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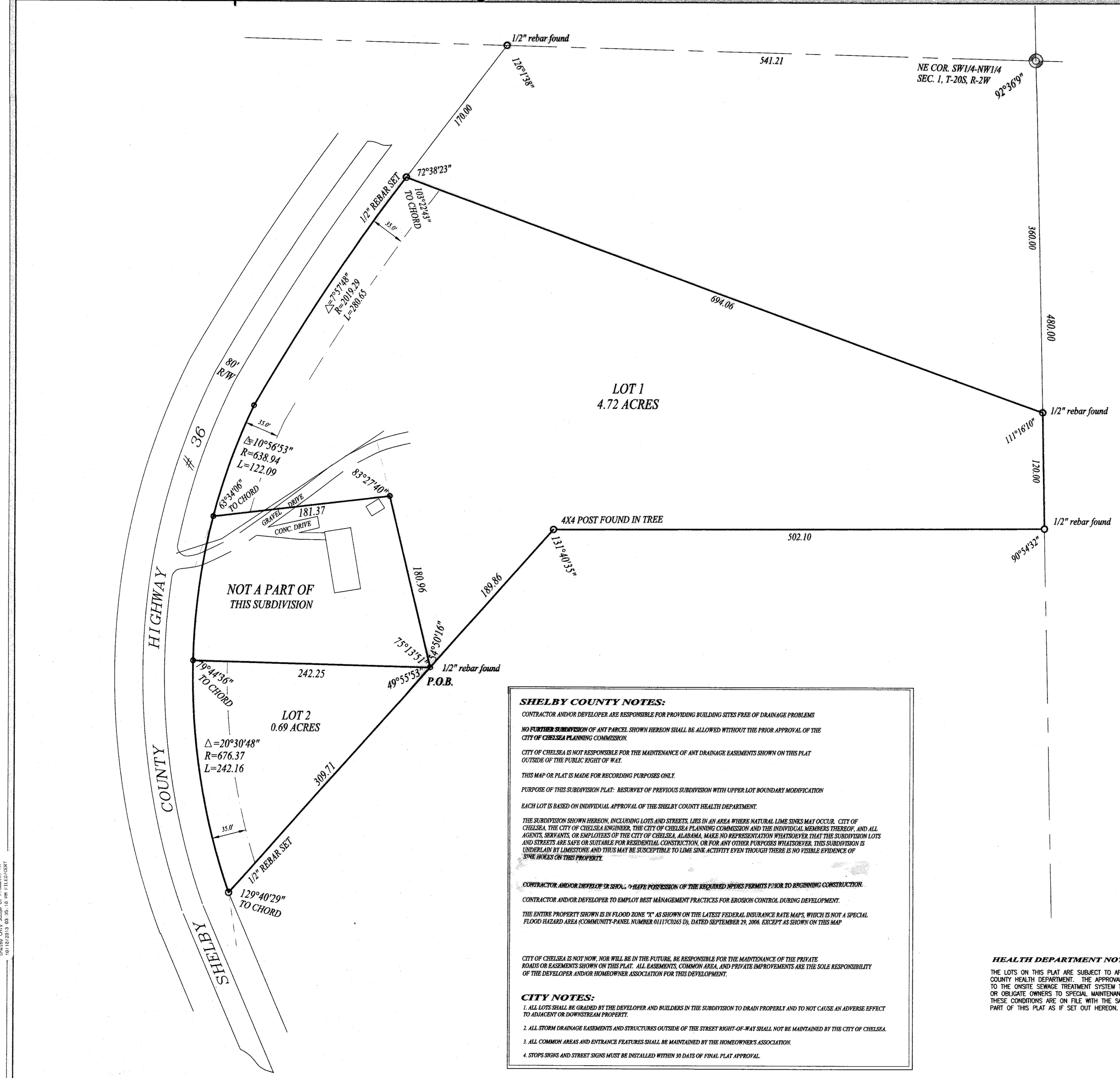

TRUE NORTH BASED ON ASSUMED DATUM

GRAPHIC SCALE: 1"=50'

0 25 50 100 150

FINAL SUBDIVISION PLAT

FOR

HODGENS SUBDIVISION

SITUATED IN THE SW1/4 OF THE NW1/4 OF SECTION 1,
TOWNSHIP 20 SOUTH, RANGE 2 WEST, CITY OF CHELSEA, SHELBY COUNTY, ALABAMA

DATE: JULY 18TH, 2013

STATE OF ALABAMA
CITY OF CHELSEA

I, THOMAS E. SIMMONS A REGISTERED LAND SURVEYOR OF ALABAMA DO HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA.

THE UNDERSIGNED THOMAS E. SIMMONS II, REGISTERED LAND SURVEYOR, OF ALABAMA, AND ELIZABETH L. HODGENS AS OWNER DO 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 OWNER; THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN AND TO BE KNOWN AS HODGENS SUBDIVISION, SHOWING THE SUBDIVISION 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 BEARINGS, 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 GOVERNMENT SURVEY, 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 OWNER ALSO CERTIFY THAT THEY ARE THE OWNER OF SAID LANDS AND THAT THE SAME ARE NOT SUBJECT TO ANY MORTGAGE.

