

Map Book 44 Page 103

LEGEND -CONCRETE. IRON PIN FOUND
 1/2 " DUTSIDE DIAMETER CAP STAMPED, (IPS) REC. - RECORDED ——√—— NOT TO SCALE. J- UTILITY POLE. AC. - ACRES. I.P,S,- IRON PIN SET € - CENTERLINE ROW - RIGHT OF WAY. D.B. - DEED BOOK. - 1/4 - 1/4 TIE M.B. - MAP BOOK P.B. - PLAT BOOK -U- - OVERHEAD UTILITY LINE(S). _x_ - FENCE. ESMT - EASEMENT. M B L MINIMUM BUILDING LINE

1. NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE BASED ON RECORD MAPS

2. NO TITLE COMMITMENT PERFORMED OR FURNISHED TO SURVEYOR.

3. ALL DISTANCES SHOWN HEREON ARE DEED/ RECORD MAP, AND FIELD MEASURED UNLESS OTHERWISE

NOTES:

A. 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. THE CITY OF HARPERSVILLE NOR SHELBY COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT—OF—WAY.

8. THIS ENTIRE PROPERTY IS LOCATED IN ZONE 'X', AS SHOWN ON THE LATEST FLOOD INSURANCE RATE MAPS, PANEL # 01117C 0284 E, DATED FEBRUARY 20, 2013.

C. THE CITY OF HARPERSVILLE NOR SHELBY COUNTY IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT.

D A. SINK HOLE NOTE:
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.

E. 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.

F. THE CITY OF HARPERSVILLE NOR SHELBY COUNTY IS NOT RESPONSIBLE FOR ANY ACCIDENTS THAT MAY HAPPEN AT EXISTING DRIVEWAYS.

