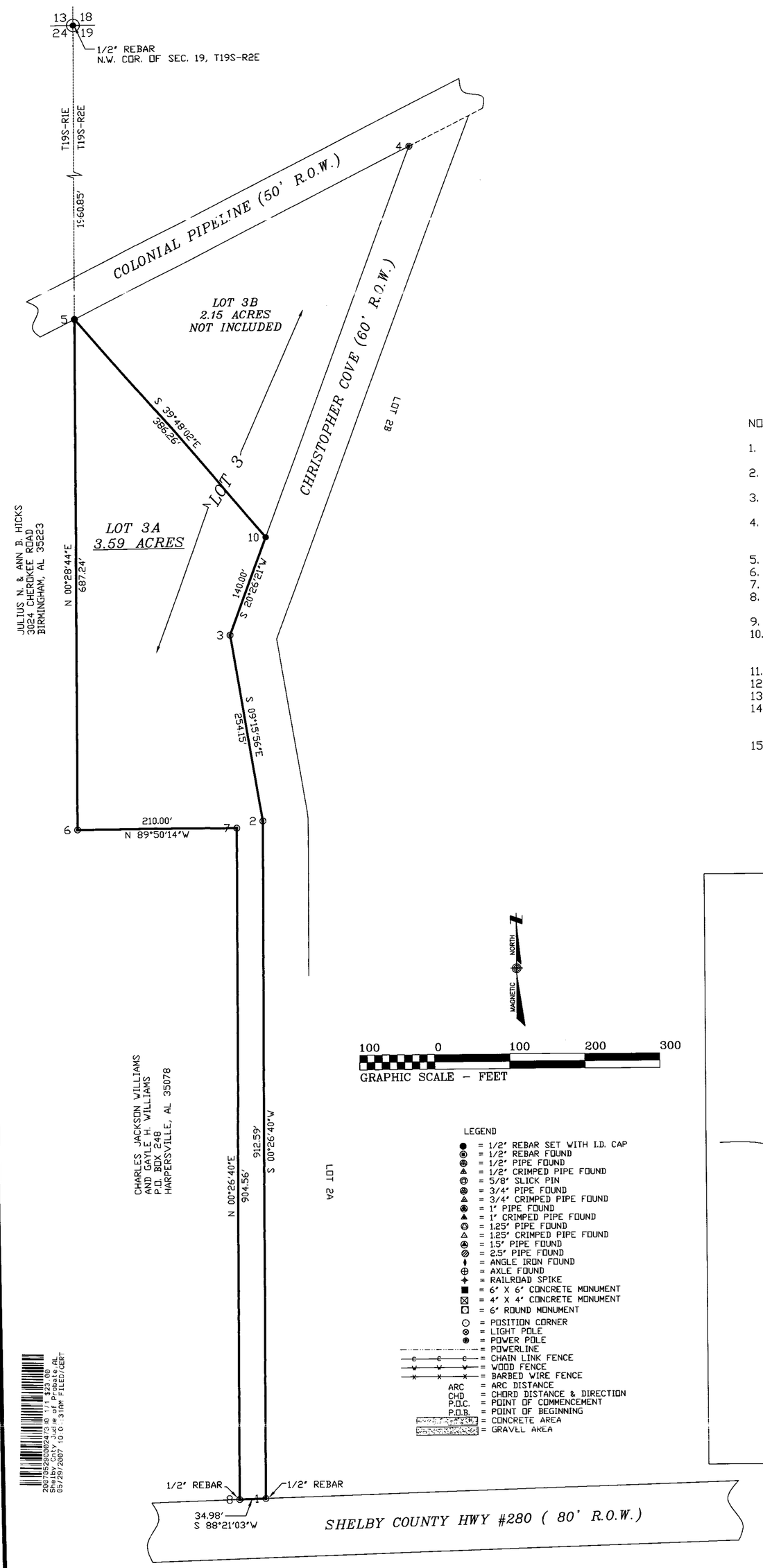
Map Book 38 Page 99

A FINAL PLAT OF
A RESUBDIVISION OF LOT 3

CHRISTOPHER COVE

AS RECORDED IN MAP BOOK 22, PAGE 53
SINGLE FAMILY PRIVATE RESIDENTIAL SUBDIVISION SITUATED
IN S.E. 1/4 OF THE S.W. 1/4 OF THE N.W. 1/4 OF THE S.W. 1/4 OF
SECTION 19, TOWNSHIP 19 SOUTH, RANGE 2 EAST
SHELBY COUNTY, ALABAMA



