Map Book 43 Page 128

Instrument Number: 20131121-0000 Recorded Date: 11/21/2013 12:24:50 AM Filed By: JOHN Recorded Office: Judge of Probate - AL

LEGEND

- IRON PIPE FOUND
- IRON PIPE OUTSIDE DIAMETER
- PK NAIL FOUND
- PK NAIL FOUND
- 5/8 REBAR SET WITH CAP STAMPED. (LPS)
- X M CONCRETE MONUMENT SET STAMPED
- PK NAIL SET WITH DISK STAMPED
- TRAVERSE POINT.
- UTILITY POLE.
- PP - PINCHED PIPE.
- I.P.S. - 1INCH PIN SET
- R/W - RIGHT OF WAY.
- OHP - OVERHEAD UTILITY LINE(S).
- 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 # 01117C 0119 E, 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. WATER IS AVAILABLE FROM SHELBY COUNTY. SEWER IS NOT AVAILABLE FROM SHELBY COUNTY.

FINAL PLAT OF

A RESURVEY OF LOT 9A AND LOT 10 OF LAKE KATHRYN

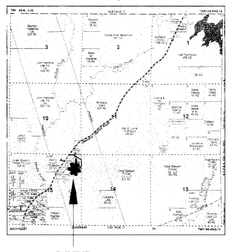
LOT 9A AS RECORDED IN MAP BOOK 17, PAGE 50 AND LOT 10, AS RECORDED IN MAP BOOK 16, PAGE 13, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

A RESIDENTIAL SUBDIVISION SITUATED IN THE NE 1/4 OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

PREPARED FOR:
RICK AUSTIN

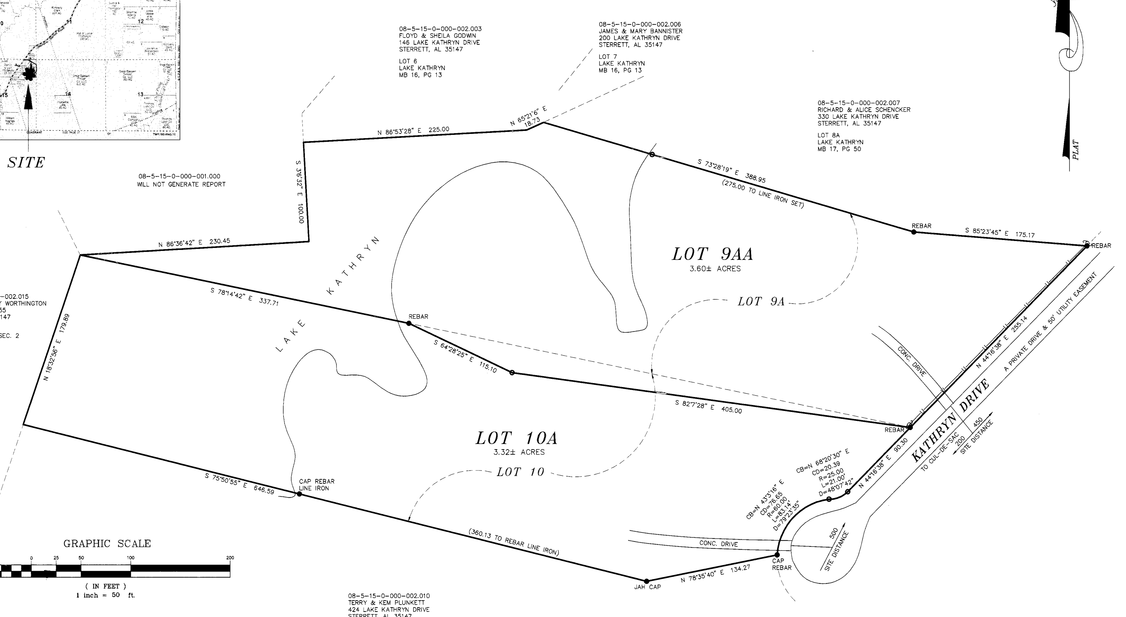
PREPARED BY:
RODNEY SHIFLETT
P.O. BOX 204
COLUMBIANA, AL 35051
669-1205

VICINITY MAP (NOT TO SCALE)



SITE

THE PURPOSE OF THIS RESURVEY IS TO CHANGE THE PROPERTY LINE BETWEEN LOTS SO THE CONCRETE DRIVE ON LOT 9AA DOES NOT ENCROACH ONTO LOT 10A.



STATE OF ALABAMA
SHELBY COUNTY
OCTOBER 14, 2013

The undersigned, Rodney Y. Shiflett, a Licensed Land Surveyor, State of Alabama, and Rick Austin and Carol Austin and Carol French, 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 was made at the instance of said owner; that this plat or map is a true and correct map of lands shown therein shown as, laid out, to wit: LOT 9A AS RECORDED IN MAP BOOK 17, PAGE 50 AND LOT 10, AS RECORDED IN MAP BOOK 16, PAGE 13, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. and that said map or plat shows 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 A Resurvey of Lots 8 & 9 of Lake Kathryn as recorded in Map Book 17, Page 50 and Lot 10 of Lake Kathryn, as recorded in Map Book 16, Page 13, 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 that said survey and said map or plat meets the minimum requirements for a residential subdivision in Shelby County, Alabama; and certifies that they are the owner of said lands and that the same is not subject to any mortgage, except a mortgage held by Alabama Power Credit Union on Lot 9AA. Further state 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 14 day of October 2013.

By _____ Date 10-14-13
Rodney Y. Shiflett PLS #21784
P.O. Box 204
Columbiana, AL 35051
205-669-1205

LAND SURVEYOR REGISTERED No. 21784 PROFESSIONAL LAND SURVEYOR RODNEY Y. SHIFLETT STATE OF ALABAMA

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, just after being duly informed of the contents of said certificate, does execute same voluntarily as such individual with full authority thereof.

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

Notary Public _____ My Commission Expires _____

By _____ Date _____
Rick Austin – Owner Lot 9AA

By _____ Date _____
Carol Austin – Owner Lot 9AA

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Rick Austin and Carol Austin, whose name is signed to the foregoing certificate as owners of Lot 9AA, 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 _____
Carol French – Owner Lot 10A

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Carol French, whose name is signed to the foregoing certificate as owner of Lot 10A, 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 _____
Officer – Alabama Power Credit Union

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, _____ whose name is signed to the foregoing certificate as mortgage of Lot 9AA, 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 26th day of October 2013

Notary Public _____ My Commission Expires 2-13-2015

Date 11-21-2013
Shelby County Planning Commission

Date 11/20/2013
Shelby County Engineer

Date 11-07-13
FIRE CHIEF

Date 11-15-13
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.

RODNEY SHIFLETT SURVEYING
P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298
JOB #13280

SB-036