Map Book 41 Page 142

20100722000233140 1/1 $24.00
Shelby Cnty Judge of Probate, AL
07/22/2010 08:59:37 AM FILED/CERT

LEGEND

SQ. FT.....SQUARE FEET
AC.....ACRES
+/-.....MORE OR LESS
△.....DELTA ANGLE
d.....DEFLECTION ANGLE
T.....TANGENT
R.....RADIUS
CH.....CHORD
L.....LENGTH
ESMT.....EASEMENT
EX.....EXISTING
M.B.....MAP BOOK
PG.....PAGE
FND.....FOUND
ROW.....RIGHT-OF-WAY
O.....REBAR SET
MIN.....MINIMUM
℄.....CENTERLINE
D.B.....DEED BOOK
—//— .....NOT TO SCALE

RESURVEY OF LOT 30 AND PART OF LOT 29 OF RIVERCHASE WEST-DIVIDING RIDGE

AS RECORDED IN MAP BOOK 6, PAGE 108 IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA.

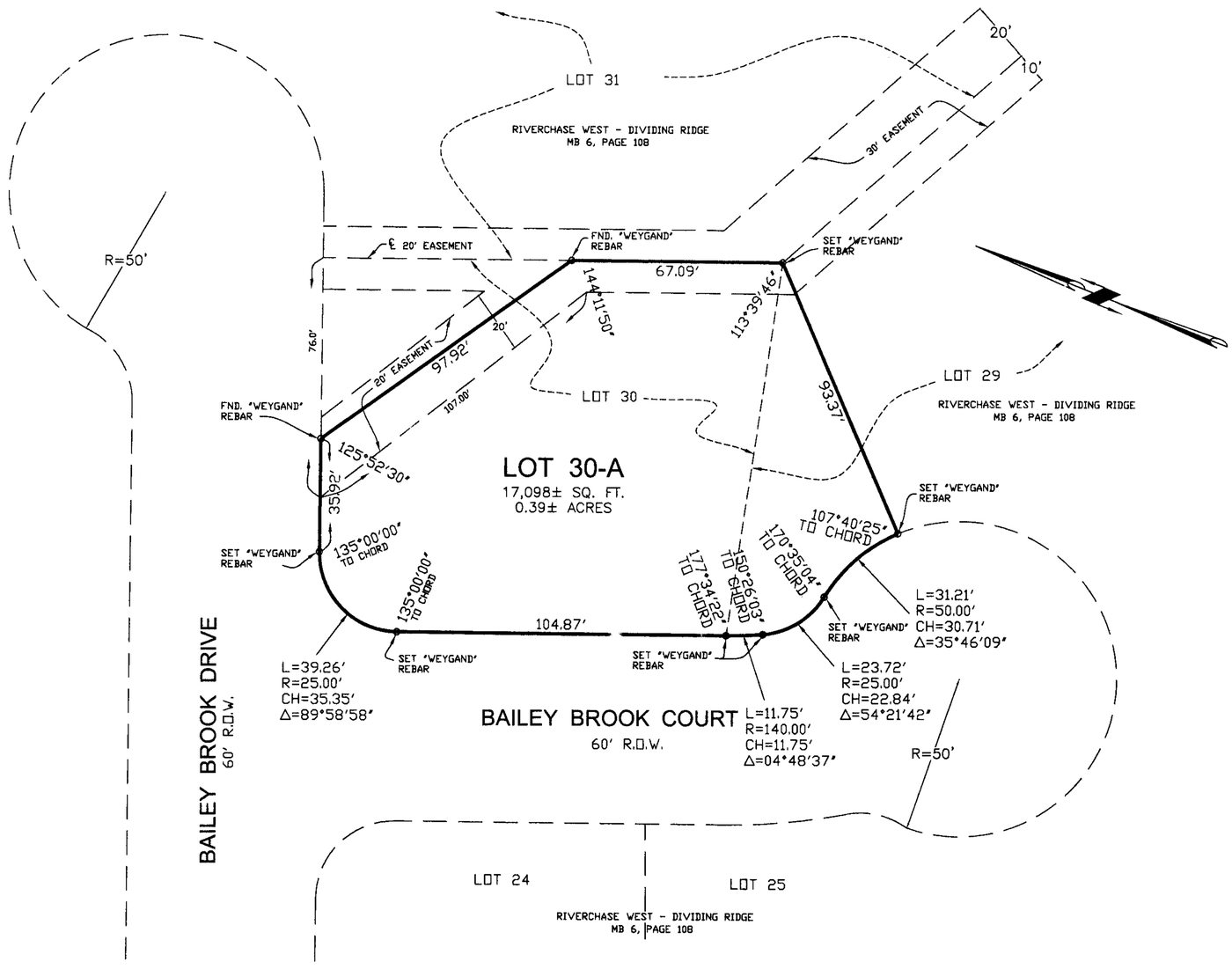
BEING SITUATED IN THE NORTH ½ OF THE SOUTHEAST ¼ OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA

