20080604000225890 1/1 $23.00
Shelby Cnty Judge of Probate,AL
06/04/2008 08:34:52AM FILED/CERT

Map Book 40 Page 14

LEGEND

- IRON PIN FOUND 1/2" OUTSIDE DIAMETER
- CONCRETE MONUMENT FOUND.
- PK NAIL FOUND.
- # 5 REBAR SET WITH CAP STAMPED. (IPS)
- 4"X 4" CONCRETE MONUMENT SET STAMPED.
- PK NAIL SET WITH DISK STAMPED.
- TRAVERSE POINT.
- UTILITY POLE.
- PP - PINCHED PIPE.
- I.P.S. - IRON PIN SET
- ROW - RIGHT OF WAY.
- OVERHEAD UTILITY LINE(S).
- FENCE.
- CONCRETE.
- REC. - RECORDED
- NOT TO SCALE.
- AC. - ACRES.
- ℄ - CENTERLINE
- D.B. - DEED BOOK.
- M.B. - MAP BOOK
- P.B. - PLAT BOOK
- PG. - PAGE.
- ESMT - EASEMENT.
- M.B.L. - MINIMUM BUILDING LINE
- REF. MON. - REFERENCE MONUMENT.
- 1/4 - 1/4 TIE

NOTE: 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 of the public right-of-way.

SHELBY COUNTY NOTES:

1. SHELBY COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY 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 ZONE 'X', AS SCALED FROM THE LATEST FLOOD INSURANCE RATE MAP, PANEL # 01117C 0507 D, DATED SEPTEMBER 29, 2006.
10. THE SUBDIVISION SHOWN HEREON, INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS MAY OCCUR. RODNEY Y. SHIFLETT, SHELBY COUNTY, THE SHELBY COUNTY ENGINEER, THE SHELBY COUNTY PLANNING, 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 DRIVEWAYS.
12. DRIVEWAY(S) SHALL BE RESTRICTED TO THE LOCATION(S) 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.
13. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH SHELBY COUNTY SPECIFICATIONS.
14. NEITHER WATER NOR SEWER WILL BE AVAILABLE FROM SHELBY COUNTY.
15. MAINTENANCE OF DETENTION PONDS AND ALL ASSOCIATED STRUCTURES AND APPURTENANCES ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
16. ANY CONSTRUCTION OR ENCROACHMENT IN A DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE SHELBY COUNTY FLOOD DAMAGE PREVENTION ORDINANCE.
17. 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.

I, Donna Brown, as owner(s) have caused the land embraced in the within plat to be surveyed, laid out and platted to be know as Brown Family Subdivision, a Resurvey of Lot 1 [illegible] Subdivision, a part of Shelby County, Alabama, and that the streets, alleys and easements public grounds as shown on said plat are hereby dedicated to the use of the public.

