Map Book 40 Page 35

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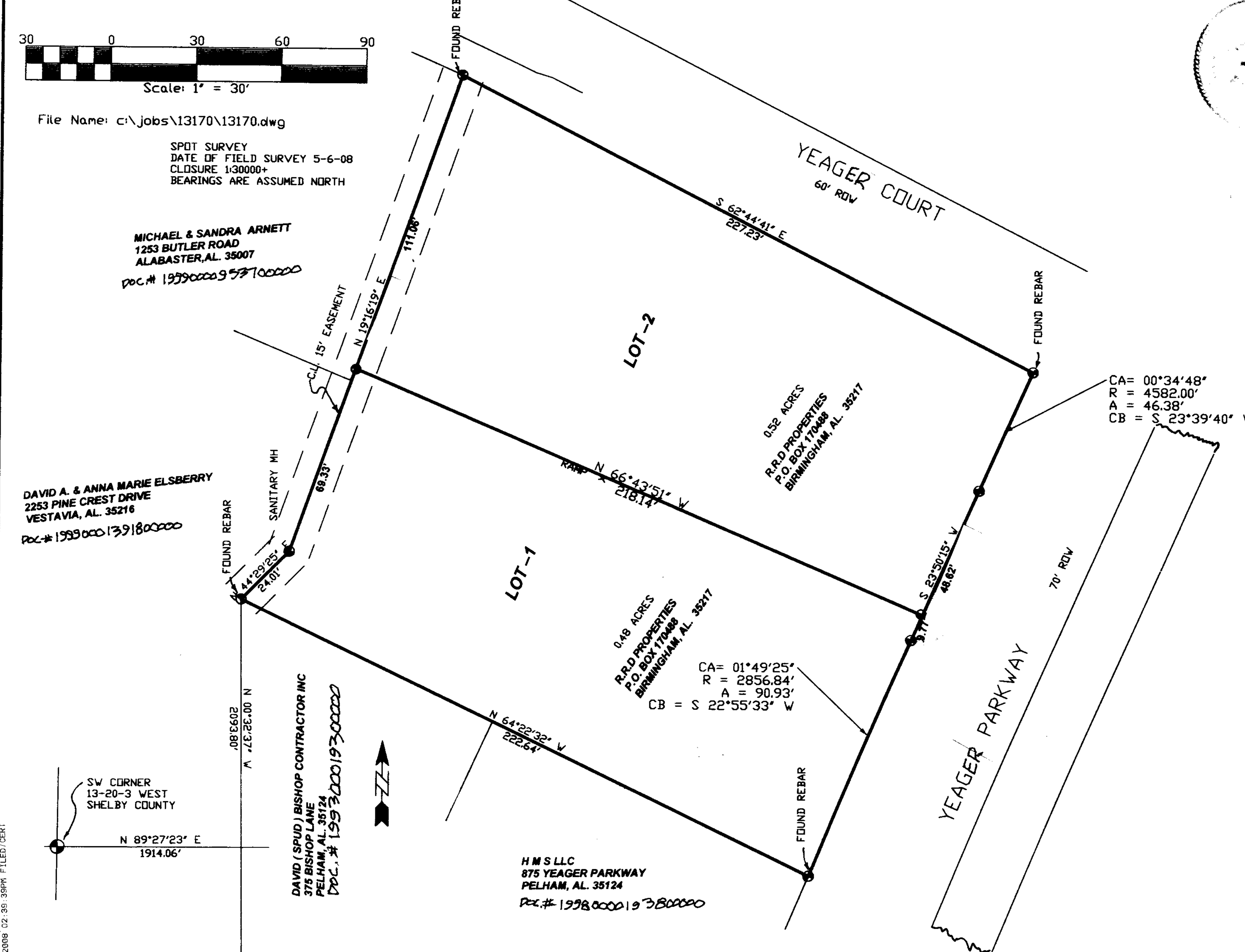
Shelby Cnty Judge of Probate,AL
07/10/2008 02:39:39PM FILED/CERT



ALABAMA LICENSED No. 9049 LAND SURVEYOR JOSEPH EDWARD CONN, JR.

R. R. D. PROPERTIES SURVEY

SITUATED IN SEC 13, T.S. 20 S, R 3 W, PELHAM,SHELBY COUNTY,AL.