ALABAMA LICENSED 24609 PROFESSIONAL THOMAS E. SIMMONS II

THOMAS E. SIMMONS II, ALA. REG. 24609, LAND SURVEYOR

ELIZABETH L. HODGENS (OWNER)

STATE OF ALABAMA
SHELBY COUNTY

I, Belinda A McCullough, as Notary Public in and for said County and State, do hereby certify that Thomas E. Simmons II, whose name is signed to the foregoing certificate as a surveyor, who is known to me, acknowledged before me, on this date, that after been duly informed of the contents of said certificate, they executed same voluntarily as such individuals with full authority thereof.

Given under my hand and seal this 23 day of August, 2013

Belinda A McCullough
Notary Public

My Commission Expires 5/19/17

STATE OF ALABAMA
SHELBY COUNTY

I, Rita F Mowrer, as Notary Public in and for said County and State, do hereby certify that Elizabeth L. Hodgens, whose name is signed to the foregoing certificate as owner, who is known to me, acknowledged before me, on this date, that after been duly informed of the contents of said certificate, they executed same voluntarily as such individuals with full authority thereof.

Given under my hand and seal this 9 day of September, 2013

Rita F. Mowrer
Notary Public

MY COMMISSION EXPIRES DECEMBER 7, 2013

APPROVED BY: _____ MAYOR, CITY OF CHELSEA

APPROVED BY: Becky C. Sanders CITY CLERK, CITY OF CHELSEA

APPROVED BY: _____ CITY OF CHELSEA ENGINEER

APPROVED BY: _____ CITY OF CHELSEA PLANNING COMMISSION.

ACKNOWLEDGED BY: _____ SHELBY COUNTY HEALTH DEPT.

APPROVED BY: _____ FIRE CHIEF, CITY OF CHELSEA

SHELBY COUNTY NOTES:

CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS

NO FURTHER SUBDIVISION OF ANT PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE CITY OF CHELSEA PLANNING COMMISSION.

CITY OF CHELSEA IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT OF WAY.

THIS MAP OR PLAT IS MADE FOR RECORDING PURPOSES ONLY.

PURPOSE OF THIS SUBDIVISION PLAT: RESURVEY OF PREVIOUS SUBDIVISION WITH UPPER LOT BOUNDARY MODIFICATION

EACH LOT IS BASED ON INDIVIDUAL APPROVAL OF THE SHELBY COUNTY HEALTH DEPARTMENT.

THE SUBDIVISION SHOWN HEREON, INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS MAY OCCUR. CITY OF CHELSEA, THE CITY OF CHELSEA ENGINEER, THE CITY OF CHELSEA PLANNING COMMISSION AND THE INDIVIDUAL MEMBERS THEREOF, AND ALL AGENTS, SERVANTS, OR EMPLOYEES OF THE CITY OF CHELSEA, ALABAMA, MAKE NO REPRESENTATION WHATSOEVER THAT THE SUBDIVISION LOTS AND STREETS ARE SAFE OR SUITABLE FOR RESIDENTIAL CONSTRUCTION, OR FOR ANY OTHER PURPOSES 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.

CONTRACTOR AND/OR DEVELOPER SHALL HAVE POSSESSION OF THE REQUIRED NPDES PERMITS PRIOR TO BEGINNING CONSTRUCTION.

CONTRACTOR AND/OR DEVELOPER TO EMPLOY BEST MANAGEMENT PRACTICES FOR EROSION CONTROL DURING DEVELOPMENT.

THE ENTIRE PROPERTY SHOWN IS IN FLOOD ZONE "X" AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAPS, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA (COMMUNITY-PANEL NUMBER 01117C0265 D), DATED SEPTEMBER 29, 2006. EXCEPT AS SHOWN ON THIS MAP

CITY OF CHELSEA IS NOT NOW, NOR WILL BE IN THE FUTURE, BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT. ALL EASEMENTS, COMMON AREA, AND PRIVATE IMPROVEMENTS ARE THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR HOMEOWNER ASSOCIATION FOR THIS DEVELOPMENT.

CITY NOTES:

1. ALL LOTS SHALL BE GRADED BY THE DEVELOPER AND BUILDERS IN THE SUBDIVISION TO DRAIN PROPERLY AND TO NOT CAUSE AN ADVERSE EFFECT TO ADJACENT OR DOWNSTREAM PROPERTY.

2. ALL STORM DRAINAGE EASEMENTS AND STRUCTURES OUTSIDE OF THE STREET RIGHT-OF-WAY SHALL NOT BE MAINTAINED BY THE CITY OF CHELSEA.

3. ALL COMMON AREAS AND ENTRANCE FEATURES SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

4. STOPS SIGNS AND STREET SIGNS MUST BE INSTALLED WITHIN 30 DAYS OF FINAL PLAT APPROVAL.

HEALTH DEPARTMENT NOTE

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

NOTE: THIS DRAWING IS FOR INFORMATION PURPOSES ONLY AND DOES NOT CONSTITUTE AS AN AUTHENTIC SURVEY OR DESIGN IF NOT ACCOMPANIED BY SIGNATURE AND RED INK STAMPED OR EMBOSSED REGISTERED PROFESSIONAL SEAL.

DRAWING NO.: SSB130704	DRAFTSMAN: T.E.S. II	DATE: 07/18/2013

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Shelby Cnty Judge of Probate, AL
10/10/2013 03:35:10 PM FILED/CERT