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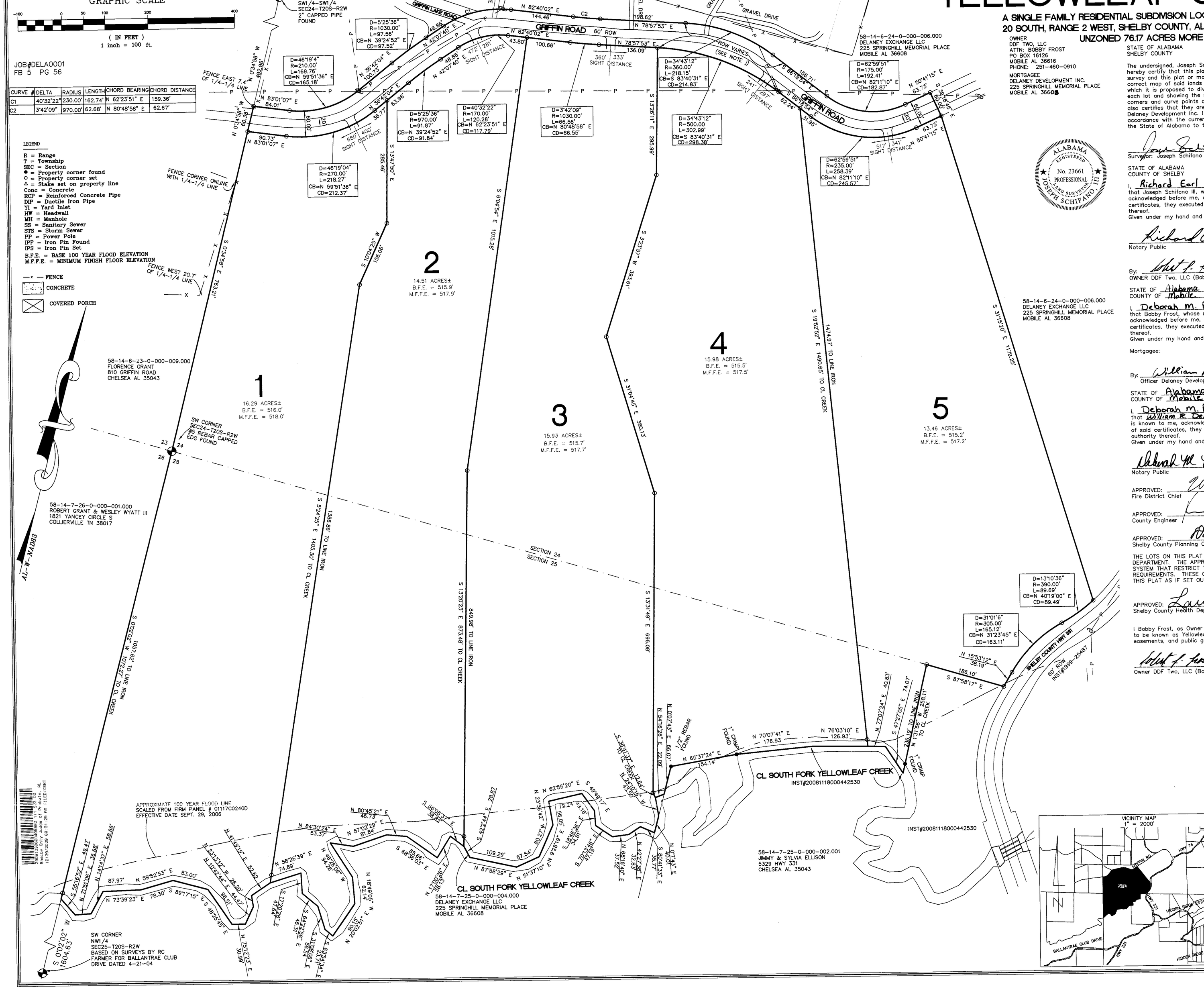
YELLOWLEAF CREEK FARMS

A SINGLE FAMILY RESIDENTIAL SUBDIVISION LOCATED IN SECTION 24 AND 25, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA

UNZONED 76.17 ACRES MORE OR LESS



CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	40°32'22"	230.00'	162.74'	N 62°23'51" E	159.36'
C2	3°42'09"	970.00'	62.68'	N 80°48'58" E	62.67'

LEGEND

R = Range
T = Township
SEC = Section
● = Property corner found
○ = Property corner set
Δ = Stake set on property line
Conc = Concrete
RCP = Reinforced Concrete Pipe
DIP = Ductile Iron Pipe
YI = Yard Inlet
HW = Headwall
MH = Manhole
SS = Sanitary Sewer
STS = Storm Sewer
PP = Power Pole
IPF = Iron Pin Found
IPS = Iron Pin Set
B.F.E. = BASE 100 YEAR FLOOD ELEVATION
M.F.F.E. = MINIMUM FINISH FLOOR ELEVATION
— x — FENCE
CONCRETE
COVERED PORCH

OWNER
DDF TWO, LLC
ATTN: BOBBY FROST
PO BOX 16126
MOBILE AL 36616
PHONE: 251-460-0910

MORTGAGEE
DELANEY DEVELOPMENT INC.
225 SPRINGHILL MEMORIAL PLACE
MOBILE AL 36608

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, Joseph Schifano, III, a licensed Land Surveyor, State of Alabama, DDF Two, LLC as owner, 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 said lands shown therein know as, YELLOWLEAF CREEK FARMS, showing the subdivisions into which it is proposed to divide said lands, giving the 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 owner also certifies that they are the owner of said lands and that the same is subject to a mortgage heald by Delaney Development Inc. 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.

