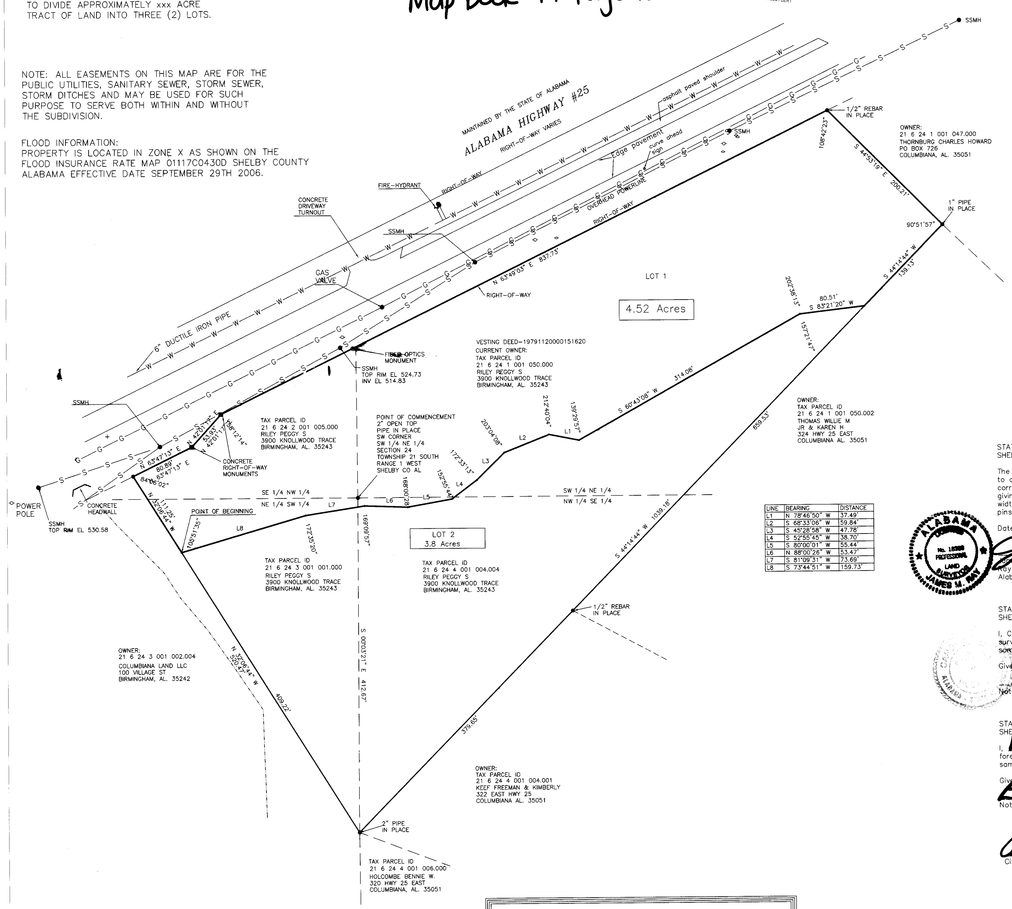
Map Book 44 Page 105

Shelby County, AL 01/29/2015 09:35:51 AM
FILED/CERT

PURPOSE OF SUBDIVISION:
TO DIVIDE APPROXIMATELY xxx ACRE TRACT OF LAND INTO THREE (2) LOTS.

NOTE: ALL EASEMENTS ON THIS MAP ARE FOR THE PUBLIC UTILITIES, SANITARY SEWER, STORM SEWER, STORM DITCHES AND MAY BE USED FOR SUCH PURPOSE TO SERVE BOTH WITHIN AND WITHOUT THE SUBDIVISION.

FLOOD INFORMATION:
PROPERTY IS LOCATED IN ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP 01117C0430D SHELBY COUNTY ALABAMA EFFECTIVE DATE SEPTEMBER 29TH 2006.

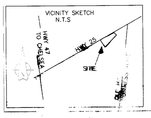


LINE	BEARING	DISTANCE
L1	N. 18°48'50" W	37.49'
L2	S. 82°33'00" W	59.84'
L3	S. 40°28'58" W	47.78'
L4	S. 52°50'45" W	38.70'
L5	S. 80°00'01" W	55.44'
L6	N. 88°00'28" W	53.43'
L7	S. 81°09'31" W	73.60'
L8	S. 77°44'51" W	159.73'

GENERAL NOTES:

CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTORL DEVICES DURING CONSTRUCTION FOR THE PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS.

