Map Book 43 Page 71

20130328000120170 1/1 $24.00
Shelby Cnty Judge of Probate, AL
03/28/2013 08:26:37 AM FILED/CERT

GARNER FAMILY SUBDIVISION

IN THE N.W.1/4 - N.E.1/4 SECTION 8
TOWNSHIP 21 SOUTH, RANGE 4 WEST
SHELBY COUNTY, ALABAMA

SECTION 8
TOWNSHIP 21 SOUTH, RANGE 4 WEST
HUNTSVILLE PRINCIPAL MERIDIAN
SHELBY COUNTY, ALABAMA

VICINITY MAP

STATE OF ALABAMA
SHELBY COUNTY

The undersigned Jeffery N. Lucas, Registered Land Surveyor, State of Alabama and Larry Ray Garner, owner, hereby certify that this plat or map was made pursuant to survey made by said surveyor and that said survey and this plat or map were made at the instance of said owner; that this plat or map is a true and correct map of lands shown therein and known as GARNER FAMILY SUBDIVISION showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the bearing, length, width and name of each street, as well as the number of each lot and block, and showing the relation to the lands to the government survey; and that iron pins have been installed at all lot corners and curve points as shown above and described by small open circles on said plat or map. Said owner also certifies that he is the owners of said lands and that the same are not subject to any mortgage.

I, Larry Ray Garner, as owner have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as GARNER FAMILY SUBDIVISION, 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.

By: _____ Date: March 19, 2013
Jeffery N. Lucas, R.L.S. No. 16680

By: Larry Ray Garner Date: March 19, 2013
Larry Ray Garner, Owner

STATE OF ALABAMA
SHELBY COUNTY

I, Mary B. Lucas, as Notary Public in the for said County and State, do hereby certify that Jeffery N. Lucas, 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, has executed same voluntarily with full authority thereof.

Given under my hand and seal this 19th day of March, ~~2012~~ 2013

By: _____ (seal)
Notary Public

My commission expires: 3-24-13

STATE OF ALABAMA
SHELBY COUNTY

I, Mary B. Lucas, as Notary Public in the for said County and State, do hereby certify that Larry Ray Garner, whose name is signed to the foregoing certificate as a owner, who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, has executed same voluntarily with full authority thereof.

Given under my hand and seal this 19th day of March, ~~2012~~ 2013

By: _____ (seal)
Notary Public

My commission expires: 3-24-13

APPROVALS:

Approved by Shelby County Planning Commission — Date: 3-27-2013

Shelby County Engineer — Date: 3/26/2013

Fire District Chief — Date: 3/20/13

Shelby County Health Department — Date: 3/20/13

SHELBY COUNTY SUBDIVISION NOTES
1. 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.
2. Contractor and/or developer are responsible for providing building sites free of drainage problems.
3. No further subdivision of any parcel shown hereon shall be allowed without the prior approval of the Shelby County Planning Commission.
4. 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.
5. This entire property is located in Flood Zone X (areas determined to be outside the 0.2% annual chance floodplain), as shown on the latest Federal Insurance Rate Maps (Panel Number 01117C0355D), effective date September 29, 2006.
6. Maintenance of detention ponds and all associated structures and appurtenances are the responsibility of the Homeowners Association.
7. Any construction or encroachment in a designated flood plain must comply with the Shelby County Flood Damage Prevention Ordinance.
8. 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.
9. The subdivision shown hereon, including lots and streets, lies in an area where natural lime sinks have occurred. Lime sinks, as located and shown on the above plat, were found but not repaired, unless otherwise noted on the plat. Shelby County, the Shelby County Engineer, the Shelby County Planning Commission and the individual members thereof, and all 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.
10. Water service is not available from Shelby County.
11. The subject site is located within the Cahaba River Basin and is within the area that is subject the Phase I Municipal Separate Storm Sewer System (MS4) permit issued to Shelby County by the Alabama Department of Environmental Management. Land disturbance should include Best Management Practices (BMPs) that are designed and installed in accordance with the Alabama Handbook For Erosion Control, Sediment Control And Stormwater Management On Construction Sites And Urban Areas to prevent sediment from entering drainage ways or streams. If disturbance area is one acre or greater, an NPDES permit should be acquired from ADEM prior to disturbance.