FINAL PLAT OF

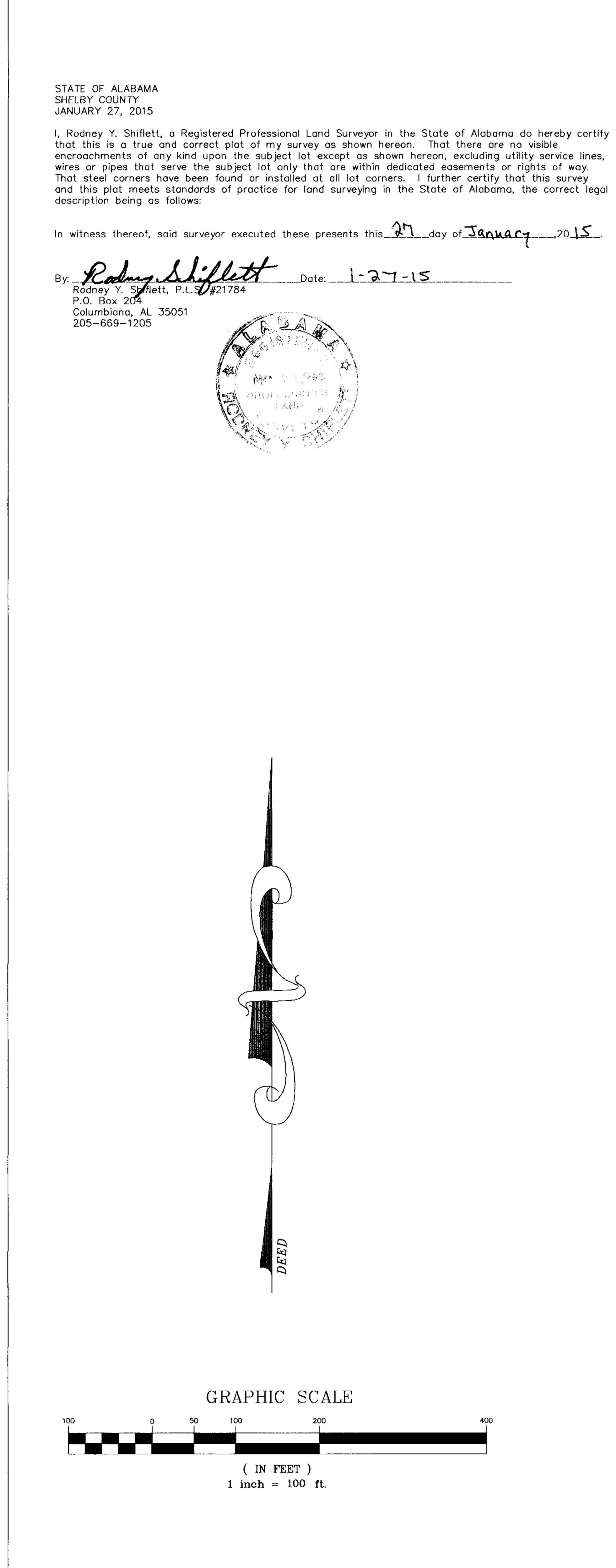
JOHNS SUBDIVISION

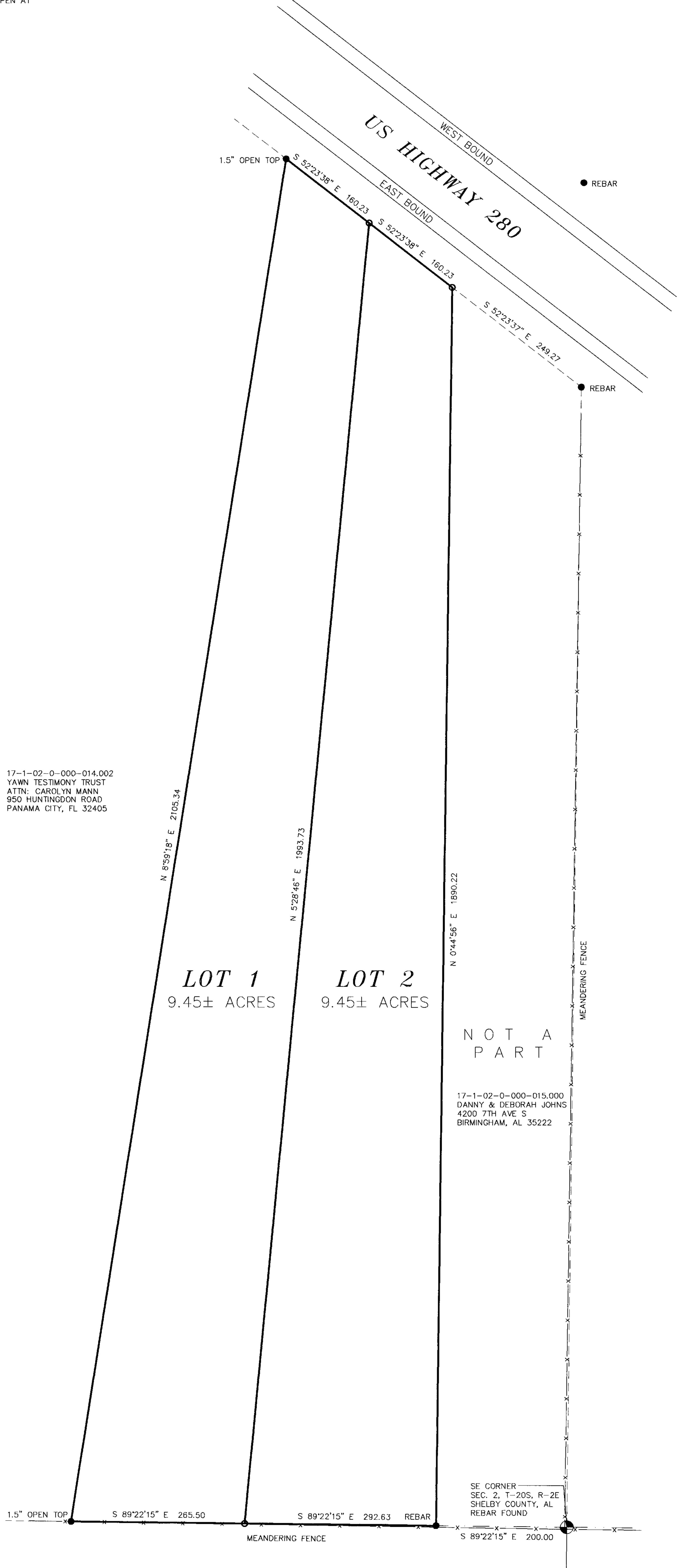
A SINGLE FAMILY RESIDENTIAL SUBDIVISION SITUATED IN THE SE 1/4 OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 2 EAST, CITY OF HARPERSVILLE, SHELBY COUNTY, ALABAMA.

18.90 TOTAL ACREAGE OF SUBJECT PROPERTY

PREPARED FOR:
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