Map Book 40 Page 101

LEGEND

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

...n as Plantation Manor Subdivision, a part of Shelby County, Alabama, and that the streets, alleys, easements, ... on said p... hereby dedicated to the use of the public.

...ke Craft – Owner

...rry Pearson – Owner

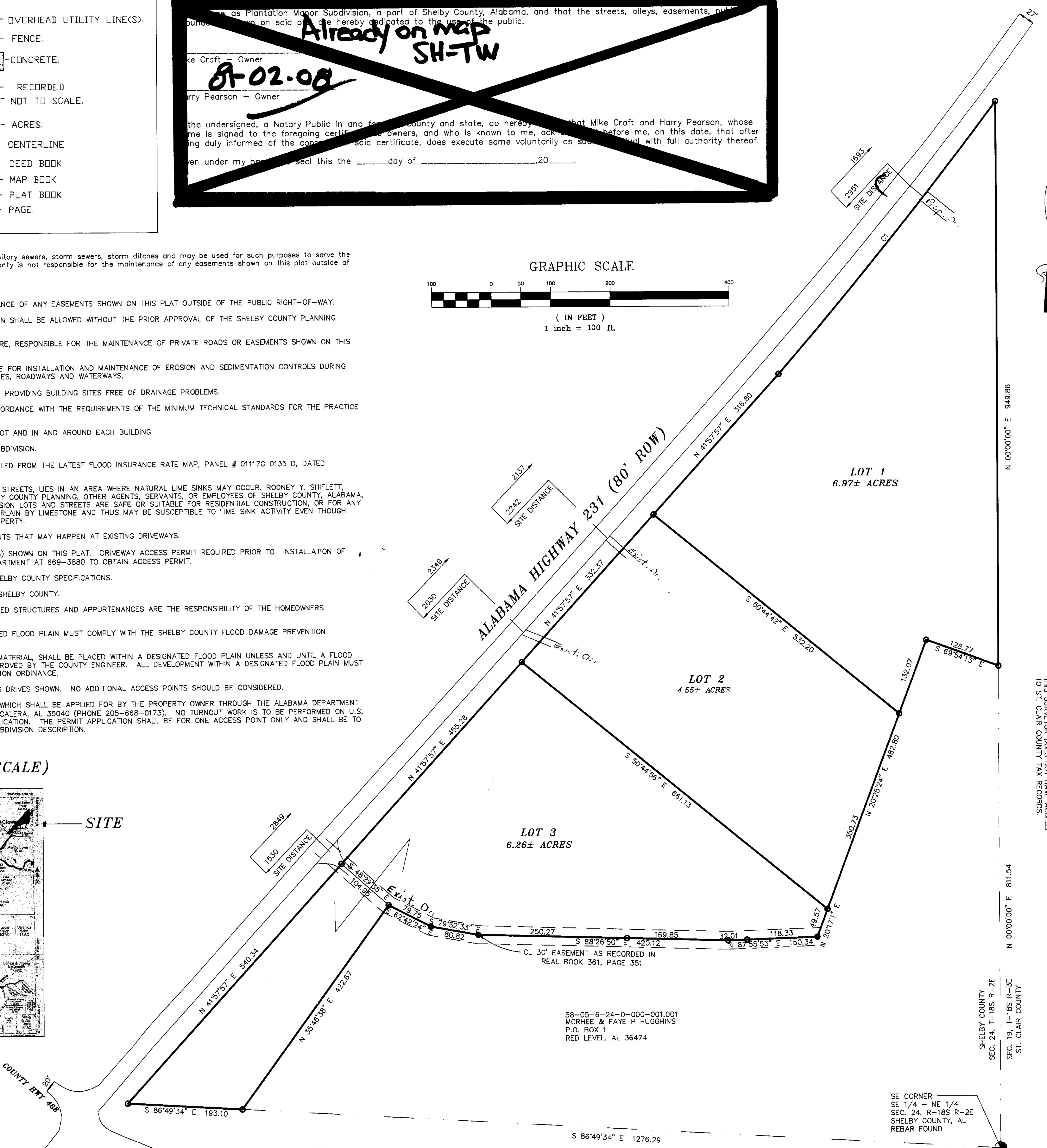
...the undersigned, a Notary Public in and for ... county and state, do hereby ... that Mike Craft and Harry Pearson, whose ...me is signed to the foregoing certifi... owners, and who is known to me, ackn... before me, on this date, that after ...ing duly informed of the cont... said certificate, does execute same voluntarily as su... with full authority thereof.

...en under my ha... seal this the _____day of _______________20____.