The purpose of this subdivision is to subdivide one parcel into two lots.

STATE OF ALABAMA
COUNTY OF SHELBY

The undersigned, Joseph E. Conn, Jr, , 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 owner(s); That this plat or map is a true and correct map of the lands shown therein and known or to be known as " R. R. D. PROPERTIES SURVEY; giving the length and bearings of the boundaries of the each new lot and showing the new lot numbers, showing the streets, alleys and public grounds as applicable, giving the bearings, width, length and name of the adjacent street and showing the relationship of the subject lands to the Government survey of Section 13, Township 20 south, Range 3 west, Shelby County, Alabama . Said surveyor also certifies that steel rebar pins have been found or installed at each lot corner and curve point of the subject lots as shown hereon represented by small dark and light circles. Said owners also certify that they are the owners of said subject lots and that 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 currant requirements of the Standards for the Practice of Land Surveying in the State of Alabama, according to the best of his information , knowledge and belief

BY: *[signature]* Date 6-24-08
Joseph E. Conn, Jr, Alabama Licensed Land Surveyor No. 9049

BY: *[signature]* Date 6/26/08
R.R.D. Properties, Ronnie Puryear representative.

STATE OF ALABAMA
COUNTY OF SHELBY

I, The undersigned, a Notary Public in and for said County in said State, hereby certify that Joseph E. Conn, Jr, 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 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 24th day of June, 2008

BY: *[signature]*
Notary Public My commission expires 7-27-09

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, The undersigned, a Notary Public in and for said County in said State, hereby certify that Ronnie Puryear, whose name is signed to the foregoing instrument as representative of owner(s) 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 26 day of June, 2008

BY: *[signature]*
Notary Public My commission expires 9/12/2010

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, The undersigned, a Notary Public in and for said County in said State, hereby certify that, N/A, Mortgagee of record, who is ... whose name is signed hereto as representative of Regions Bank, ... 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 same bears date.

N.A.

Given under my hand and seal this the ... day of ..., 2005

BY N.A.
Notary Public My commission expires NA.

Official Signatures

Approved By: *[signature]* *Date* 7-10-08
Mayor, City of Pelham, Alabama

Approved By: *[signature]* *Date* 7.9.08
Chairman, Pelham, Planning Commission

Attest *[signature]* *Date* 7-10-08
City Clerk, City of Pelham,

Approved By: *[signature]* *Date* 7-10-08
Director, Public Works, City of Pelham

Approved *[signature]* *Date* 7/9/08
City Engineer, City of Pelham

Acknowledged *[signature]* *Date* 6-26-08
Shelby County Health Department Representative
(For Recording purposes only)

PREPARED BY:

CONN & ALLEN
2850 E. PELHAM PARKWAY
PELHAM, ALABAMA 35124
TELEPHONE: 205-663-4251
FAX: : 205-663-7694
Email -leftahair @ bellsouth.net.

CLIENT

R.R.D PROPERTIES,INC
ATTN: RONNIE PURYEAR
108 POSTOAK CIRCLE
TRUSSVILLE, AL. 35173
TELEPHONE: 205-229-2738

NOTES:

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 THIS SUBDIVISION.

CONTRACTOR 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 BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE CITY OF PELHAM PLANNING AND ZONING COMMISSION.

THESE LOTS ARE LOCATED IN FLOOD ZONE "X". A NO FLOODING ZONE, AS SHOWN AND DEFINED ON THE FIRM MAPS.

