Map Book 38 Page 123

PURPOSE OF SUBDIVISION: SETTLEMENT OF HEIRS ESTATE. TO DISTRIBUTE ESTATE TO THREE DIRECT FAMILY MEMBERS.

ALL OWNERS OF THE THREE (3) LOTS SHOWN HEREON PLAN NO NEW STRUCTURES IN SEVERAL YEARS.

DUNN FAMILY ESTATES

A PROPOSED THREE LOT RESIDENTIAL FAMILY SUBDIVISION SITUATED IN THE NW 1/4 OF THE SW 1/4 OF SEC. 20, T.S 20 S, R 2 W, SHELBY COUNTY, ALABAMA.

THIS IS A ESTATE PLANNING SURVEY

NOTE: THE SUBDIVISION OF SUBJECT LAND IS FOR FUTURE EXECUTION OF THE 3 SEPARATE OWNERS ESTATE' NO NEW HOMES FOR RELATIVE OR OWNERS ARE PLANNED IN THE NEAR FUTURE. ABSOLUTELY NO SALES OF ANY PART OF ANY LOT IS PLANNED.

NW CORNER
NW 1/4-NW 1/4
20-20-2 WEST
(POINT OF LOT 4 (39.35'))
N 89°54'51" E
24.75'

24' ASPHALT

S 0°27'20" E 29.72'

N 39°27'57" E 38.62'

SIGHT DIS. 500'

THOMAS D HEREFORD
3606 HWY 11
PELHAM AL 35124

JOANN WELDON
3626 HWY 11
PELHAM AL 35124

JOSEPH STANBRIDGE
3680 HWY 11 PELHAM AL 35124

HOLLEY McKENZIE
1413 KELLY DRIVE
PELHAM AL 35124

JOHNNY COHRON
1417 KELLY DRIVE
PELHAM AL 35124

MAURICE HARDAGE
132 GREENFIELD CIR
ALBASTER AL 35007

MARIE BRYANT
2772 HWY 49
COLUMBIANA AL 35051

PAUL STAFFORD
218 DOLPHIN COURT
ALABASTER AL 35007

RAY GRIFFITH
1433 KELLY DRIVE
PELHAM AL 35124

LOT 50 | LOT 51 | LOT 52 | LOT 53 | LOT 54 | LOT 50

N 89°54'51" E 203.81' | N 89°54'51" E 231.81' | N 89°54'51" E 382.24' | N 89°54'51" E 372.35'

N 39°25'09" E 32.10'

S 63°42'01" E 201.23'

N 07°16'45" E 213.23'

N 05°17'06" E 12.03'

S 79°54'42" E 224.16'

S 39°27'57" E 110.29'

LOT 4

0.69 ACRES

N 55°05'03" W 300.40'

S 16°43'18" W 108.98'

N 16°43'18" E 127.81'

LOT 3

5.44 ACRES

30' EASEMENT FOR INGRESS EGRESS & UTILITIES

16' ASPHALT

CA= 14°28'41"
R = 726.83'
A = 183.66'
CB = N 23°21'33" W

COUNTY HIGHWAY 11
80' ROW

S 10°44'31" E 15.10'

GORDON MULKEY
3474 HWY 11
PELHAM AL 35124

N 10°44'31" W 24.12'

N 77°02'15" E 137.32'

S 51°39'39" E 89.44'

S 46°55'09" E 300.22'

N 88°51'28" E 97.03'

N 68°38'54" E 367.49'

EXISTING DRIVE

SIGHT DIS. 200'

S 00°57'09" W 43.91'

N 00°57'09" E 53.00'

S 00°27'20" E 243.02'

S 06°34'26" W 51.61'

SIGHT DIST. 250'

60'

N 06°34'26" E 50.85'

EXISTING DRIVE

OWNER
BLONNIE BEARD & CONNIE EDMUNDS
1362 FRANKLIN ROAD
PELHAM AL 35124

PID 14-4-20-3-001-001.000

(POINT OF LOT 2 (39.35'))

FRANKLIN ROAD

LOT 2

5.76 ACRES

N 00°29'08" W 89.83'