DESCRIPTION
(Deed Book 290 Page 832)

A parcel of land in the NW1/4 of NE1/4 of Section 8, Township 21, Range 4 West, described as follows: Begin 110 yards West of the Northwest corner of the NE1/4 of NE1/4 of Section 8, Township 21, Range 4 West; thence West 187 yards; thence South 146 yards and 2 feet; thence East 187 yards; thence 146 yards and 2 feet to the point of beginning. Containing five (5) acres, more or less.

SURVEYOR'S NOTES

1. Type of Survey - This is a "Family Subdivision" map or plat prepared in accordance with the Shelby County Subdivision Regulations. It is based on a Boundary Survey of the "Subject Property" prepared by Southland Surveying Company, LLC, dated December 17, 2012.
2. Bearings and Datum - Bearings are based on "Grid North," in accordance with the State Plane Coordinates for the State of Alabama, Zone West, from the North American Datum of 1983 (NAD83), 2007 adjustment. Onsite horizontal control was established through GPS observations, utilizing National Geodetic Survey (NGS) control monument 59-20 (PID# AA2066) and a combined factor of 0.99993938.
3. Existing Features - Reference is hereby made to Note 1, of these "Surveyor's Notes," with regard to physical features in existence on this property. The only physical features shown hereon are existing roads, access ways and visible utilities. Notice is hereby given that "Alabama One Call" utility location service should be notified by calling (800) 292-8525 forty-eight (48) hours in advance of any excavation at this site.
4. Suitability for Construction - No subsurface investigation of geological conditions was performed by either the owner or the surveyor, therefore, no representation what-so-ever is made as to the suitability or non-suitability for construction on the property depicted hereon.
5. Zoning - This property is zoned "A-1 Agricultural District" as depicted on Shelby County's Geographic Information System, Land Information Tool, at http://gis.shelbyal.com/.
6. Title Report - This map was prepared without the benefit of an abstract of title, title report, or title opinion, therefore, there may be other easements, rights -of-way, setback lines, agreements, reservations, restrictions, or other similar matters of public record, not depicted on this map.
7. Scaled Data - Attention is directed to the fact that this map may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. Dates, Signature and Seal - The date of field survey, (below), is the last time that either field or office personnel were on the site and the last direct knowledge that this surveyor has of site conditions. Date of map preparation (below) and date of signature (below), have no relationship to actual site conditions as depicted on this map. This survey is not valid without the signature and raised or "red" seal of a licensed land surveyor.

SURVEYOR'S CERTIFICATE

I hereby certify 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.

3/19/2013
Date of Signature

Jeffery N. Lucas
Alabama Professional Land Surveyor No. 16680

SOUTHLAND SURVEYING COMPANY, LLC
Post Office Box 361606 - Birmingham, Alabama 35236
Phone: 205-425-5200 - Fax: 205-425-5253
Date of Field Survey: DECEMBER 8, 2012
Date of Map Preparation: DECEMBER 17, 2012
Client: LARRY RAY GARNER
Site Address: 3211 HIGHWAY 13, HELENA, AL 35080