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

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

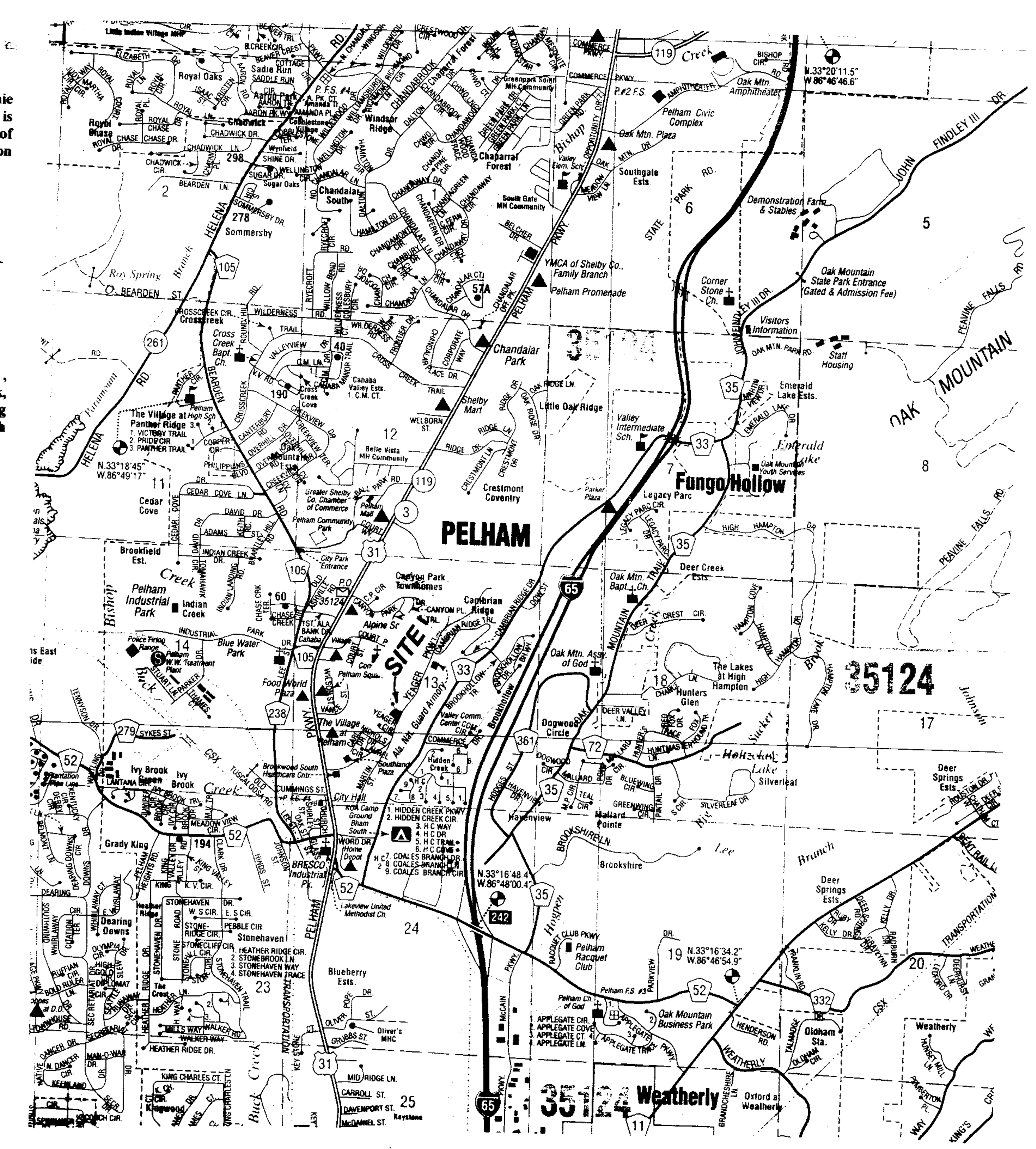
THE CITY OF PELHAM ,ALABAMA IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF ANY PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT THAT ARE OUTSIDE OF THE PUBLIC RIGHT OF WAY.

PHASE II, STORMWATER , 3 /1/03, REQUIRES ALL CONSTRUCTION SITES 1 ACRE OR LARGER TO OBTAIN AN NPDES PERMIT BEFORE ANY CONSTRUCTION BEGINS.

DEVELOPER SHOULD EMPLOT AND MAINTAIN BMP BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL THROUGHOUT THE BUILDING PHASE.

NO UNDERGROUND UTILITIES WERE LOCATED BY THIS SURVEYOR FOR THIS PLAT.

ALL BEARING SHOWN ON THIS PLAT ARE RELATED TO GRID NORTH ONLY.



VICINITY

DWN. BY		NO.	DESCRIPTION	BY	DATE
CKD. BY					
JOB NO.					
DISK					
SCALE					
DATE			REVISIONS		

CLIENT:
PROJECT:
TITLE

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

SHEET NO.
__ OF __