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20151202000411000 1/1 $24.00
Shelby Cnty Judge of Probate, AL
12/02/2015 04:06:41 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY:

LEGAL DESCRIPTION:

COMMENCE AT A 1/2" REBAR CAPPED(PARKS) MARKING THE SW CORNER OF THE SE1/4-NW1/4 IN SECTION 12, T-18-S, R-1-E, THENCE N00°33'26"E 25.91' ALONG THE WEST LINE OF SAID FORTY TO A 1/2" REBAR CAPPED(PARKS) ON THE SOUTHERLY R/W OF SHELBY COUNTY HIGHWAY #43 (80' R/W); THENCE LEAVING SAID R/W AND ALONG SAID FORTY LINE N00°33'26"E 30.00' TO A 1/2" REBAR CAPPED(PARKS) ON THE NORTHERLY R/W OF SHELBY COUNTY HIGHWAY #43 (80' R/W), SAID POINT BEING THE POINT OF BEGINNING; THENCE LEAVING SAID R/W AND CONTINUE ALONG SAID FORTY LINE N00°33'26"E 673.95' TO A 1/2" REBAR CAPPED(PARKS); THENCE LEAVING SAID FORTY LINE S89°12'37"E 253.91' TO A 1/2" REBAR; THENCE S00°24'13"W 664.16' TO A 1/2" REBAR CAPPED(CA-497-LS) ON THE NORTHERLY R/W OF SHELBY COUNTY HIGHWAY #43 (80' R/W); THENCE S88°35'35"W 255.83' ALONG SAID R/W TO THE POINT OF BEGINNING, CONTAINING 3.92 ACRES MORE OR LESS.

I HEREBY STATE, ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

STATE OF ALABAMA
COUNTY OF SHELBY:

THE UNDERSIGNED, LARRY W. WALKER, A REGISTERED LAND SURVEYOR, IN THE STATE OF ALABAMA, AND CAROLYN DAVIS, OWNER, 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 OWNER; THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREON AND KNOWN AS "DAVIS PROPERTY" SHOWING THE SUBDIVISIONS AS TO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVING THE LENGTHS AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER, SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS, GIVING THE BEARINGS, LENGTH, 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 ON SAID PLAT OR MAP. SAID OWNER ALSO CERTIFIES THAT SHE, THE OWNER OF SAID LANDS, AND THAT THE SAME ARE NOT SUBJECT TO ANY MORTGAGE.

DATED 11-19, 2015.

LARRY W. WALKER, PLS
LICENSE #21183

CAROLYN DAVIS, OWNER
526 COVES POINT DRIVE
RIVERSIDE, AL 35135

STATE OF ALABAMA
COUNTY OF SHELBY:

I, Tonia Lester Walker, AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT LARRY W. WALKER, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS A SURVEYOR, ACKNOWLEDGE BEFORE ME, ON THIS DATE, THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATES, HE EXECUTED SAME VOLUNTARILY WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 19 DAY OF November 2015.

STATE OF ALABAMA
COUNTY OF SHELBY:

I, _____, AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT CAROLYN DAVIS, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS OWNER, ACKNOWLEDGE BEFORE ME, ON THIS DATE, THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATES, SHE EXECUTED SAME VOLUNTARILY WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2015.

APPROVED FOR RECORDING:
SHELBY COUNTY HEALTH DEPARTMENT:

APPROVED FOR RECORDING:
SHELBY COUNTY ENGINEER:

12/2/2015

APPROVED FOR RECORDING:
SHELBY COUNTY PLANNING COMMISSION

JSJ 11/30/2015

APPROVED FOR RECORDING:
FIRE CHIEF
VANDIVER VOLUNTEER FIRE DEPARTMENT:

Dennis Brasher chief

On this 1st day of Dec 20 15
personally appeared before me _____

MY COMMISSION EXPIRES MARCH 13, 2016

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 OF THE PUBLIC RIGHT-OF-WAY.

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

C. NO FURTHER SUBDIVISIONS OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITH OUT THE PRIOR APPROVAL OF SHELBY COUNTY PLANNING COMMISSION.

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

E. THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAPS (PANEL NUMBER 01170126E), 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 PLAIN 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 PLAIN UNLESS AND UNTIL A FLOOD PLAIN DEVELOPMENT PERMIT HAS BEEN SUBMITTED AND APPROVED BY THE COUNTY ENGINEER. ALL DEVELOPMENTS WITHIN A DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE SHELBY COUNTY FLOOD DAMAGE PREVENTION ORDINANCE.

