Map Book 40 Page 4

CALLAN FAMILY SUBDIVISION

A RE-SUBDIVISION OF LOT F OF THE L. M. DAVIS PROPERTY BOUNDARY, MAP BOOK 9 PAGE 21

OWNERS;
BILLY & BARBARA D. CALLAN
REAL BOOK 56, PAGE 671
P.O. BOX 101, VINCENT, AL 35178

SW/4, NE/4 — N89°21'34"E 1322.70' — SE/4, NE/4
NW/4, SE/4 — NE/4, SE/4

SECTION 13 T-19-S, R-2-E

SECTION 18 T-19-S, R-3-E

FND. 3" PIPE 2.7.5' EAST OF TRUE 1/4 LINE — 292.94'

FND. 3/4" IRON BAR 0.83' SOUTH OF RAY SURVEY

ROAD

S87°46'21"E 458.88'

S87°46'21"E 91.33'

S87°46'21"E 1293.34'

END OF FENCE

FND IRON W/ CAP STAMPED "RAY"

S80°09'31"E 75.58'

N27°29'07"E 46.02'

N89°22'52"E 1229.86'

N88°54'14"E 1182.27'

FND 2" PIPE

25.67'

S00°09'45"E 1967.70'

JAMES RAY SURVEY

DONNA & TODD CHRISTOPHER BAILEY
INST. NO. 2005-2400

DONNA & STEPHEN EDWARDS
INST. NO. 2001-36234

NE/4, SW/4

NW/4, SE/4

N88°55'53"W 1298.73'

JAMES RAY SURVEY

FND IRON W/ CAP STAMPED "RAY"

S88°20'03"W 142.90'

S88°20'03"W 98.10'

N00°04'02"W 155.13'

N00°04'02"W 151.78'

S88°19'51"W 315.49'

S88°19'51"W 546.25'

N77°02'44"W 188.66'

S12°51'16"W 107.26'

S00°28'16"E 155.29'

S00°09'45"E 124.23'

FND 2" PIPE

MARTY CLAYTON & SHERRY EDWARDS
404 BATES ROAD, VINCENT, AL 35178
DEED BOOK 372, PAGE 614

S02°51'49"W 38.43'

S88°08'13"W 1327.97' (1301.98' BY DEED)

S89°52'29"W 1291.43' (1283.01' BY DEED)

293.70'

997.72'

LOT 3
4.843 ACRES

S00°13'45"W 1912.22' (1929.69' BY DEED)

S88°24'20"W 1330.12' (1299.95' BY DEED)

BILLY JEAN WHITLOCK
5777 HWY. 85, VINCENT, AL 35178

S00°30'47"E 1321.01'

S00°30'47"E 1967.37' (1926.42' BY DEED)

LOT 1
1.310 ACRES

N00°07'31"W 182.45'

O.H. PWR. LN.

30' ACCESS EASEMENT

LOT 2
4.212 ACRES

S01°25'25"E 1171.57'

FENCE CORNER

O.H. PWR. LN.

292.41'

999.85'

S88°53'02"W 1292.26' (1286.79' BY DEED)

S00°32'33"W 57.82'

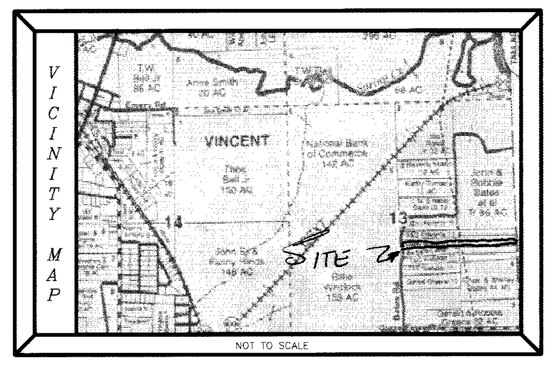
S00°53'42"E 1319.96'

NW/4, SE/4 / NE/4, SE/4

BATES

FND. 3" PIPE 16.55' WEST OF TRUE 1/4 LINE

VICINITY MAP

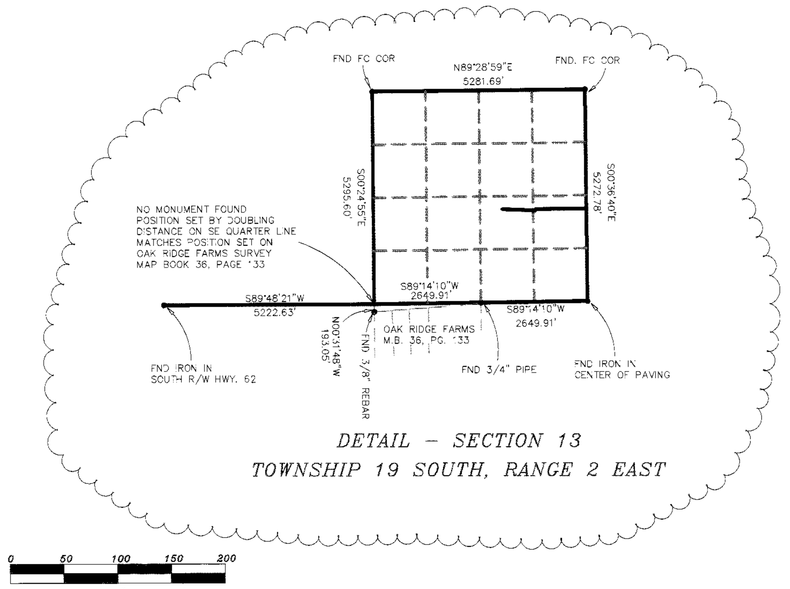


NOT TO SCALE

TOMMY & CAROL WEBSTER
324 BATES ROAD, VINCENT, AL 35178
INST. NO. 1996-21662

BOBBIE M. & MARY ELLEN BATES
1167 BATES ROAD, VINCENT, AL 35178
INST. NO. 2004-45084

N89°17'49"E 323.83'



DETAIL - SECTION 13
TOWNSHIP 19 SOUTH, RANGE 2 EAST

I, SID WHEELER, 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 15 DAY OF May, 2008.