Last Revision: N/A
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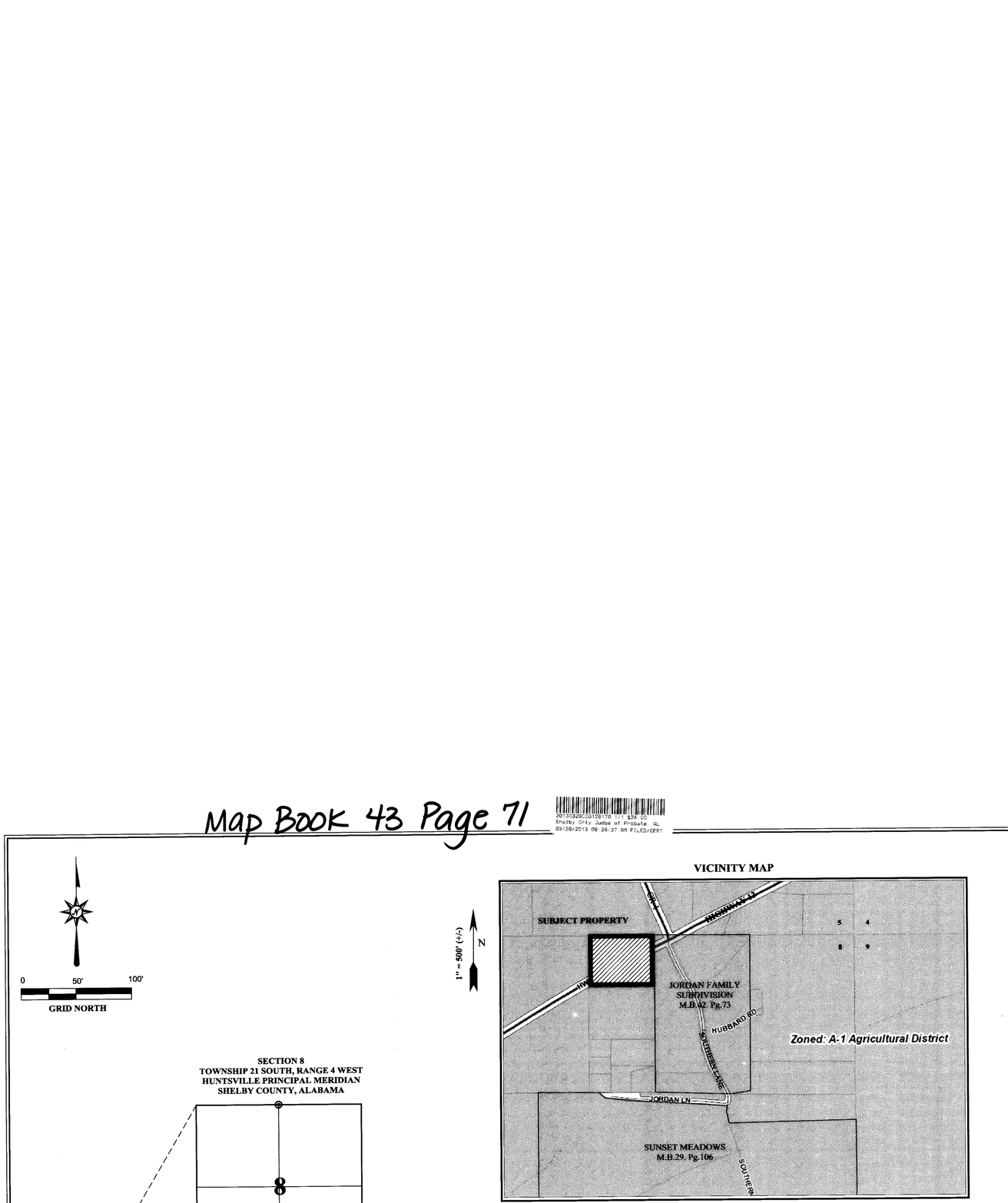
RESERVED FOR COUNTY USE



LEGEND:
- ● Found Monument
- ○ Set Monument
- F.I.P. Found Iron Pipe
- F.I.R. Found Iron Rod
- P.O.B. Point of Beginning
- P.O.C. Point of Commencement
- S.I.R. Set Iron Rod 1/2" No.16680
- M.B. Map Book

Project No. 12-1201
Sheet 1 of 1

S12-41

Traverse PC