Map Book 43 Page 123

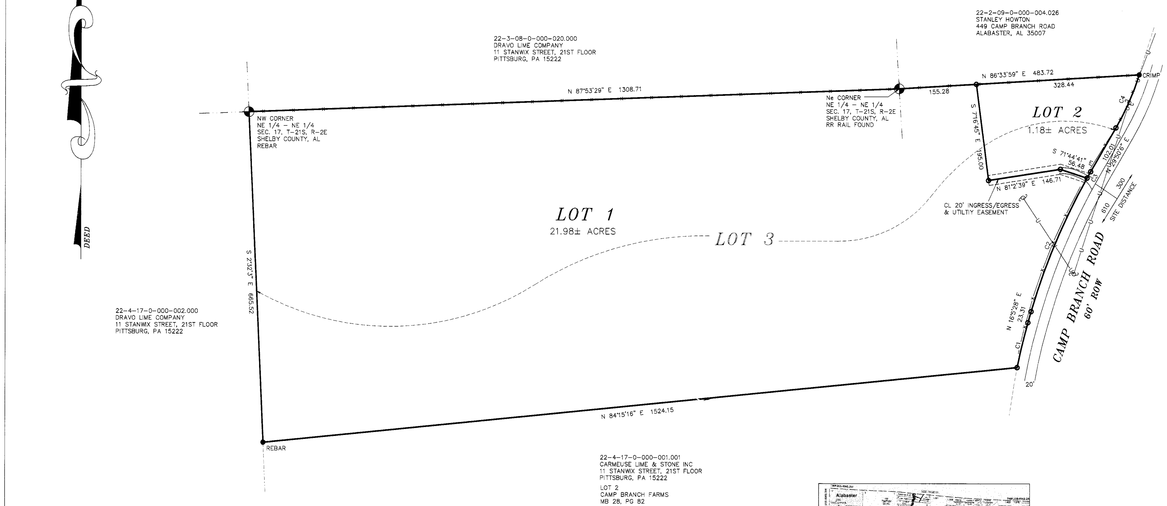
Shelby Cnty Judge of Probate, AL
11/06/2013 09:34:25 AM FILED/CERT

LEGEND

- ● - IRON PIN FOUND 1/2" - OUTSIDE DIAMETER
- | - CONCRETE MONUMENT FOUND
- ⊙ - PK NAIL FOUND
- ○ - 4.5 REBAR SET WITH CAP STAMPED "SFS"
- □ - 4"X 4" CONCRETE MONUMENT SET STAMPED
- ⊜ - PK NAIL SET WITH DISK STAMPED
- △ - TRAVERSE POINT.
- ⬭ - UTILITY POLE.
- P.P. - PINCHED PIPE
- I.P.S. - IRON PIN SET
- ROW - RIGHT OF WAY.
- -o- - OVERHEAD UTILITY LINE(S)
- -x- - FENCE.
- CONCRETE
- REC - RECORDED
- NOT TO SCALE
- AC. - ACRES.
- ℄ - CENTERLINE
- D.B. - DEED BOOK.
- M.B. - MAP BOOK
- P.B. - PLAT BOOK
- PG. - PAGE.
- ESMT - EASEMENT.
- M.B.L. - MINIMUM BUILDING LINE
- REF. MON. - REFERENCE MONUMENT.
- - 1/4 - 1/4 TIE

SHELBY COUNTY NOTES:

1. ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWER, STORM SEWERS, STORM DITCHES AND MAYBE 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. DRIVEWAY(S) SHALL BE RESTRICTED TO THE LOCATION(S) 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 ZONE 'X', WHICH IS NOT A FLOOD HAZARD ZONE, AS SCALED FROM THE LATEST FLOOD INSURANCE RATE MAP, PANEL # 0117C 0384 D, DATED FEBRUARY 20, 2013.
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. SHELBY COUNTY IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT.
10. THE SUBDIVISION SHOWN HEREON, INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS MAY OCCUR. LIME SINKS, AS LOCATED AND SHOWN ON THE ABOVE PLAT, WERE FOUND BUT NOT REPAIRED, UNLESS OTHERWISE NOTED ON THE PLAT. THIS SURVEYOR, 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.
11. CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR THE PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS.
12. ALL PARTS OF THIS MAP HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA.
13. BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING.
14. SHELBY COUNTY IS NOT RESPONSIBLE FOR ANY ACCIDENTS THAT MAY HAPPEN AT EXISTING DRIVEWAYS.
15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH SHELBY COUNTY SPECIFICATIONS.
16. NEITHER WATER NOR SEWER ARE AVAILABLE FROM SHELBY COUNTY.