Martha D Wilder
NOTARY PUBLIC

I, Linda Pearce, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT BILLY AND BARBARA D. CALLAN, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AS OWNERS, ALL OF WHOM 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 30th DAY OF April, 2008.

Linda Pearce
NOTARY PUBLIC
My Commission Expires: August 30, 2010

STATE OF ALABAMA
COUNTY OF SHELBY

THE UNDERSIGNED, SID WHEELER, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, AND BILLY AND BARBARA D. CALLAN 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 CALLAN 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 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, FROM THE FIRST NATIONAL BANK OF SHELBY COUNTY.

DATE 5/15/08 2008

Sid Wheeler
SID WHEELER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 16165

Billy Callan
BILLY CALLAN — P.O. BOX 101
OWNER — VINCENT, AL 35178

Barbara D Callan
BARBARA D. CALLAN — P.O. BOX 143
OWNER — VINCENT, AL 35178

SPECIAL NOTES

A. ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES AND MAY BE USED FOR SUCH PURPOSES TO SERVE THE PROPERTY BOTH WITHIN AND WITHOUT THE SUBDIVISION. SHELBY COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY EASEMENTS SHOWN ON THIS PLAT OUTSIDE THE PUBLIC RIGHT-OF-WAY.

B. CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.

C. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE VINCENT PLANNING BOARD.

D. DRIVEWAYS SHALL BE RESTRICTED TO THE LOCATIONS 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.

E. THE ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON THE LATEST FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 0117C 0144D, DATED SEPTEMBER 29, 2006.

F. MAINTENANCE OF DETENTION PONDS AND ALL ASSOCIATED STRUCTURES AND APPURTENANCES ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

G. NO ENCROACHMENTS, INCLUDING STRUCTURES OR FILL MATERIAL, SHALL BE PLACED WITHIN A DESIGNATED FLOOD PLANE UNLESS AND UNTIL A FLOOD PLANE DEVELOPMENT PERMIT HAS BEEN SUBMITTED AND APPROVED BY THE COUNTY ENGINEER. ALL DEVELOPMENT WITHIN A DESIGNATED FLOOD PLANE MUST COMPLY WITH THE SHELBY COUNTY FLOOD DAMAGE PREVENTION ORDINANCE.

H. SHELBY COUNTY IS NOT NOW, NOR WILL BE IN THE FUTURE, BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT.

I. 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, UNLESS OTHERWISE NOTED ON THE PLAT. 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.

LEGEND

- ● = IRON PIN FOUND (SIZE SHOWN IS THE OUTSIDE DIAMETER)
- ■ = CONCRETE MONUMENT FOUND
- ⊕ = PK NAIL FOUND
- ▬ = RR SPIKE FOUND
- ○ = 1/2" REBAR SET WITH CAP STAMPED "WHEELER - CA0502"
- □ = 4" DIAMETER CONCRETE MONUMENT SET WITH CAP STAMPED "WHEELER - CA0502"
- ⊛ = PK NAIL SET WITH DISK STAMPED "CA0502"
- △ = "TRAVERSE POINT"

—U—	=	OVERHEAD UTILITY	
—X—	=	FENCE	
—O—	=	UTILITY POLE	
(R)	=	RECORD	
NTS	=	NOT TO SCALE	
℄	=	CENTERLINE	
P.L.	=	PROPERTY LINE	
CONC.	=	CONCRETE	
ESMT.	=	EASEMENT	
D.B.	=	DEED BOOK	
PG.	=	PAGE	
M.B.L.	=	MINIMUM BUILDING LINE	
O.D.	=	OUTSIDE DIAMETER	
P.B.	=	PLAT BOOK	
REF.MON.	=	REFERENCE MONUMENT	
C.P.	=	CRIMPED PIPE	
ROW	=	RIGHT OF WAY	
U & D	=	UTILITY & DRAINAGE	
WM	=	WATER METER	

NOTES:

1. THIS SURVEY WAS PERFORMED FOR BILLY CALLAN.
2. THIS SURVEY WAS REQUESTED BY MICHAEL CALLAN.
3. THE FIELD WORK WAS DONE BETWEEN 4/24/08 AND 4/26/08.
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.

BOUNDARY SURVEY OF THE BILLY & BARBARA CALLAN PROPERTY
IN THE SE 1/4 OF SEC. 13, TOWNSHIP 19 SOUTH, RANGE 2 EAST
SHELBY COUNTY, ALABAMA

WHEELER SURVEYING AND MAPPING
907 HWY. 109
WILSONVILLE, ALABAMA 35186
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
SID WHEELER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 16165

ALABAMA REGISTERED NO. 16165 PROFESSIONAL LAND SURVEYOR SID WHEELER — NOT VALID WITHOUT ORIGINAL SIGNATURE

JOB NO.	DATE
011	4/25/08
DRAWN BY	CHECKED BY
SWW	
DRAWING NO.	07-011-4

SCALE 1" = 100'

Shelby County, AL 05/15/2008 12:41:00PM FILED/CERT