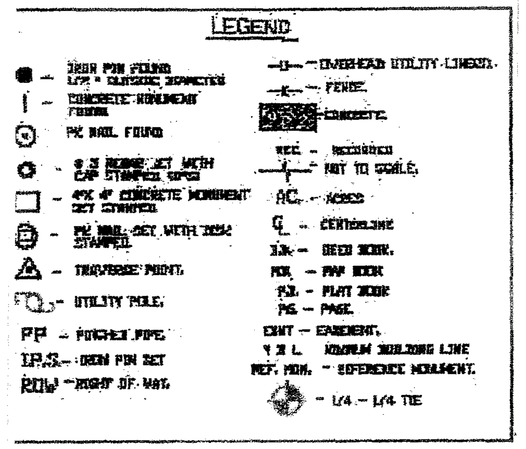
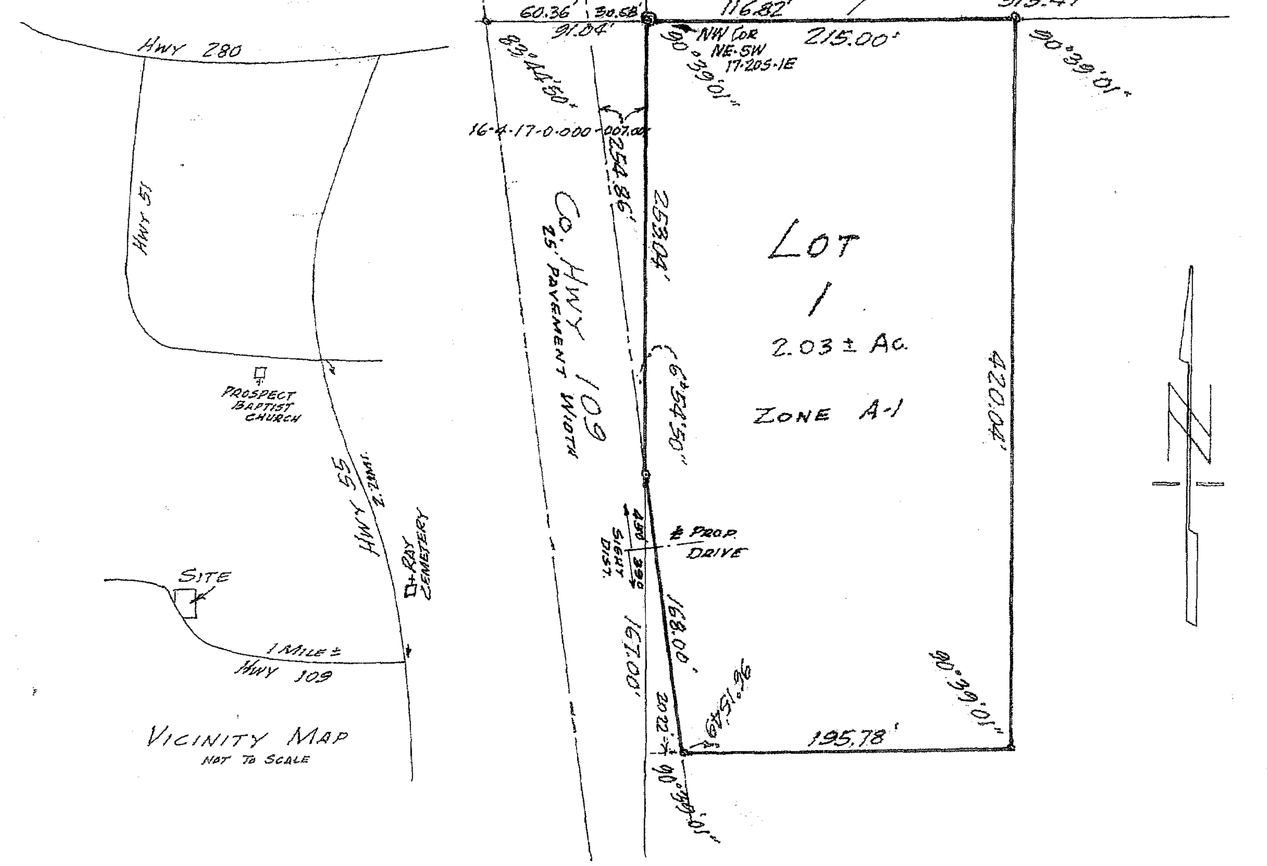
Map Book 43 Page 93



GRAPHIC SCALE

0 20 40 60 120 180 FEET

1" = 60'



Subdivision Notes

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.

Contractor and/or developer are responsible for providing building sites free of drainage problems.