N89°54'51"E 8.12'

60' ROW

N 89°54'51" E 604.37'

S 00°00'04" E 198.45'

N 89°54'51" E 60.00'

S 02°08'E-99.1'

3,956.14'

S 00°17'56" E 1,450.92'

S 00°17'56" E 495.08'

PHILLIP DURHAM
127 WEATHERLY WAY
PELHAM AL 35124

LOT 1

6.45 ACRES

N 89°41'13" E 329.25'

N 89°41'13" E 372.27'

JANICE BLANKENSHIP
4551 CHAMBERSBURG ROAD
FAYETTEVILLE NC 28314

JERRY BUCKELEW
225 HWY 332
PELHAM AL 35124

GRETA PICKETT
PO BOX 893
PELHAM AL 35124

File Name: C:\JOBS\11612\11612.DWG

60 0 60 120 180

Scale: 1" = 60'

ALABAMA LICENSED No. 12944 LAND SURVEYOR STEVEN M. ALLEN

NOTES:

ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES , ACCESS BY OWNERS OF SUBJECT LOTS AND MAY BE USED FOR SUCH PURPOSES TO SERVE THE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION.

OWNER(S), CONTRACTOR(S) AND / OR DEVELOPER(S) ARE RESPONSIBLE FOR PROVIDING A BUILDING SITE ON EACH LOT FREE OF DRAINAGE PROBLEMS.

NO FURTHER SUBDIVISION OF ANY OF THE LOTS SHOWN HEREON SHALL NOT BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE SHELBY COUNTY PLANNING COMMISSION.

SHELBY COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY EASEMENTS SHOWN ON THIS PLAT THAT ARE OUTSIDE OF THE PUBLIC RIGHT OF WAY.

THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE 'C' AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAPS (PANEL NUMBER 010191-0080 B , NO . 50 of 195, EFFECTIVE DATE SEPTEMBER 16, 1982

OWNERS, CONTRACTORS AND OR BUILDERS ARE TO EMPLOY BEST MANAGEMENT PRACTICES FOR EROSION CONTROL DURING CONSTRUCTION.

THE HEALTH DEPARTMENT ACKNOWLEDGEMENT HEREON IS FOR RECORDING PURPOSES ONLY. PLOT PLANS FOR INDIVIDUAL LOT APPROVAL FOR ON SITE WASTE WATER DISPOSAL SYSTEMS SHALL BE SUBMITTED AND OBTAINED FROM THE SHELBY COUNTY HEALTH DEPARTMENT PRIOR TO THE CONSTRUCTION OF ANY WASTE WATER DISPOSAL SYSTEM . ALL LOTS ARE LARGER THAN 3.0 ACRES.

DEVELOPER SHOULD HAVE POSSESSION OF ALL REQUIRED NPDES PERMIT(S) PRIOR TO BEGINNING ANY CONSTRUCTION . THE DEVELOPER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ANY AND ALL PROPOSED EROSION CONTROL MEASURES THAT MAY BE REQUIRED.

THE AREA WHERE THE SUBJECT PROPERTY LIES MAY BE SUBJECT TO SINK HOLE ACTIVITY. SHELBY COUNTY, IT'S EMPLOYEES AND AGENTS ARE NOT RESPONSIBLE FOR ANY DAMAGES THAT MAY RESULT AS A DIRECT RESULT OF SINK HOLE ACTIVITY. SHELBY COUNTY MAKES NO CLAIMS WHAT SO EVER THAT THE SUBJECT PROPERTY SHOWN HEREON, THE STREETS AND ROADWAYS OR ANY PART THEREOF ARE SUITABLE FOR BUILDING PURPOSES OR FOR ANY OTHER PURPOSE WHAT SO EVER. UNDERGROUND SINK HOLES MAY EXIST EVEN THOUGH THERE IS NO EVIDENCE OF SUCH HOLES ON THE SURFACE .

DRIVEWAYS SHOWN HREON SHALL BE RESTRICTED TO THE LOCATION SHOWN ON THIS MAP.

