Map Book 43 Page 29

Shelby County, AL
08/16/2012 12:32:35 PM
Shelby Cnty Judge of Probate, AL
08/16/2012 12:32:35 PM 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 15-A OF A RESURVEY OF LOTS 15 AND 235 PHASE FIVE CALDWELL CROSSINGS 2ND SECTOR

AS RECORDED IN MAP BOOK 34, PAGE 24 IN THE OFFICE OF JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA

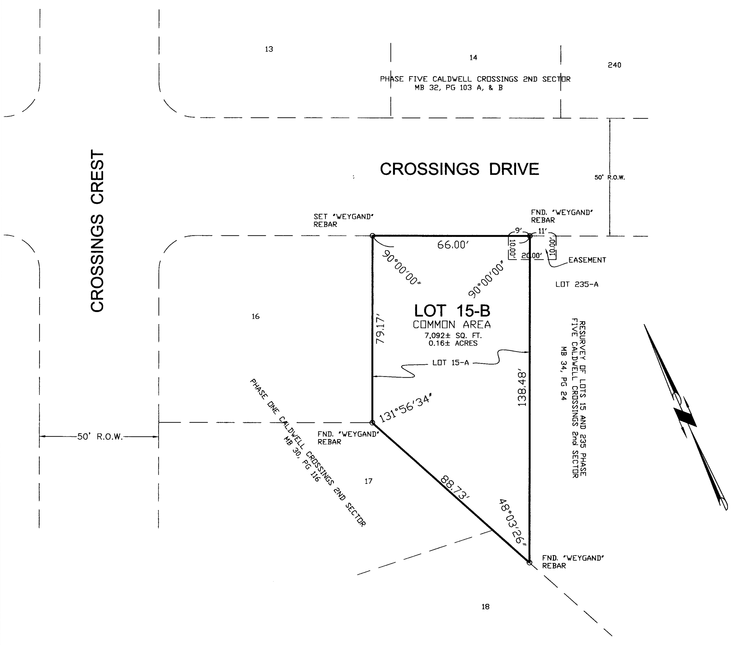
BEING SITUATED IN THE SOUTH HALF OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA

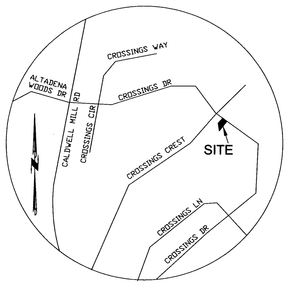
SCALE: 1"=20'

DATE: JULY 2012

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

0' 20' 40' 60'




VICINITY MAP
N.T.S.

State of Alabama)
Shelby County)

The undersigned, Ray Weygand, Land Surveyor, State of Alabama, and Caldwell Crossings Owners Association, Inc., 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 15-A OF A RESURVEY OF LOTS 15 AND 235 PHASE FIVE CALDWELL CROSSINGS 2ND SECTOR, 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 A RESURVEY OF LOTS 15 & 235 PHASE FIVE CALDWELL CROSSINGS 2ND SECTOR (MB 34, PG 24 ) and to the government survey of Section 3, Township 19 South, Range 2 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, Ray 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: August 10, 2012

By: _____
Ray Weygand
Reg. L.S. #24973

By: James C. Moon
James C. Moon, President
Caldwell Crossings Owners Association, Inc.

State of Alabama)
Shelby County)

I, Cathy Bryant, a Notary Public in and for said County and State hereby certify that Ray Weygand, whose name is signed to the foregoing certificate as 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 10 day of August, 2012.

My commission expires: 05-07-16 By: _____
Notary Public

State of Alabama)
Shelby County)

I, Brittany C. Newell, a Notary Public in and for said County and State hereby certify that , James C. Moon, whose name is signed to the foregoing certificate as President of Caldwell Crossings Owners Association, Inc., who is known to me, acknowledged before me, on this date, that being duly informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this 13 day of August, 2012.

My commission expires: 06/14/14 By: Brittany Newell
Notary Public

APPROVED BY Richard Tillman DATE 8-15-12
CHAIRMAN, PLANNING AND ZONING COMMISSION, CITY OF HOOVER

APPROVED BY Tony Mims DATE 8-14-12
CITY ENGINEER

APPROVED BY Margie Handley DATE 8/15/12
CITY CLERK OF HOOVER

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.

**NOTE:**

**THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01117C0088E, DATED SEPTEMBER 1, 2011.**