No further subdivision of any parcel shown hereon shall be allowed without the prior approval of the Shelby County Planning Commission.

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.

This entire property is located in Flood Zone X as shown on the latest Federal Insurance Rate Maps (Panel Number 01117C0204E) dated February 20, 2013.

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

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

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.

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

VARNON SURVEYORS, INC.

W.M. (Bill) Varnon
Land Surveyor – Al. Reg. #9324
B.C.E. Auburn Univ. 1961
AS Samford Univ. 1992

Phone, Fax (205) 491-9872
Cell Phone (205) 229-2477
526 Cottondale Drive
Hueytown, Al 35023-1903
Varnsurv@bellsouth.net

16-4-17-0-000-007.001
KINGS RANCH
PO Box 162
CHELSEA, AL. 35043

16-4-17-0-000-005.014
MALLORY TUCKER
79 CREEK HOLLOW TRL
WILSONVILLE, AL 35186

16-4-17-0-000-006.003
KAY M. RAY
c/o MARY R. HORTON
P.O. Box 308
CHELSEA, AL. 35043

16-4-17-0-000-005.001
ARCHER DEV. LLC
695 PAGE CREEK RD.
WILSONVILLE, AL. 35186

20130708000273040 $1.00
Shelby Cnty Judge of Probate, AL
07/08/2013 08:13:25 AM FILED/CERT

PLAT OF
CAPPS SURVEY

A single family residential subdivision situated in the North-East quarter of the South-West quarter of Section 17, Township 20 South, Range 1 East of the Huntsville Principle Meridian, Shelby County, Alabama.

STATE OF ALABAMA
SHELBY COUNTY

The Undersigned, **W. M. VARNON**, a registered land surveyor, State of Alabama and, **LARRY W. CAPPS** and, **PATRICIA V. CAPPS**, 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 map of land shown therein and known as or to be known as **CAPPS SURVEY**, showing subdivisions into which it is proposed to divide said lands; giving the length and the bearings of the boundaries of each lot and it's number; showing the streets, alleys, and public grounds; giving the bearings, length, and width and name of each street as well as the number of each Lot and Block; also showing the relation of the lands to the Government survey; 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, said owners further certify that they are the owners of said property and that the same is not subject to any mortgage.

I hereby 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.

Date: 5-16-13

W. M. VARNON
Alabama Licensed PLS #9324

Larry W. Capps, Owner — Date: 5-16-13

Patricia V. Capps, Owner — Date: 5-16-13

ALABAMA LICENSED No. 9324 PROFESSIONAL LAND SURVEYOR W. M. VARNON

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the Undersigned, a Notary Public, in and for said County in said State hereby certify that **W. M. VARNON**, whose name is signed to the foregoing plat as surveyor, who is known to me, acknowledged before me on this day that being duly informed of the contents of said plat executed same voluntarily as such individual with full authority thereof.

Given under my hand and seal this the 16 day of May, 2013.

Notary Public: Wanda H Vining — My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: June 30, 2015 BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the Undersigned, a Notary Public in and for said County in said State hereby certify that **LARRY W. AND PATRICIA V. CAPPS**, whose names are signed to the foregoing plat as Owners, who are known to me, acknowledged before me on this day that being duly informed of the contents of said plat executed same voluntarily as such individuals with full authority thereof.

Given under my hand and seal this the 16 day of May, 2013.

Notary Public: Wanda H Vining — My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: June 30, 2015 BONDED THRU NOTARY PUBLIC UNDERWRITERS

Official Signatures

APPROVED: David Hunke — DATE: 07/03-2013
SHELBY COUNTY PLANNING AND ZONING COMMISSION

APPROVED: Matt R Cole — DATE: 7/2/2013
SHELBY COUNTY ENGINEER

APPROVED: John Fitchner — DATE: 6-22-13
LOCAL FIRE CHIEF

ACKNOWLEDGED: W T Banks — DATE: 6/18/13
REPRESENTATIVE SHELBY COUNTY HEALTH DEPARTMENT
(FOR RECORDING PPURPOSES ONLY)

ALL LOTS SHOWN HEREON WILL EACH REQUIRE AN APPROVED PERCOLATION TEST PRIOR TO ANY NEW CONSTRUCTION OR INSTALLATION OF A NEW HUMAN HABITABLE DOMICILE.

PREPARED BY

Varnon Surveyors Inc.
526 Cottondale Drive
Hueytown, AL 35023
Phone: 2025-229-2477
Fax: 205-491-9872

OWNERS/DEVELOPERS

Larry W. and Patricia V. Capps

513-22