Map Book 45 Page 18

20150806000320320 1111 $20.00
Shelby Cnty Judge of Probate, AL
08/06/2015 08:06:18 AM FILED/CERT

PURPOSE OF RESURVEY: COMBIND OLD LOT 3 WITH SOME ACREAGE TO CONSTRUCT A NEW SINGLE FAMILY HOME

COOK'S RESUBDIVISION OF LOT 3
HEBB ROAD BRANCH HOMES

(AS RECORDED IN MAP BOOK 10, PAGE 90)

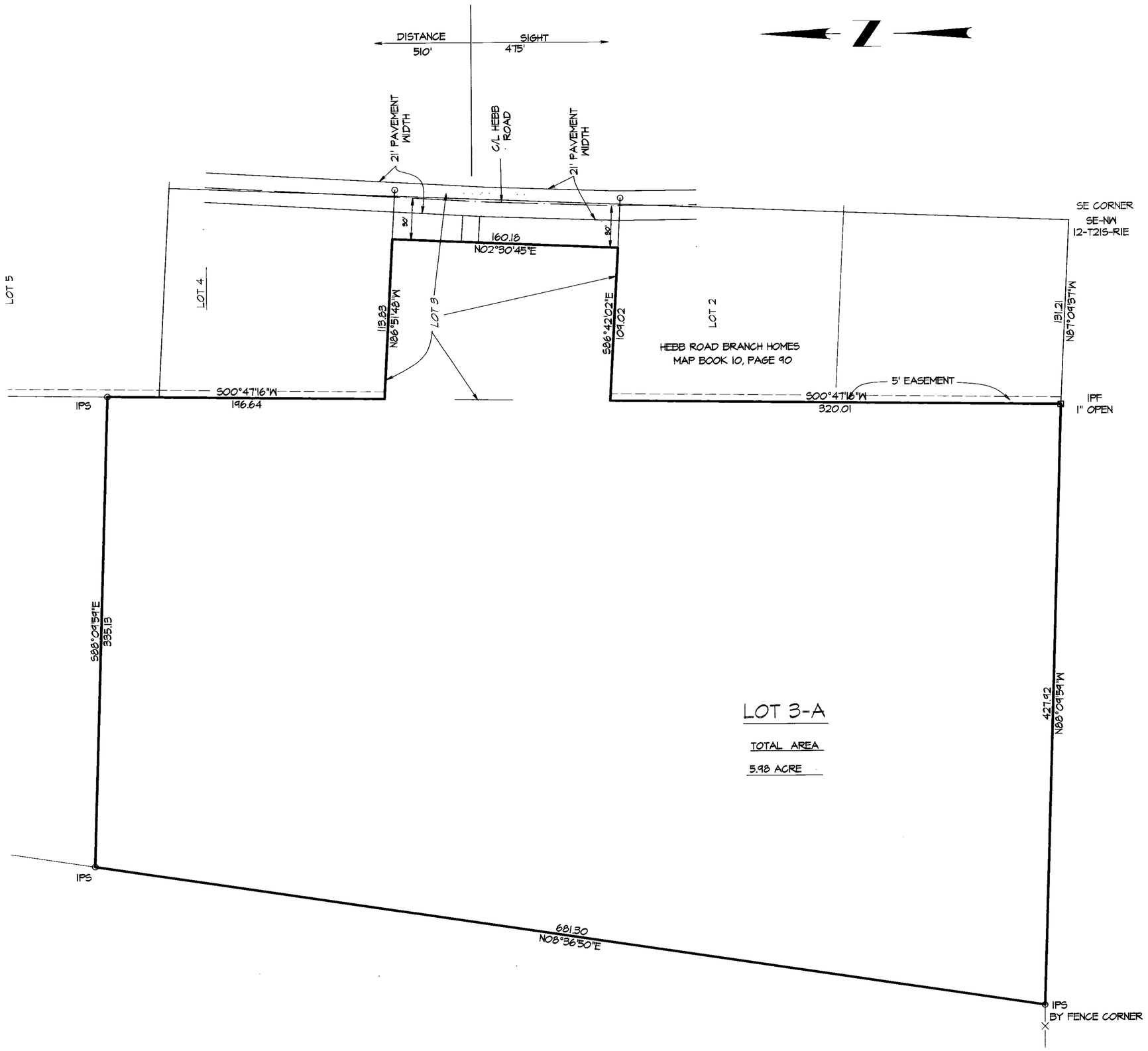
LOCATED IN: THE SE 1/4 - NW 1/4 SECTION 12, TOWNSHIP21 SOUTH, RANGE 1 EAST

20-1-12-1-001-004.000

OWNER: RONALD L. & SHERRY W. COOK
780 HEBB ROAD
WILISONVILLE, ALABAMA 35186

SURVEYOR: KARL HAGER, PLS
1825-D 12TH AVENUE
BESSEMER, ALABAMA 35020
PH: 205-424-4235

FEMA FLOOD MAP: PANEL 01117C0451E
DATED: 2-20-2013
CURRENT ZONING: A-1



STATE OF ALABAMA
COUNTY OF SHELBY

I, RONALD L. & SHERRY W. COOK, AS OWNERS HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED LAID OUT AND PLATTED TO BE KNOWN AS "COOK'S RESUBDIVISION OF LOT 3" AS RECORDED IN MAP BOOK 10, PAGE 90 , A PART OF SHELBY COUNTY, ALABAMA, AND THAT THE (STREETS ALLEYS, EASEMENTS, PUBLIC GROUNDS) AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