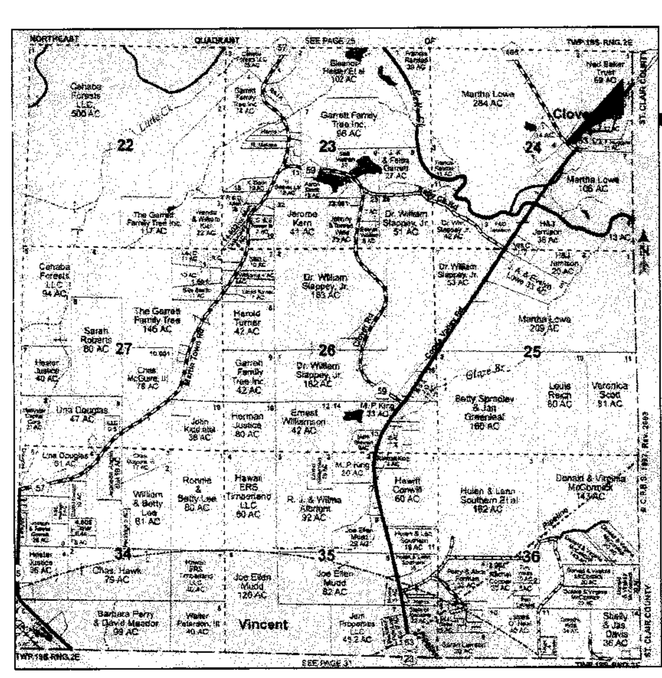
Already on map SH-TW 8-02-08

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 0135 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.
18. LOT 2 AND LOT 3 SHALL ACCESS U.S. 231 BY EXISTING DRIVES SHOWN. NO ADDITIONAL ACCESS POINTS SHOULD BE CONSIDERED.
19. ACCESS TO LOT 1 SHALL REQUIRE A TURNOUT PERMIT WHICH SHALL BE APPLIED FOR BY THE PROPERTY OWNER THROUGH THE ALABAMA DEPARTMENT OF TRANSPORTATION DISTRICT OFFICE @ 3805 HIGHWAY 31, CALERA, AL 35040 (PHONE 205-668-0173). NO TURNOUT WORK IS TO BE PERFORMED ON U.S. 231 RIGHT-OF-WAY UNTIL APPROVAL OF SUCH PERMIT APPLICATION. THE PERMIT APPLICATION SHALL BE FOR ONE ACCESS POINT ONLY AND SHALL BE TO A SINGLE FAMILY RESIDENCE AS INDICATED BY THE PLAT SUBDIVISION DESCRIPTION.



VICINITY MAP (NOT TO SCALE)



RODNEY SHIFLETT SURVEYING
P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298
JOB NO 05730

FINAL PLAT OF

PLANTATION MANOR SUBDIVISION

A SINGLE FAMILY RESIDENTIAL SUBDIVISION SITUATED IN THE NE 1/4 OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA.

PREPARED FOR:
MIKE CRAFT
2591 HIGHWAY 39
CHELSEA, AL 35043
218-3574

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

PLAT

STATE OF ALABAMA
SHELBY COUNTY

MAY 23, 2008

The undersigned, Rodney Y. Shiflett, a Licensed Land Surveyor, State of Alabama, Mike Craft and Harry Pearson, as 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 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, PLANTATION MANOR 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 the government survey, and that iron pins have been installed at all lot corners and curve points as shown and are designated by small open circles 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, except a mortgage held by Frontier National Bank. 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: *5/28/08*
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 *30th* day of *May*, 20*08*.

[signature] Notary Public — *3-19-2012* My Commission Expires

By: *Mike Craft* Date *6-17-08*
Mike Craft – Owner

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Mike Craft, 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 individuals with full authority thereof.
Given under my hand and seal this the_____day of__________20____.

[signature] Notary Public — *12/16/2009* My Commission Expires

By: *[signature]* Date *6-18-08*
Harry Pearson – Owner

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Harry Pearson, 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 individuals with full authority thereof.
Given under my hand and seal this the *10* day of *July* 20*08*.

Kell Foster Notary Public — My Commission Expires — Kell Foster Notary Public My Commission Expires 1/18/2009

By: *Russell Scruggs* Date *6/20/08*
Frontier National Bank – Mortgagee

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, *Russell Scruggs*, whose name is signed to the foregoing certificate as mortgagee, 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 individuals with full authority thereof.
Given under my hand and seal this the *20* day of *June* 20*08*.

Kell Foster Notary Public — My Commission Expires — Kell Foster Notary Public My Commission Expires 1/18/2009

David Hunk Date *10-30-2008*
Shelby County Planning Commission

[signature] Date *9/27/2008*
Shelby County Engineer

Larry W Rush Date *9-2-08*
SHELBY COUNTY HEALTH DEPARTMENT
(For recording purposes only.)

Michael Smiley Date *7-3-08*
FIRE CHIEF

S-05-08

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C1	402.89	8000.00	N38°07'37"E	402.85	02°53'08"
C2	125.01	8000.00	N40°01'02"E	125.01	00°53'43"
C3	58.57	8000.00	N40°40'29"E	58.57	00°25'10"

20081031000422900 1/1 $23.00
Shelby Cnty Judge of Probate,AL
10/31/2008 08:03:39AM FILED/CERT