N/A

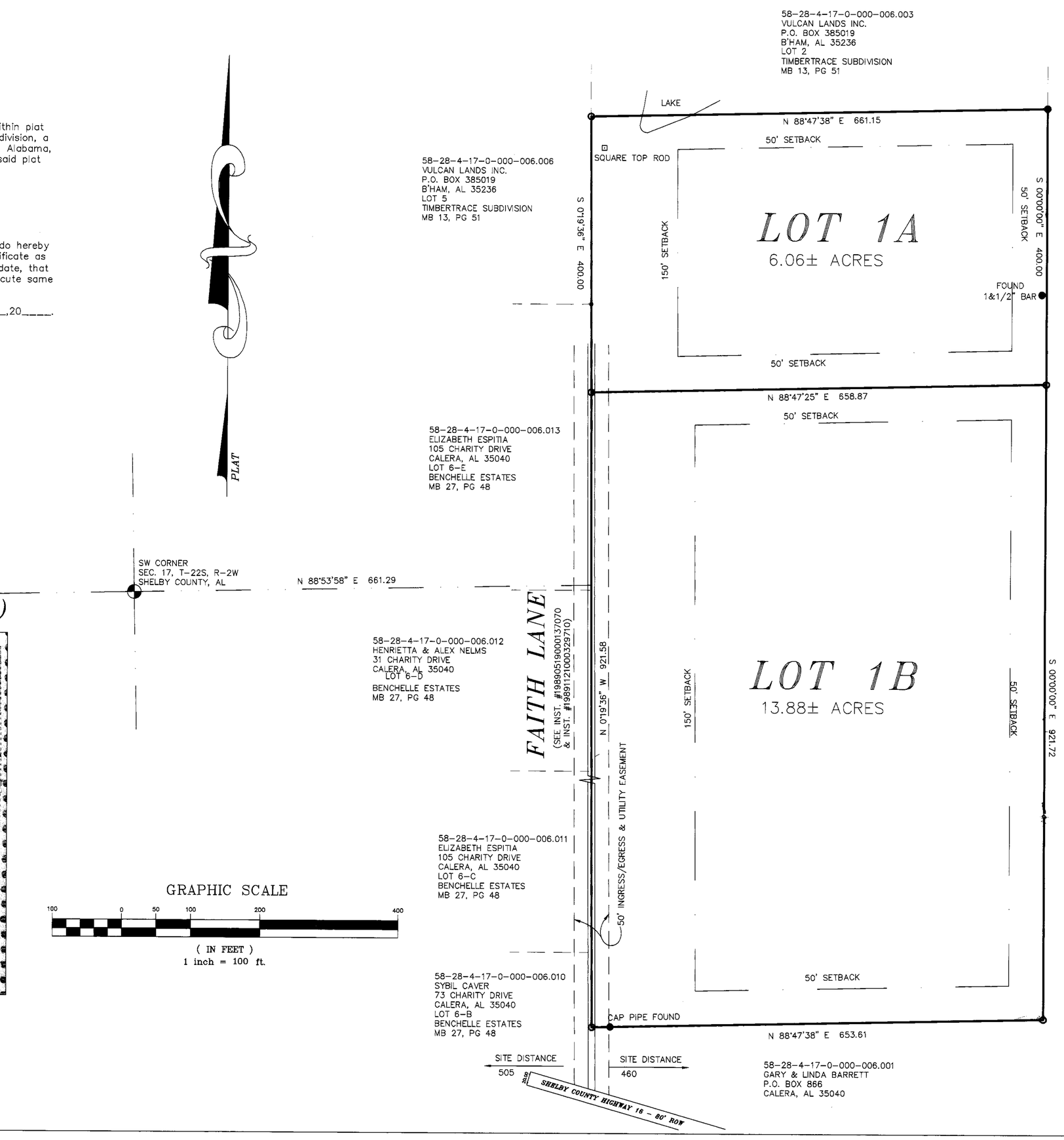
_____
Donna Brown

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Donna Brown, whose name is signed to the foregoing certificate as owner(s), 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.

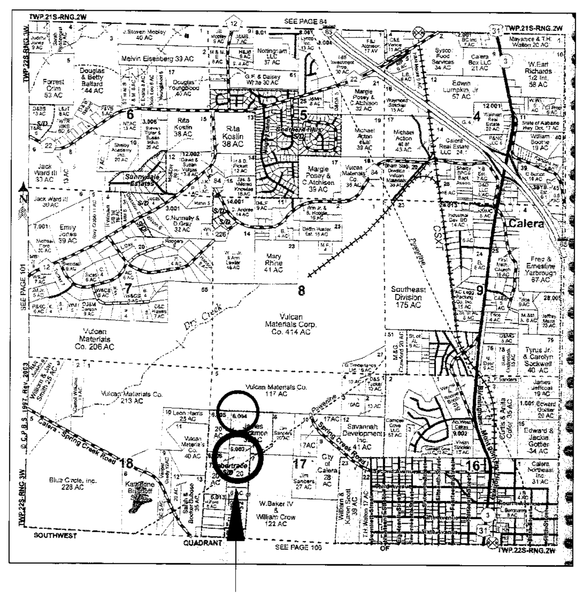
N/A

Given under my hand and seal this the ____ day of _____20____.

_____
Notary Public



VICINITY MAP (NOT TO SCALE)



SITE

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

RODNEY SHIFLETT SURVEYING
P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298
JOB #07476

FINAL PLAT OF

BROWN FAMILY SUBDIVISION
A RESURVEY OF LOT 1 OF TIMBERTRACE SUBDIVISION

AS RECORDED IN MAP BOOK 13, PAGE 51, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

A ONE LOT FAMILY SUBDIVISION SITUATED IN THE SW 1/4 OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA.

PREPARED FOR:
DONNA BROWN

PREPARED BY:
RODNEY SHIFLETT
P.O. BOX 204
COLUMBIANA, AL 35051
669-1205

THE PURPOSE OF THIS PLAT IS TO DIVIDE A SINGLE PARCEL INTO TWO LOTS.

STATE OF ALABAMA
SHELBY COUNTY
MAY 1, 2008

The undersigned, Rodney Y. Shiflett, a Licensed Land Surveyor, State of Alabama, and Donna Brown as 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 was made at the instance of said owner; that this plat or map is a true and correct map of lands shown therein known as, BROWN FAMILY SUBDIVISION, A RESURVEY OF LOT 1 OF TIMBERTRACE SUBDIVISION, 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 to Timbertrace Subdivision, as recorded in Map Book 13, Page 51, in the Office of the Judge of Probate of Shelby County, Alabama, and that iron pins have been found or installed at all lot corners and curve points as shown and are designated by small open circles for set irons and small closed circles for found irons on said plat or map. Said owners also certifies that they are the owner of said lands and that the same is not subject to any mortgage. I further state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for the Practice of Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

In witness thereof, said surveyor executed these presents this_____day of_____20____

By: Rodney Y. Shiflett Date: 5-15-08
Rodney Y. Shiflett, P.L.S. #21784
P.O. Box 204
Columbiana, AL 35051
205-669-1205

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

I, the undersigned, a 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 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 15th day of May 2008

Brenda Brackeen
Notary Public

9/20/08
My Commission Expires

By: Donna Brown Date 5/15/08
Donna Brown

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Donna Brown, 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 with full authority thereof.

Given under my hand and seal this the 15th day of May 2008

Notary Public

2-26-2012
My Commission Expires

David Hunke Date 6-03-2008
Shelby County Planning Commission

Shelby County Engineer Date 6/2/08

Larry W. Rush Date 5-16-08
SHELBY COUNTY HEALTH DEPARTMENT
(For recording purposes only.)

Melton Shirley Dep Chief Date 5/15/08
FIRE CHIEF

THE LOTS ON THE PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE SHELBY COUNTY HEALTH DEPARTMENT. THE APPROVALS MAY CONTAIN CONDITIONS PERTAINING TO THE ON-SITE SEWAGE TREATMENT SYSTEM THAT RESTRICT THE USE OF THE LOTS OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS. THESE CONDITIONS ARE ON FILE WITH THE SHELBY COUNTY HEALTH DEPARTMENT, AND ARE MADE PART OF THIS PLAT AS IF SET OUT HEREON.

5-18-08