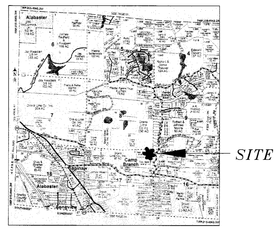
GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1 inch = 100 ft.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C1	93.03'	1877.34'	S13°09'48"W	92.99'	02°50'23"
C2	231.69'	1277.34'	S25°37'59"W	231.35'	10°23'23"
C3	14.75'	1277.34'	S29°36'18"W	14.75'	00°39'51"
C4	116.45'	535.56'	N23°35'52"E	116.38'	12°28'23"



VICINITY MAP (NOT TO SCALE)

RODNEY SHIFLETT SURVEYING

P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298
JOB #13248

FINAL PLAT OF

RIVERA FAMILY SUBDIVISION BEING A RESURVEY OF LOT 3 OF CAMP BRANCH FARMS

AS RECORDED IN MAP BOOK 28, PAGE 85, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, AL

A TWO LOT FAMILY SUBDIVISION SITUATED IN THE NORTH 1/4 OF SECTION 16 AND 17, ALL IN TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA.

PREPARED FOR:
RIVERA

PREPARED BY:
RODNEY SHIFLETT
P.O. BOX 204
COLUMBIANA, AL 35051
669-1205

STATE OF ALABAMA
SHELBY COUNTY
OCTOBER 22, 2013

The undersigned, Rodney Y. Shiflett, a Licensed Land Surveyor, State of Alabama, and Ulvida Rivera and Maria Rivera, as owner(s), 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 are correct. Said survey was made on the ground of all lots and streets shown thereon and that said subdivision is to be hereinafter known as, RIVERA FAMILY SUBDIVISION BEING A RESURVEY OF LOT 3 OF CAMP BRANCH FARMS, showing the sub-division into which it is proposed to divide said lands, giving the lengths and bearings of each lot line and its number, showing the streets, alleys and public grounds, giving the length and width and name of each street as well as the number of each lot and showing the relation to Camp Branch Farms, as recorded in Map Book 28, Page 85, in the Office of the Judge of Probate of Shelby County, Alabama, and that iron pins have been found or installed at all lot corners and curve points as shown and are designated by small open circles for set irons and small closed circles for found irons on said plat or map. Said owners also 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 the Practice of Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

In witness thereof, said surveyor executed these presents this 22 day of October 2013.

By: Rodney Shiflett Date: 10-22-13
Rodney Y. Shiflett, P.L.S. #21784
P.O. Box 204
Columbiana, AL 35051
205-669-1205

ALABAMA
No. 21784
PROFESSIONAL LAND SURVEYOR
RODNEY Y. SHIFLETT

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Rodney Y. Shiflett, whose name is signed to the foregoing certificate as surveyor, and who is known to me, acknowledged before me, on this date, after being duly informed of the contents of said certificate, does execute same voluntarily as such individual.

Given under my hand and seal this the ____ day of _____, 20__.

Notary Public — My Commission Expires

By: _____ Date: _____
Ulvida Rivera

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Ulvida Rivera, whose name is signed to the foregoing certificate as owner, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, do execute same voluntarily as such individuals with full authority thereof.

Given under my hand and seal this the ____ day of _____, 20__.

Notary Public — My Commission Expires

By: _____ Date: _____
Maria Rivera

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Maria Rivera, whose name is signed to the foregoing certificate as owner, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, do execute same voluntarily as such individuals with full authority thereof.

Given under my hand and seal this the ____ day of _____, 20__.

Notary Public — My Commission Expires

David Thumke Date: 11-04-2013
Shelby County Planning Commission

Shelby County Engineer Date: 11/1/2013

FIRE CHIEF Date: _____

W. F. Banks Date: 10-30-13
SHELBY COUNTY HEALTH DEPARTMENT
(For recording purposes only.)

THE LOTS ON THE 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.

S13-33