ALABAMA REGISTERED No. 23661 PROFESSIONAL LAND SURVEYOR JOSEPH SCHIFANO III

Surveyor: Joseph Schifano III, Alabama License Number 23661 Date: 10/16/2009

STATE OF ALABAMA
COUNTY OF SHELBY

I, Richard Earl Stubbs, as Notary Public in and for said County and State, do hereby certify that Joseph Schifano III, whose name is signed to the foregoing certificate as a surveyor, who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, they executed same voluntarily as such individuals (or in any other capacities) with full authority thereof.
Given under my hand and seal this 16th day of October 2009

Richard Earl Stubbs My commission expires 2-28-10
Notary Public

By: Robert F. Frost Date: 10/22/09
OWNER DDF Two, LLC (Bobby Frost)

STATE OF Alabama
COUNTY OF Mobile

I, Deborah M. Paul, as Notary Public in and for said County and State, do hereby certify that Bobby Frost, whose name is signed to the foregoing certificate as owner, who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, they executed same voluntarily as such individuals (or in any other capacities) with full authority thereof.
Given under my hand and seal this 22nd day of October 2009

Deborah M. Paul
Commission Expires: 7/10/13
Official Notary Public Seal Deborah M. Paul State: Alabama at Large Principal Office in Mobile Co.

Mortgagee:
By: William R. Delaney DATE Oct 22, 2009
Officer Delaney Development Inc.

STATE OF Alabama
COUNTY OF Mobile

I, Deborah M. Paul, as Notary Public in and for said County and State, do hereby certify that William R. Delaney, whose name is signed to the foregoing certificate as Mortgagee, who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, they executed same voluntarily as such individuals (or in any other capacities) with full authority thereof.
Given under my hand and seal this 22nd day of October 2009

Deborah M. Paul
Notary Public
My commission expires 7/10/13
Official Notary Public Seal Deborah M. Paul State: Alabama at Large Principal Office in Mobile Co.

APPROVED: Date: 10/26/09
Fire District Chief

APPROVED: Date: 10/28/2009
County Engineer

APPROVED: Date: 10-29-2009
Shelby County Planning Commission

THE LOTS ON THIS PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE SHELBY COUNTY HEALTH DEPARTMENT. THE APPROVALS MAY CONTAIN CONDITIONS PERTAINING TO THE ONSITE 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 SAID HEALTH DEPARTMENT, AND ARE MADE PART OF THIS PLAT AS IF SET OUT HEREON

APPROVED: Date: 10/26/09
Shelby County Health Department

I Bobby Frost, as Owner have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Yellowleaf Creek Farms, a part of Shelby County, Alabama, and that the streets alleys, easements, and public grounds as shown on said plat are hereby dedicated to the use of the public.

Owner DDF Two, LLC (Bobby Frost)

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 of 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 with out the prior approval of the Shelby County Planning Commission.

d. 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.

e. This entire property is located in Flood Zone A & X as shown on the latest Federal Insurance Rate Maps (Panel Number 01117C0240D), dated SEPTEMBER 29, 2006.

f. Maintenance of detention ponds and all associated structures and appurtenances are the responsibility of the Homeowners Association.

g. Any construction or encroachment in a designated flood plain must comply with the Shelby County Flood Damage Prevention Ordinance.

h. 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. Shelby County is not now, nor will be in the future, responsible for the maintenance of private roads or easements shown on this plat.

j. Right-of-way width varies as shown to allow required sight distance lines to remain within right-of-way.

k. All base 100 year flood elevations are based on a flood study by Engineering Design Group LLC dated 9-15-09.

SO9-53

REVISIONS

DRAWN BY:	RES
CHECKED BY:	DTS
PROJECT No.:	DELA0001
CAD FILE:	RANDY GOGGINS.DWG
SCALE:	1" = 100'

PROJECT: YELLOWLEAF CREEK FARMS SITUATED IN SECTION 24 AND 25, TOWNSHIP 20 SOUTH, RANGE 2 WEST

TITLE: RECORD MAP

ENGINEERING DESIGN GROUP, LLC
15 SOUTHLAKE LANE, SUITE 350
BIRMINGHAM, AL 35244
TEL - (205) 403-9158
FAX - (205) 403-9175

SHEET NO. 1 OF 1