ANY NEW DRIVEWAYS ON TO SHELBY COUNTY HIGHWAY 11 SHALL HAVE MINIMUM 25.0' RADIUS TURNOUTS, BOTH SIDES.

NO NEW DRIVEWAYS ARE PROPOSED BY THIS PLAT. ACCESS TO ENTIRE PROPERTY HAS BEEN IN PLACE FOR 2 DECADES.

NOTE: THIS ENTIRE FAMILY SUBDIVISION, ALL OF THE SUBJECT PROPERTY LIES IN FLOOD ZONE 'C', A NO SPECIAL FLOODING ZONE AS DEFINED ON FEMA FLOOD HAZARD RATE PANEL NO# 010191 0070 B, EFFECTIVE DATE 9-16-1982.

b. Any construction or encroachment in a designated flood plain must comply with the Shelby County Flood Damage Prevention Ordinance.
c. No encroachments, including structures or fill material, shall be placed within a designated flood plain unless and until a Flood Plain Development Permit has been submitted and approved by the County Engineer. All development within a designated flood plain must comply with the Shelby County Flood Damage Prevention Ordinance.
d. Shelby County is not now, nor will be in the future, responsible for the maintenance of private roads or easements shown on this plat.

Driveways shall be restricted to the locations as 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.

This entire property is located in Flood Zone X as shown on the latest Federal Insurance Rate Maps (Panel Number 0117C0220D), dated 9-29-06.

WE, SHAWOOD DUNN, BONNIE BEARD, & KATHLEEN EDMOND AS OWNERS HAVE CAUSED THE LAND EMBACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS DUNN FAMILY ESTATES, A PART OF SHELBY COUNTY, ALABAMA, AND THAT THE STREETS ALLEYS, EASEMENTS, PUBLIC GROUNDS AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

Dee Dunn (etc) Bonnie Beard
Connie T. Edmond

SEE ALL STRUCTURAL IMPROVEMENTS ON THIS PROPERTY ON ACCOMPANING PLAT.

Official Signatures

APPROVED: David A Hunke DATE 6/22/2007
SHELBY COUNTY PLANNING COMMISSION

APPROVED: Kenneth Cell DATE 6/22/2007
SHELBY COUNTY ENGINEER

ACKNOWLEDGEMENT: Larry Rice DATE 6-15-07
SHELBY COUNTY ENVIRONMENTAL HEALTH OFFICER
(FOR RECORDING PURPOSED ONLY. SEE NOTE 'A' BELOW)

(NOTE: ALL 3 PROPOSED LOTS ARE LARGER THAN 3.0 ACRES)

APPROVED: No primary coverage DATE
FIRE CHIEF OF FIRE DISTRICT (AS APPLICABLE)

NOTE 'A' HEALTH DEPARTMENT ACKNOWLEDGEMENT ABOVE IS NOT AN APPROVAL FOR THE INSTALLATION OF ANY TYPE OF SEPTIC SYSTEM. ANY HABITABLE DOMICILE CONSTRUCTED OR INSTALLED ON EITHER OF THESE LOTS WILL REQUIRE AN INDIVIDUAL PERCOLATION TEST AND APPROVAL PRIOR TO BEGINNING CONSTRUCTION OR INSTALLATION.

STATE OF ALABAMA
COUNTY OF SHELBY

The undersigned, S.M. Allen, a licensed land surveyor in the State of Alabama and the Undersigned Owner(s) 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 therein and known or to be known as the DUNN FAMILY ESTATES , a proposed three lot, Residential, Family Subdivision, showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and it's number, showing the streets, alleys, easements and public grounds, as applicable, giving the bearings, width, length and name of each street, roadway or Highway as well as the number of each lot and block as applicable and showing the relationship of the subject lands to the government survey of Section 20, Township 20 south, Range 2 West, Shelby County, Alabama. Said surveyor also certifies that steel rebar pins have been installed or found at each lot corner and curve point as shown hereon represented by small open circles. Said owners also certifies that they are the owners of said lands and that the same is not subject to any mortgage . Said surveyor also certifies 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