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



FINAL PLAT OF SHOALS MILL VILLAGE PREPARED: AUGUST 2014

LOCATED IN THE NE 1/4 SW 1/4
SE 1/4 NW 1/4 SECTION 24
TOWNSHIP 21 SOUTH
RANGE 1 WEST SHELBY COUNTY AL
CITY OF COLUMBIANA

PREPARED FOR:
THE SHOALS MILL DEVELOPMENT LTD
100 VILLAGE STREET
BIRMINGHAM AL 35242

0' 60' 120' 180'
SCALE 1"=60'
SURVEY DATED: FEBRUARY 12, 2014

LEGEND:

(M) = MEASURED
(R) = RECORDED (MAP,DEED,PLAT,ETC.)
(M & R) = MEASURED & RECORDED
(P.S.S.) = PROFESSIONAL SURVEY
P.L.S. = PROFESSIONAL LAND SURVEYOR
CA = CERTIFICATE OF AUTHORIZATION (0114 = LAND SURVEYING)
G.P.S. = GLOBAL POSITIONING SYSTEM
—E— = POWER POLE / OVERHEAD UTILITY
—X— = FENCE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT

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FLOOD INFORMATION:
PROPERTY IS LOCATED IN ZONE X

RATE MAP 01117C0430E (NOT PRINTED)
EFFECTIVE DATE FEBRUARY 20TH 2013
SHELBY COUNTY ALABAMA

COORDINATES AND ELEVATIONS BASED ON STATE PLANE NAD 83
ALABAMA WEST ZONE
VERTICAL DATUM=NGVD 88

SITE INFORMATION: LOCATED IN THE CITY OF COLUMBIANA, ALABAMA
SHELBY COUNTY ALABAMA

CURRENT ZONING- R3 MULTI FAMILY
SETBACK LINES
FRONT 30'
REAR 30'
SIDE 10'

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, James M. Ray, a Registered Land Surveyor in the State of Alabama and Peggy S Riley, 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 owners; that this plat or map is true and correct map of lands shown therein and known as SHOALS MILL VILLAGE SUBDIVISION showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot line and its number, showing the streets, alleys and public grounds, giving the bearings length and 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 and 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.

Dated this the 11 day of December 2014

James M. Ray, Ala. Reg. No. 18383
Ray and Gilliland, P. C.
Alabama Cert. No. CA-0114-LS

Peggy S Riley
Peggy S Riley

ALABAMA No. 18383 PROFESSIONAL LAND SURVEYOR JAMES M. RAY

STATE OF ALABAMA
SHELBY COUNTY

I, Carol H. Roberts, a Notary Public in and for said County and State, do hereby certify that James M. Ray, whose name is signed to the foregoing certificate as surveyor and who is known to me, acknowledged before me, on this date, that after having been duly informed on the contents of said certificate, he executed same voluntarily as such individual with full authority therefor.

Given under my hand and seal this the 11th day of Dec 2014.

Carol H. Roberts
Notary Public My Commission Expires: 8/10/15

STATE OF ALABAMA
SHELBY COUNTY

I, Larree Bostin Shaw, a Notary Public in and for said County and State, do hereby certify that Peggy S Riley, whose name is signed to the foregoing and who is known to me, acknowledged before me, on this date, that after having been duly informed on the contents of said certificate, he executed same voluntarily and with full authority as a member of the general partner for said limited partnership.

Given under my hand and seal this the 8th day of Jan 2015

Notary Public My Commission Expires: 5-13-2017

Carol V. Rudolph
City of Columbiana Planning Commission Date: 01-15-2015

EMAIL: JMRAY1@BELLSOUTH.NET
RAY & GILLILAND, P.C.
122 NORTH CALHOUN AVENUE
P.O. BOX 1953
OPELIKA, ALABAMA 35150
TEL NO. (256) 245-3243
FAX NO. (256) 245-3202
FILE: CAR\MYCOLUMBIANA

DRAWN BY: JMR	SCALE: 1" = 60'
BOUNDARY SURVEY	DATE: FEBRUARY 12, 2014