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LEGEND -U- - DVERHEAD UTILITY LINE(S). IRON PIN FOUND1/2 \* OUTSIDE DIAMETER LUISIDE | CONCRETE MONUMENT FOUND \_X\_ - FENCE. -CONCRETE. - PK NAIL FOUND REC. - RECORDED \_\_\_\_\_\_\_ NOT TO SCALE, 4"X 4" CONCRETE MONUMENT SET STAMPED. - CENTERLINE PK NAIL SET WITH DISK STAMPED. D.B. - DEED BOOK. - TRAVERSE POINT. M.B. - MAP BOOK - UTILITY POLE. PG. - PAGE. ESMT - EASEMENT, PP - PINCHED PIPE. M B L MINIMUM BUILDING LINE I.P.S.- IRON PIN SET REF. MON. - REFERENCE MONUMENT.

- 1/4 - 1/4 TIE

 $R \square W$  - RIGHT OF WAY.

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.

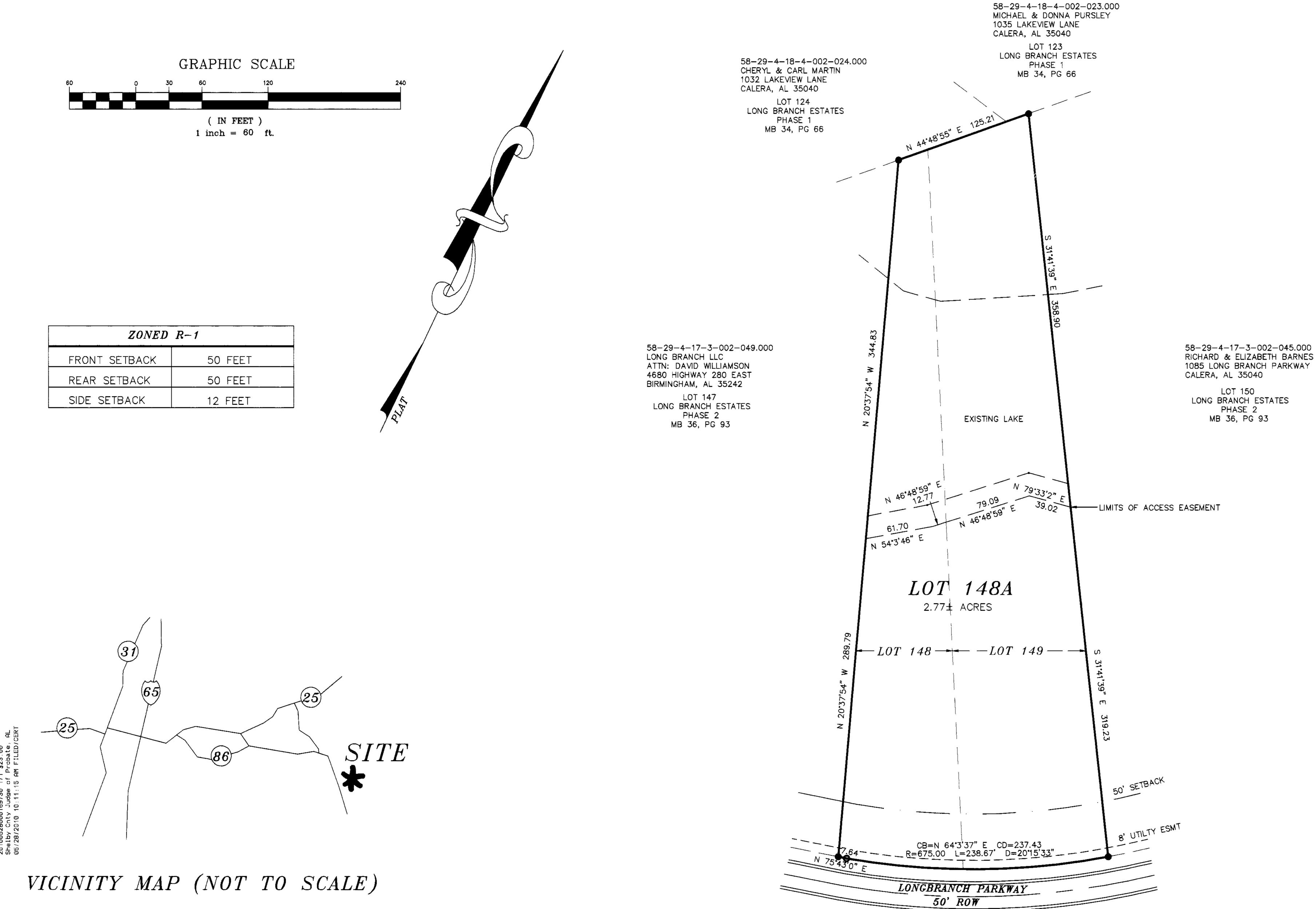
9. THIS ENTIRE PROPERTY IS LOCATED IN ZONE 'X', AS SCALED FROM THE LATEST FLOOD INSURANCE RATE MAP, PANEL # 01117C 0535 D, DATED SEPTEMBER 29, 2006. (PANEL NOT PRINTED.)

10. THE SUBDIVISION SHOWN HEREON, INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS MAY OCCUR. RODNEY Y. SHIFLETT, CITY OF CALERA, THE CITY OF CALERA ENGINEER, THE CITY OF CALERA PLANNING, OTHER AGENTS, SERVANTS, OR EMPLOYEES OF CITY OF CALERA, ALABAMA, MAKE NO REPRESENTATIONS 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. CITY OF CALERA 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 CITY OF CALERA 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.



FINAL PLAT OF A RESURVEY OF LOTS 148-149

OF LONG BRANCH ESTATES PHASE II AS RECORDED IN MAP BOOK 36, PAGE 93 A-B, IN THE OFFICE

OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. A SINGLE FAMILY RESIDENTIAL SUBDIVISION SITUATED IN SECTION 18, TOWNSHIP 22 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA.

> PREPARED FOR: ROBERT FITCH

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

STATE OF ALABAMA SHELBY COUNTY MAY 25, 2010

No. 21784

The undersigned, Rodney Y. Shiflett, a Licensed Land Surveyor, State of Alabama, and Robert Fitch, 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, A RESURVEY OF LOTS 148—149 OF LONG BRANCH ESTATES, PHASE II, 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 Long Branch Estates, Phase II, as recorded in Map Book 36, Page 93 A—B, 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.

PROFESSIONAL LAND VAVEYOR 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 \_\_\_\_\_day of \_\_\_\_\_\_,20\_\_\_\_\_. Notary Public My Commission Expires

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Robert Fitch, 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  $\Delta \sqrt{2}$  day of  $\sqrt{2}$  day of  $\sqrt{2}$ My Commission Expires Notary Public

Calera Planning Commission 5-27-10

THE LOTS ON THE PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE SHELBY COUNTY HEA 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.