DEVELOPER:
J. SADLER SANDERS
315 CHRISTOPHER COVE
WESTOVER, AL 35185
(205) 672-9033

PREPARED BY:
HICKEY LAND SURVEYING, INC.
P.O. BOX 380
SYLACAUGA, AL 35150
(256) 249-4248

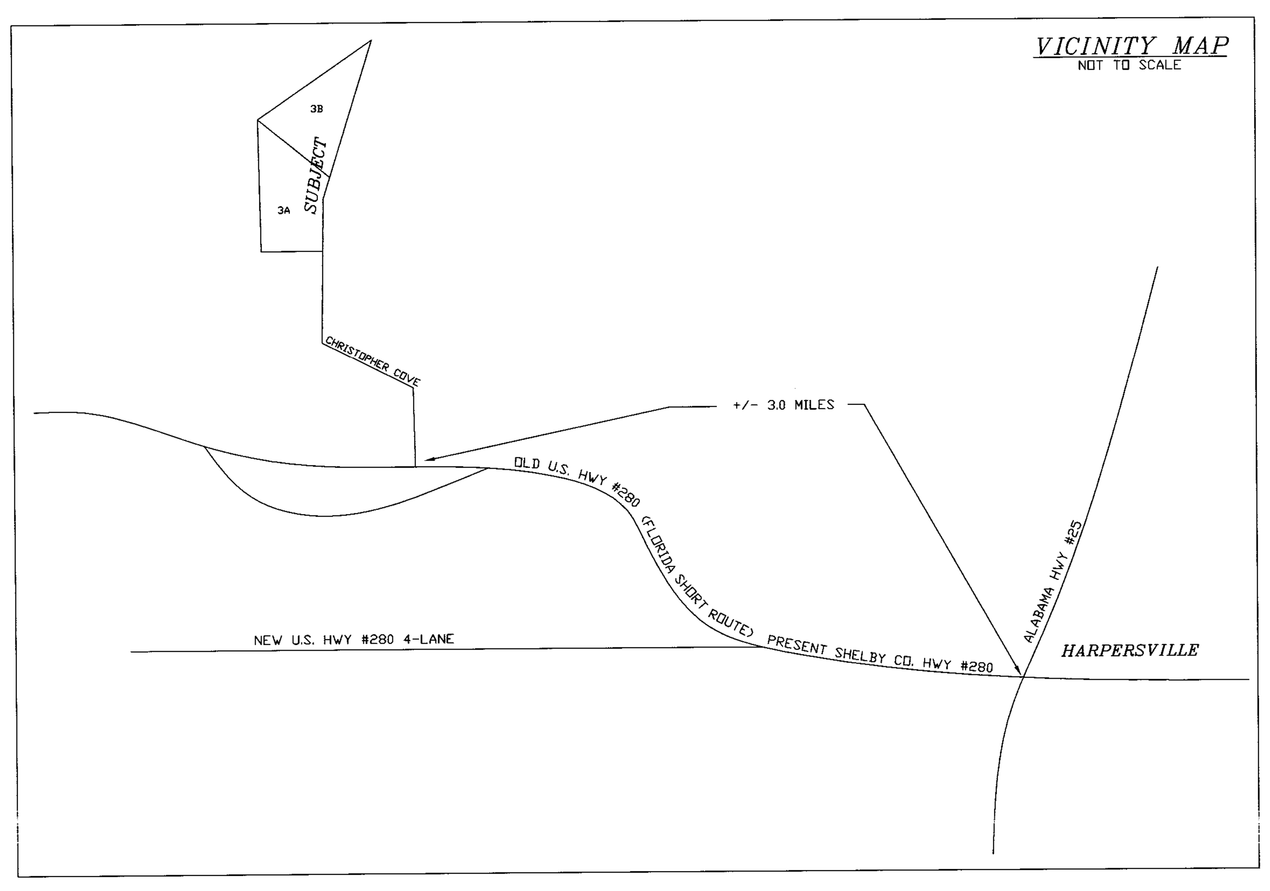
NOTES:

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. BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING.
7. THERE WILL BE NO PROTECTIVE COVENANTS FOR THIS SUBDIVISION.
8. THIS PROPERTY IS LOCATED IN FLOOD ZONE C AS SHOWN ON THE LATEST FLOOD INSURANCE RATE MAPS AND AS SHOWN ON THIS PLAT.. COMMUNITY PANEL NUMBER 010191 0080 B WITH AN EFFECTIVE DATE OF SEPT. 16, 1982.
9. SHELBY COUNTY IS NOT RESPONSIBLE FOR ANY ACCIDENTS THAT MAY HAPPEN AT EXISTING DRIVEWAYS.
10. DRIVEWAY(S) SHALL BE RESTRICTED TO THE LOCATION(S) SHOWN ON THIS PLAT. NO ADDITIONAL ACCESSES TO COUNTY ROAD WILL BE ALLOWED. DRIVEWAY ACCESS PERMITS REQUIRED RIOR TO INSTALLATION OF DRIVEWAY(S). CONTACT THE SHELBY COUNTY HIGHWAY DEPARTMENT AT 669-3880 TO OBTAIN ACCESS PERMIT.
11. NO SUB-SURFACE INVESTIGATION DONE BY THIS SURVEY.
12. ALL CONSTRUCTION SHALL BE IN ACCCORDANCE WITH SHELBY COUNTY SPECIFICATIONS.
13. ALL UNDERGROUND UTILITIES WITHIN THE ROADWAY SHALL BE BACKFILLED WITH SUITABLE SPECIFIED MATERIALS.
14. THE CONTRACTOR SHALL NOTIFY THE COUNTY ENGINEER'S OFFICE 48 HOURS IN ADVANCE BEFORE STARTING ANY WORK WITHIN THE RIGHT-OF-WAY OF EXISTING ROADS OR WITHIN THE RIGHT-OF-WAY OF ROADS TO BE DEDICATED TO THE COUNTY THROUGH THE SUBDIVISION PROCESS.
15. NO EASEMENTS SHALL BE LOCATED ON ANY LOT OTHER THAN SHOWN OR BY DUE PROCESS.