SCALE: 1"=20'

DATE: JUNE 2010

WEYGAND SURVEYORS, INC.
Laurence D. Weygand, Reg. P.E.-L.S. #10373
Ray Weygand, Reg. L.S. #24973
169 Oxmoor Road, Homewood, AL 35209
Phone:(205) 942-0086 Fax:(205) 942-0087

0' 30' 60' 90'



State of Alabama)
Shelby County)

The undersigned, Laurence D. Weygand, Registered Engineer-Land Surveyor, State of Alabama, and William Phillips and wife, Sabrina D. Phillips, 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 were made at the instance of said owners; that this plat or map is a true and correct plat or map of lands shown therein and known as RESURVEY OF LOT 30 AND PART OF LOT 29 OF RIVERCHASE WEST - DIVIDING RIDGE, showing the subdivisions into which it is proposed to divide said lands, giving the length and angles of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the length, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands to the map of RIVERCHASE WEST - DIVING RIDGE (MB 6, PG 108) and to the government survey of Section 25, Township 19 South, Range 3 West; and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. I, Laurence D. Weygand, state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief. Said owners also certify that they are the owners of said land, and that the same is not subject to any mortgage.

Date: JUNE 15, 2010

By: Laurence D. Weygand
Laurence D. Weygand
Reg. P.E.-L.S. #10373

By: William Phillips
William Phillips, Owner

By: Sabrina D. Phillips
Sabrina D. Phillips, Owner

State of Alabama)
Shebly County)

I, JOHN CHRISTOPHER BATTS, a Notary Public in and for said County and State hereby certify that Laurence D. Weygand, whose name is signed to the foregoing certificate as Engineer-Land Surveyor, who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this 15TH day of JUNE, 2010.

My commission expires: 9/18/2013 By: John Christopher Batts
Notary Public

State of Alabama)
Shebly County)

I, MYRON W. FREEMAN, a Notary Public in and for said County and State hereby certify that William Phillips and wife, Sabrina D. Phillips, whose names are signed to the foregoing certificate as Owners, who are known to me, acknowledged before me, on this date, that being duly informed of the contents of said certificate, they executed same voluntarily and with full authority therefor.

Given under my hand and seal this 15 day of June, 2010.

My commission expires: 7-8-2010 By: Myron Freeman
Notary Public

APPROVED BY Michael T. Woodward
CHAIRMAN, PLANNING AND ZONING COMMISSION, CITY OF HOOVER
DATE 7-19-10

APPROVED BY Rodney Tucker
CITY ENGINEER
DATE 7-15-10

APPROVED BY Margie Handley
CITY CLERK OF HOOVER
DATE 7-21-10

NOTE:

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01117C0210D, DATED SEPTEMBER 29, 2006.

NOTES:
ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION (UNLESS OTHERWISE NOTED). NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT.

BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING.

BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LIDS OR TOP ELEVATION FOR ALL MANHOLES AND YARD INLETS ON EACH LOT.

THE LOT OWNER/BUILDER SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAINS, DITCHES, GRADING OR OTHER MEANS TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.

THE LOT OWNER/BUILDER SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE LINE OR SEPTIC TANK LOCATION PRIOR TO CONSTRUCTION OF BUILDING FOUNDATIONS.

ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF RESIDENCE TO BE SERVICED.

NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL.

NO FENCE SHALL IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY.

WEYGAND SURVEYORS, INC. IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE AND SUBSURFACE INVESTIGATIONS.

NORTH ARROW SHOWN ON THIS MAP IS NOT TRUE NORTH AND SHOULD ONLY BE CONSIDERED AS APPROXIMATE.