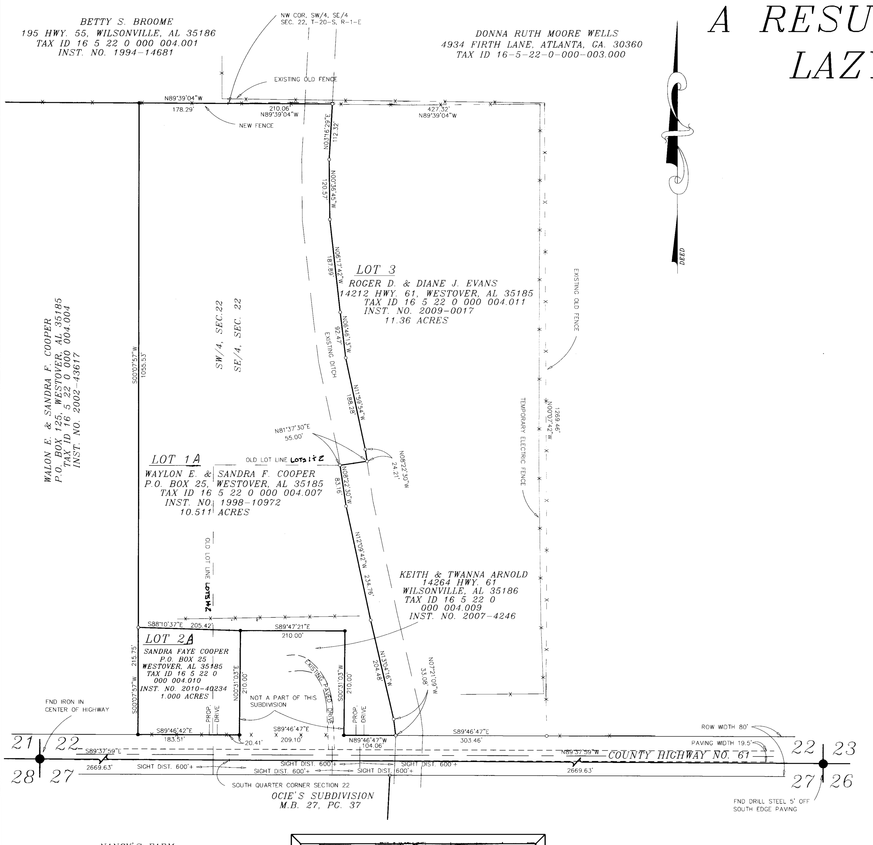
Map Book 44 Page 121

20150203000038190 Pg 01 of 01
Shelby Cnty Judge of Probate, AL
03/11/2015 03:58:02 PM FILED/CERT

A RESUBDIVISION OF LOTS 1 AND 2 OF LAZY C FARMS, M.B. 40, PG. 105



STATE OF ALABAMA
COUNTY OF SHELBY

THE UNDERSIGNED, SID WHEELER, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, AND WAYLON & SANDRA COOPER, OWNERS, 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 A TRUE AND CORRECT MAP OF THE LANDS SHOWN THEREON AND KNOWN AS A RESUBDIVISION OF LOTS 1 AND 2 OF LAZY C FARMS, RECORDED IN MAP BOOK 40 AT PAGE 105, SHOWING THE SUB-DIVISIONS INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVING THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER, SHOWING THE ROADS, ALLEYS, PARKS AND OTHER PROPERTY DEDICATED TO THE USE OF PURCHASERS OR OWNERS OF LOTS FRONTING THEREON, 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. SAID OWNERS ALSO CERTIFIES THAT THEY ARE THE SOLE OWNERS OF SAID LANDS AND THAT THE SAME ARE NOT SUBJECT TO ANY MORTGAGE.

DATE Feb 4 2014

SID WHEELER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 16165

WAYLON COOPER — P.O. BOX 25, WESTOVER, AL 35185
OWNER

SANDRA FAYE COOPER — P.O. BOX 25, WESTOVER, AL 35185
OWNER

I, Chris McCormick, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT WAYLON AND SANDRA COOPER, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AS OWNERS, BEING KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE, THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENT OF SAID INSTRUMENT, THEY EXECUTED THE SAME VOLUNTARILY WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 4 DAY OF February 2014

MY COMMISSION EXPIRES 6-1-2016

NOTARY PUBLIC

SHELLY ANN RAMMER
NOTARY PUBLIC
ALABAMA STATE AT LARGE

I, Sid Wheeler, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT SID WHEELER, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AS SURVEYOR, BEING KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE, THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENT OF SAID INSTRUMENT, HE EXECUTED THE SAME VOLUNTARILY WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 4 DAY OF February 2014

NOTARY PUBLIC

APPROVED: SHELBY COUNTY HEALTH DEPARTMENT DATE: 2/20/15 APPROVED: SHELBY COUNTY PLANNING COMMISSION DATE: 2/23/15

APPROVED: DISTRICT FIRE CHIEF DATE: APPROVED: SHELBY COUNTY ENGINEER DATE: 3/31/2015

SPECIAL NOTES:

A. ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES AND MAY BE 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 THE PUBLIC RIGHT-OF-WAY.

B. CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.

C. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE SHELBY COUNTY PLANNING COMMISSION.

D. DRIVEWAYS SHALL BE RESTRICTED TO THE LOCATIONS 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.

E. THE ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON THE LATEST FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 01117C0226G, DATED FEBRUARY 20, 2013.

F. MAINTENANCE OF DETENTION PONDS AND ALL ASSOCIATED STRUCTURES AND APPURTENANCES ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

G. ANY CONSTRUCTION OR ENCROACHMENT IN A DESIGNATED FLOOD PLANE MUST COMPLY WITH THE SHELBY COUNTY FLOOD DAMAGE PREVENTION ORDINANCE.

H. NO ENCROACHMENTS, INCLUDING STRUCTURES OR FILL MATERIAL, SHALL BE PLACED WITHIN A DESIGNATED FLOOD PLANE UNLESS AND UNTIL A FLOOD PLANE DEVELOPMENT PERMIT HAS BEEN SUBMITTED AND APPROVED BY THE COUNTY ENGINEER. ALL DEVELOPMENT WITHIN A DESIGNATED FLOOD PLANE MUST COMPLY WITH THE SHELBY COUNTY FLOOD DAMAGE PREVENTION ORDINANCE.

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

J. THE SUBDIVISION SHOWN HEREON, INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS HAVE OCCURRED. LIME SINKS, AS LOCATED AND SHOWN ON THE ABOVE PLAT, WERE FOUND BUT NOT REPAIRED, UNLESS OTHERWISE NOTED ON THE PLAT. 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.

K. THE PROPERTY IN THE SUBDIVISION SHOWN ON THIS PLAT IS ZONED AGRICULTURAL A-1.

S14-55

REV. NO.	DATE	DESCRIPTION
1	11/24/2014	ADDED SEPC COMMENTS

LEGEND

- IRON PIN FOUND (SIZE SHOWN)
- IS THE OUTSIDE DIAMETER)
- CONCRETE MONUMENT FOUND
- PK NAIL FOUND
- PK SPIKE FOUND
- 1/2" REBAR SET WITH CAP STAMPED "WHEELER - CA0500"
- 1" DIAMETER CONCRETE MONUMENT STAMPED "WHEELER - CA0500"
- PK NAIL SET WITH DISK STAMPED "CA0500"
- "X" MARKER POINT
- OVERHEAD UTILITY
- FENCE
- UTILITY POLE
- LIGHT POLE
- NOT TO SCALE
- CENTERLINE
- SANITARY SEWER LINE
- CONCRETE
- EASEMENT
- MB MAP BOOK
- PAGE
- MINIMUM BUILDING LINE
- RIGHT OF WAY LINE
- PLAT BOOK
- CONCRETE MONUMENT
- CRIMPED PIPE
- SIGHT DISTANCE
- UTILITY & DRAINAGE
- WATER METER

NOTES:

1. THIS SURVEY WAS PERFORMED FOR WAYLON COOPER.
2. THE FIELD WORK WAS DONE BETWEEN 5/2/07 AND 5/12/07.
3. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST ZONE OF THE ALABAMA STATE PLANE COORDINATE SYSTEM, NAD 83.
4. NO TITLE SEARCH WAS DONE BY THIS OFFICE.
5. THE EASEMENTS SHOWN EXCEPT THOSE VISIBLE ON THE GROUND OR FURNISHED BY THE CLIENT.

BOUNDARY SURVEY

OF THE

WAYLON & SANDRA COOPER PROPERTY

IN THE S 1/2 OF SEC. 22, TOWNSHIP 20 SOUTH, RANGE 1 EAST

SHELBY COUNTY, ALABAMA

WHEELER SURVEYING AND MAPPING
907 HWY. 119
WILSONVILLE, ALABAMA 35186
PH. 205/669-0178

I, STATE THAT THIS SURVEY AND MAP MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN AL.

SID WHEELER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 16165

ALABAMA REGISTERED PROFESSIONAL LAND SURVEYOR SID WHEELER 16165

JOB NO. 07-002 DATE 03/04/14
DRAWN BY SID CHECKED BY
DRAWING NO. 07-002-4