Map Book 43 Page 135

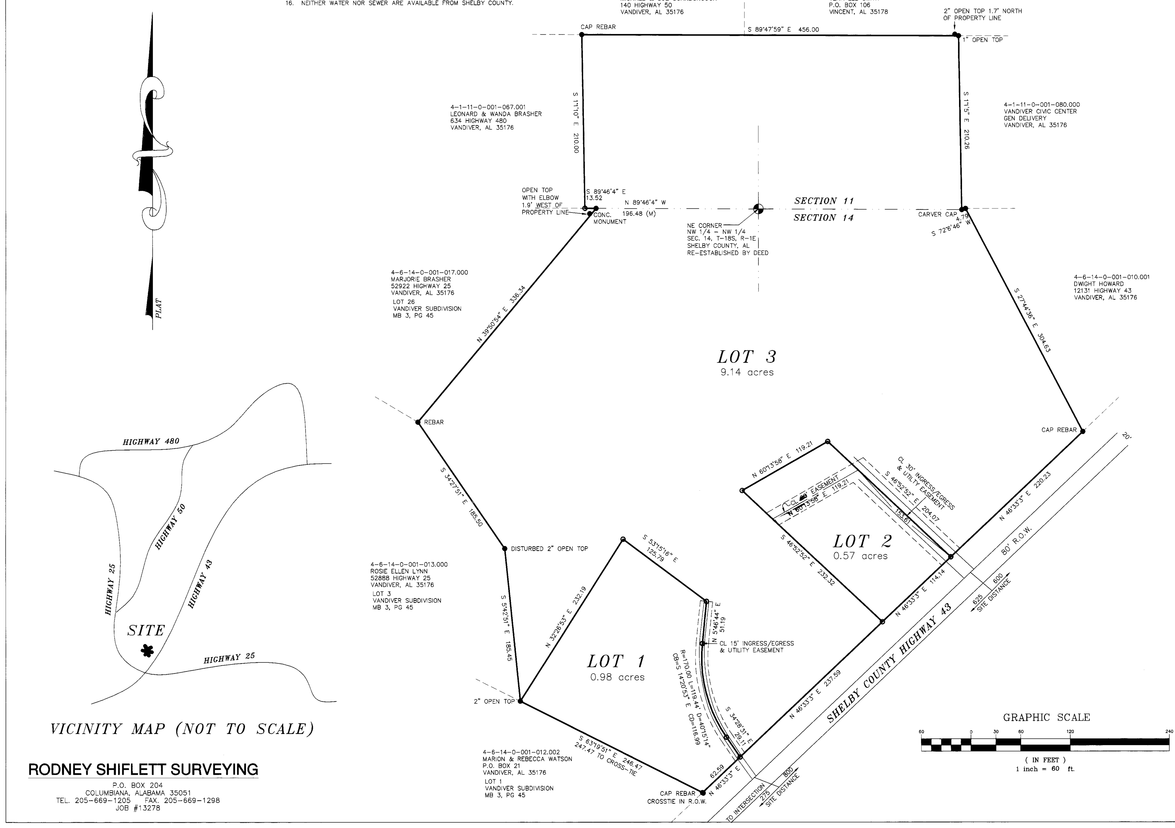
20131220000481140 3/3 $.00
Shelby Cnty Judge of Probate, AL
12/16/2013 09:08:10 AM FILED/CERT

LEGEND

- ● - IRON PIN FOUND, 1/2" OUTSIDE DIAMETER
- | - CONCRETE MONUMENT FOUND.
- ⊙ - PK NAIL FOUND.
- ○ - # 3 REBAR SET WITH CAP STAMPED "LSF67"
- □ - 4"X 4" CONCRETE MONUMENT SET STAMPED
- ⊜ - PK NAIL SET WITH 20SK STAMPED
- △ - TRAVERSE POINT.
- UTILITY POLE.
- PP - PINCHED PIPE.
- I.P.S. - IRON PIN SET
- R/W - RIGHT OF WAY.
- -o- - OVERHEAD UTILITY LINE(S).
- -x- - FENCE.
- CONCRETE - CONCRETE.
- REC. - RECORDED
- N.T.S. - NOT TO SCALE.
- AC. - ACRES.
- ℄ - CENTERLINE
- D.B. - DEED BOOK.
- M.B. - MAP BOOK.
- P.B. - PLAT BOOK
- PG. - PAGE.
- EDMT - 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 0110 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. NEITHER WATER NOR SEWER ARE AVAILABLE FROM SHELBY COUNTY.



VICINITY MAP (NOT TO SCALE)

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

RODNEY SHIFLETT SURVEYING
P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298
JOB #13278

FINAL PLAT OF

VANDIVER PLACE

A MINOR SUBDIVISION SITUATED IN THE SW 1/4 OF SECTION 11 AND THE NW 1/4 OF SECTION 14, ALL IN TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

PREPARED FOR:
TOM HARKINS
1052 GREYSTONE COVE DRIVE
BIRMINGHAM, AL 35242

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

THE PURPOSE OF THIS SUBDIVISION IS TO DIVIDE PARCEL 04-6-14-0-001-011.000, CREATING THREE LOTS.

STATE OF ALABAMA
SHELBY COUNTY
NOVEMBER 22, 2013

The undersigned, Rodney Y. Shiflett, a Licensed Land Surveyor, State of Alabama, and Bond & Harkins Properties, LLC, 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 known as, VANDIVER PLACE, showing the sub-divisions 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 the government survey, and that iron pins and steel or concrete monuments have been placed at all corners and angles on the boundary lines of said lands as shown and small closed circles for found irons on said plat or map. Said owners also certifies that they are the owner of said lands and that the same is not subject to any mortgage. I 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 25 day of NOVEMBER 2013

By Rodney Y. Shiflett Date 11-25-13
Rodney Y. Shiflett, P.L.S. #21084
P.O. Box 204
Columbiana, AL 35051
205-669-1205

ALABAMA REGISTERED 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 day that 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 25th day of November, 2013

Notary Public — My Commission Expires 9-30-17

By Tom Harkins Date 11.26.13
Tom Harkins
Managing Member of Bond & Harkins Properties, LLC

NOTARY PUBLIC SHELBY COUNTY, ALABAMA MY COMMISSION EXPIRES SEPTEMBER 30, 2017

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Tom Harkins, whose name is signed to the foregoing certificate as managing member, 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 November, 2013

Notary Public — MY COMMISSION EXPIRES MAY 14, 2017 — My Commission Expires

Shelby County Planning Commission — Date 12-13-2013

Shelby County Engineer — Date 12/12/2013

FIRE CHIEF Dennis M. Barnes Chief — Date 11-29-13

SHELBY COUNTY HEALTH DEPARTMENT (For recording purposes only.) — Date 12-2-13

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.

513-037