BY: S.M. Allen Date 10/10/05
S.M. Allen, Alabama Licensed Land Surveyor No. 12944

BY: Shawood Dunn Date 10/10/05
; Owner

BY: Bonnie Beard Date 10/10/05
; Owner

BY: Connie T. Edmond Date 10/10/05
; Owner

Sworn to and subscribed before me this 19th day of December 2005

Witness my hand and official seal: Date 12/31/07

Notary Public

STATE OF ALABAMA
COUNTY OF SHELBY

I, The undersigned, a Notary Public in and for said County in said State, hereby certify that S.M. Allen, whose name is signed to the foregoing instrument as surveyor, who is known to me, acknowledged before me, on this date, that after being duly informed of the contents of the foregoing certificate, executed same voluntarily as such individual with full authority thereof on the day same bears date.

Given under my hand and seal this the 10th day of October, 2005

BY: Emmerah D. Allen
Notary Public My commission expires 7/27/09

STATE OF ALABAMA
COUNTY OF SHELBY

I, The undersigned, a Notary Public in and for said County in said State, hereby certify that Shawood Dunn , whose name is signed to the foregoing instrument as owner, who is known to me, acknowledged before me, on this date that, after being duly informed of the contents of the foregoing instrument, executed same voluntarily as such individual with full authority thereof on the day same bears date.

Given under my hand and seal this the 10th day of October, 2005

BY: Emmerah D. Allen
Notary Public My Commission expires 7/27/09

[redacted]

STATE OF ALABAMA
COUNTY OF SHELBY

I, The undersigned, a Notary Public in and for said County in said State, hereby certify that Bonnie Beard, whose name is signed to the foregoing instrument as owner, who is known to me, acknowledged before me, on this date that, after being duly informed of the contents of the foregoing instrument, executed same voluntarily as such individual with full authority thereof on the day same bears date.

Given under my hand and seal this the 10th day of October, 2005

BY: Emmerah D. Allen
Notary Public My Commission expires 7/27/09

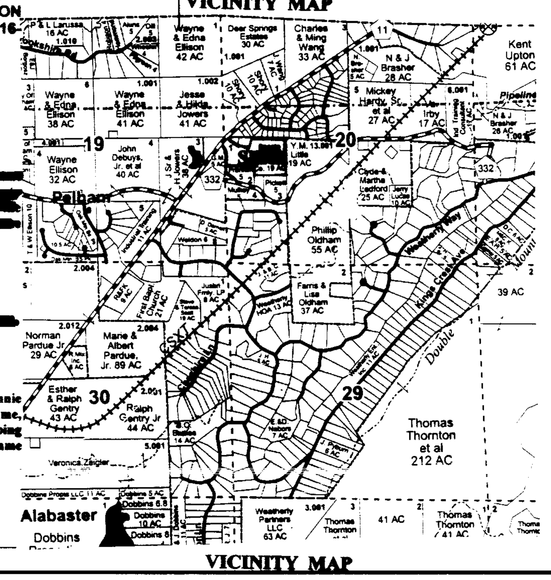
SURVEYOR

S.M. ALLEN
CONN & ALLEN
2850 PELHAM PARKWAY
PELHAM, ALABAMA 35124
TELEPHONE : 205-663-4251

CONTACT OWNER

SHAWOOD DUNN
1361 FRANKLIN ROAD
PELHAM, AL. 35124
TELEPHONE: 205-663-3247
CELL PHONE 620-1488

VICINITY MAP



VICINITY MAP

REVISIONS		
NO.	BY	DATE

DWN. BY | CKD. BY | JOB NO. | DISK | SCALE | DATE

CLIENT: | PROJECT: | TITLE

CONN & ALLEN
2850 E PELHAM MALL
PELHAM, ALABAMA 35124
(205) 663-4251
FAX (205) 663-7694

SHEET NO.
___ OF ___

9-15-06

Mary P. Mullins

20051205000559350 1/1 $22.00
Shelby County, AL 12/05/2005
08:21:2007 11:15:43AM FILED/CERT