LEGEND

- = 1/2" REBAR SET WITH I.D. CAP
- = 1/2" REBAR FOUND
- = 1/2" PIPE FOUND
- = 1/2" CRIMPED PIPE FOUND
- = 5/8" SLICK PIN
- = 3/4" PIPE FOUND
- = 3/4" CRIMPED PIPE FOUND
- = 1" PIPE FOUND
- = 1" CRIMPED PIPE FOUND
- = 1.25" PIPE FOUND
- = 1.25" CRIMPED PIPE FOUND
- = 1.5" PIPE FOUND
- = 2.5" PIPE FOUND
- = ANGLE IRON FOUND
- = AXLE FOUND
- = RAILROAD SPIKE
- = 6" X 6" CONCRETE MONUMENT
- = 4" X 4" CONCRETE MONUMENT
- = 6" ROUND MONUMENT
- = POSITION CORNER
- = LIGHT POLE
- = POWER POLE
- = POWERLINE
- = CHAIN LINK FENCE
- = WOOD FENCE
- = BARBED WIRE FENCE

ARC = ARC DISTANCE
CHD = CHORD DISTANCE & DIRECTION
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
= CONCRETE AREA
= GRAVELL AREA



State of Alabama
Shelby County

I, Sam W. Hickey, the undersigned licensed land surveyor in and for the State of Alabama, and J. Sadler Sanders, 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 was made at the instance of said owner; that this plat or map is a true and correct map of lands shown hereon known as, A RESUBDIVISION OF LOT 3, CHRISTOPHER COVE, as recorded in Map Book 22, Page 53, 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 original government survey, and that iron pins have been installed at all lot corners and curve points as shown and are designated by legend on said plat or map. Said owner also certifies that he is the owner of said lands and that the same is not subject to any mortgage. I, the aforementioned land surveyor, further state that all parts of this survey and drawing have been completed in accordance with the current Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief, this the 27th day of November, 2006.

HICKEY LAND SURVEYING, INC.

BY: _____ 4848 L.S.
SAM W. HICKEY — AL. REG. NO.

ALABAMA REGISTERED NO. 4848 PROFESSIONAL LAND SURVEYOR S. W. HICKEY

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Sam W. Hickey, 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 29th day of November, 2006.

Elizabeth H. Brussell — My Commission Expires: 9/30/10
Notary Public

BY: J. Sadler Sanders — DATE: 12/7/06
J. SADLER SANDERS, Owner

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, J. Sadler Sanders, whose name is signed to the foregoing certificate as owner, and who is 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 individual will full authority thereof.

Given under my hand and seal this the 29th day of November, 2006.

Sue Holmes — My Commission Expires: 2/17/09
Notary Public

I, J. Sadler Sanders, as owner have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as (A Resubdivision of Lot 3, Christopher Cove), a part of Shelby County, Alabama, and that the Easements as shown on said plat are hereby dedicated to the use of the public.

BY: J. Sadler Sanders — DATE: 12/7/06
Sadler Sanders, Owner

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, J. Sadler Sanders, whose name is 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 29th day of November, 2006.

Sue Holmes — My Commission Expires: 2/17/09
Notary Public

_____ DATE: _____

_____ DATE: _____

_____ DATE: _____

_____ DATE: _____
Shelby County Health Department
(For recording purposes only)

NOTE: All Easements are for utility and drainage purposes and shall provide for needs both within and without this subdivision.

PHONE (256) 249-4248	HICKEY LAND SURVEYING, INC.		
FAX (256) 249-4496	P.O. BOX 380 SYLACAUGA AL. 35150		
FIELD DATA: H06115	DATE	SCALE	JOB NO.
DRAWN BY: M.M.C.	NOV. 27, 2006	1" = 100'	2006-H-166
CHECKED BY: S.W.H.	TYPE SURVEY	BOUNDARY/DESCRIPTION	

20061129000481010 1 1 2006-11-29 11:23:00 AM
06-29.00 Shelby County, AL
Judge of Probate