7-21-15 — DATE — RONALD COOK, OWNER

7-21-15 — DATE — SHERRY W. COOK, OWNER

I, KARL HAGER, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA HEREBY CERTIFY THAT ALL PARTS OF THIS PLAT AND SURVEY HAVE BEEN COMPLETED IN COMPLIANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN THE DTATE OF ALABAMA

ALABAMA REGISTERED No. 11848 LAND SURVEYOR KARL L. HAGER

7-15-15 — DATE — KARL HAGER, SURVEYOR

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN \SAID STATE, HEREBY CERTIFY THAT KARL HAGER, LAND SURVEYOR, WHOSE NAME IS SIGNED TO THE FOREGOING CONVEYANCE, AND WHO IS KNOWN TO ME ACKNOWLEDGE BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS OF THE CONVEYANCE HE EXECUTED THE SAME VOUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL THIS 15th DAY OF July, 2015

NOTARY PUBLIC
MY COMMISSION EXPIRES January 6, 2018

Diane S. Shotts Notary Public Alabama State at Large

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN \SAID STATE, HEREBY CERTIFY THAT RONALD COOK, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING CONVEYANCE, AND WHO IS KNOWN TO ME ACKNOWLEDGE BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS OF THE CONVEYANCE HE EXECUTED THE SAME VOUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL THIS 21st DAY OF July, 2015

NOTARY PUBLIC
MY COMMISSION EXPIRES January 6, 2018

Diane S. Shotts Notary Public Alabama State at Large

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN \SAID STATE, HEREBY CERTIFY THATSHERRY W. COOK, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING CONVEYANCE, AND WHO IS KNOWN TO ME ACKNOWLEDGE BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS OF THE CONVEYANCE HE EXECUTED THE SAME VOUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL THIS 21st DAY OF July, 2015

NOTARY PUBLIC
MY COMMISSION EXPIRES January 6, 2018

Diane S. Shotts Notary Public Alabama State at Large

GENERAL NOTES:

ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWER, STORM SEWERS, STORM DITCHES, AND MAY BE USED FOR SUCH PURPOSES TO SERVE THE PROPERTY 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

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

NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITH OUT THE PRIOR APPROVAL OF THE TOWN OF WILSONVILLE PLANNING AND ZONING BOARD.

DRIVEWAYS SHALL BE RESTRICTED TO THE LOCATIONS SHOWN ON THIS PLAT. DRIVEWAY ACCESS PERMIT REQUIRED PRIOR TO THE INSTALLATION OF DRIVEWAY. CONTACT SHELBY COUNTY HIGHWAY DEPARTMENT AT 669-3880 TO OBTAIN PERMIT.

THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAP (PANEL NUMBER 01117C0451E DATED 2-20-2013

MAINTENANCE OF DETENTION PONDS AND ALL ASSOCIATED STRUCTURES AND APPURTENANCES ARE THE RESPONSIBILITES OF THE HOMEOWNER ASSOCIATION

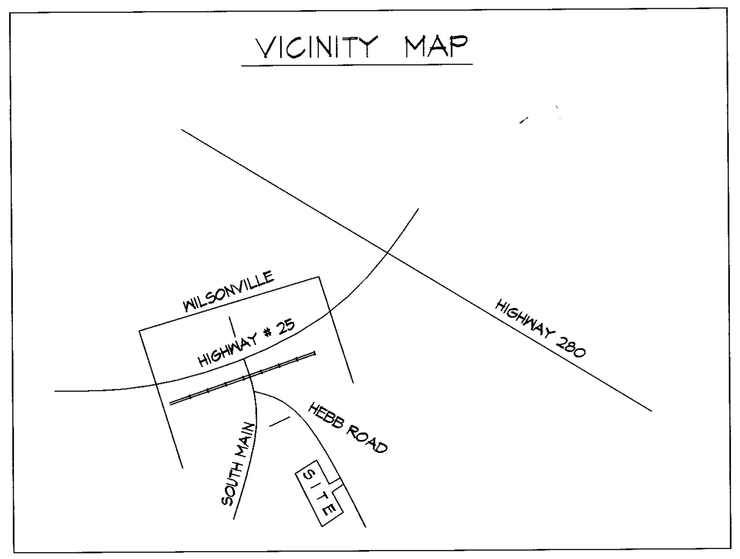
ANY CONSTRUCTION OR ENCROACHMENT IN A DESGNATED FLOOD PLAIN MUST COMPLY WITH THE SHELBY COUNTY FLOOD DAMAGE PREVENTION ORDINANCE

NO ENCROACHMENT, INCLUDING STRUCTURES OR FILL MATERIAL, SHALL BE PLACED WITHIN A DESIGNATED FLOOD PLAIN UNLESS AND UNTILL 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 TOWN OF WILSONVILLE FLOOD DAMAGE PREVENTION ORDINANCE

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

GRAPHIC SCALE 1"=50'
0 50 100 150

VICINITY MAP



APPROVED IN FORMATE ONLY:

WILSONVILLE FIRE CHIEF

8/5/2015 — COUNTY ENGINEER

TOWN OF WILSONVILLE PLANING AND ZONING BOARD

SHELBY COUNTY DEPARTMENT OF HEALTH

515-037

REVISION	DATE
1	
2	
3	
4	
5	

PROJECT MANAGER: KARL HAGER
ENGR. of RECORD: REG. NO:
SRVYR of RECORD: KARL HAGER REG. NO: 11848

HAGER COMPANY, INC
1825-D 12TH AVENUE N. BESSEMER, ALABAMA 35020 PH: 424-4235

ACCOUNT: PROJ_job_num
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED BY: PROJ_approve_by

EMAIL: KARL_HAGER@ATT.NET

COOK FAMILY SPLIT

DRAWING

SHEET 1 OF 1