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

PURPOSE STATEMENT:

TO DIVIDE SUBJECT PARCEL INTO THREE FAMILY LOTS FOR RESIDENTIAL USE.

OWNERS:

LOT (1) STEPHANIE LEDLOW, NIECE

LOT (2) KATHLEEN LEDLOW, NIECE

LOT (3) CAROLYN DAVIS, OWNER

STATE OF ALABAMA
COUNTY OF SHELBY:

I, _____, AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT STEPHANIE LEDLOW, KATHLEEN LEDLOW AND CAROLYN DAVIS, WHOSE NAMES ARE SIGNED TO THE FOREGOING CERTIFICATE AS OWNERS, ACKNOWLEDGE BEFORE ME, ON THIS DATE, THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATES, THEY EXECUTED SAME VOLUNTARILY WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 2nd DAY OF December 2015.

MY COMMISSION EXPIRES JULY 27, 2016

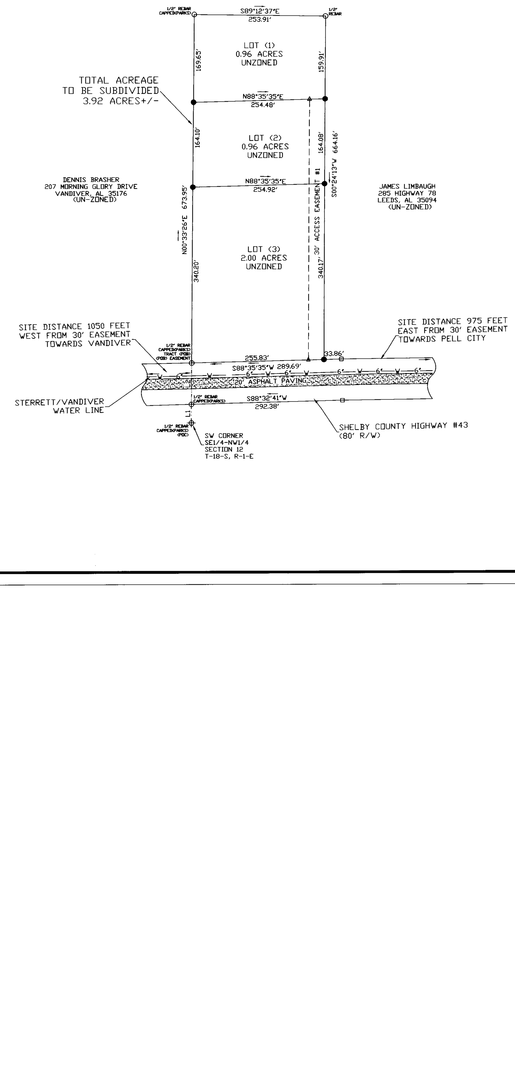
GRAPHIC SCALE

100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

LINE TABLE		
LINE	LENGTH	BEARING
L1	35.91	N00°33'26"E
L2	60.02	N00°33'26"E

VICINITY MAP
(N.T.S.)

SHELBY COUNTY HWY #87
SITE
SHELBY COUNTY HWY #43
SHELBY COUNTY HWY #43



LEGEND

	TREE
N	NAIL
	CALCULATED POINT, NO PIN SET OR FOUND
	CONCRETE MONUMENT
	CONCRETE MONUMENT WITH DISC
	EXISTING IRON PIN
	FORTY CORNER
X	RAILROAD SPIKE
	CAPPED 1/2" REBAR (LS#21183)
	CAPPED 1/2" REBAR (CA-497-LS)
	RAILROAD TRACKS
	LINE NOT TO SCALE
X—X	FENCE LINE
	CENTER LINE
	POWER POLE
	OVERHEAD ELECTRIC LINE

REVISIONS
09/11/15
10/13/15 W/LINE
11/19/15

DAVIS FAMILY SUBDIVISION
SHELBY COUNTY, ALABAMA

JOB INFORMATION			
DRAWN BY:	ADW		
CHECKED BY:	LWW		
FIELD NOTES:	20060?	PG. 74	
SURVEY CREW	LW, JB		
SURVEY #:	S10-0945	S-T-R:	12-18-1

LARRY WALKER
LAND SURVEYING, INC.
P.O. BOX 2726
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HOKES BLUFF, AL 35903
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FAX: (256)492-8417
EMAIL: LARRY.LWLS@GMAIL.COM