Shelby Cnty Judge of Probate, AL 03/16/2016 03:48:16 PM FILED/CERT Map Book 46 Page 9 THE PURPOSE OF THIS SUBDIVISION IS TO DIVIDE PROPERTY FOR FAMILY NE CORNER SE 1/4 - SW 1/4 SEC. 22, T-21S, R-1E , BASES OF BEARING COE FAMILY SUBDIVISION REBAR FOUND -25' EASEMENT - INST. #20130516000203270 25' EASEMENT - INST. #20130516000203270 20' EASEMENT - INST. #20130516000203270 FINAL PLAT OF COE FAMILY SUB MB 30, PG 89 ORSINI FAMILY SUBDIVISION A THREE LOT FAMILY SUBDIVISION SITUATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA. 18.04 TOTAL ACREAGE OF SUBJECT PROPERTY PREPARED FOR: PREPARED BY: KIMBERLY ORSINI RODNEY SHIFLETT 4219 OLYMPIC LANE P.O. BOX 204 COLUMBUS, GA 31907 COLUMBIANA, AL 35051 669 - 120520-5-22-0-000-015.005 KIM ORSINI 4219 OLYMPIC LANE & A CAP COLUMBUS, GA 31907 ^ --- --- --- --- --- --- --- --- ---STATE OF ALABAMA ZONED A-1 SHELBY COUNTY DECEMBER 28, 2015 The undersigned, Rodney Shiflett, a Licensed Land Surveyor, State of Alabama, and Kimberly Orsini, as owner(s), 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 was made at the instance of said owner; that this plat or map is a true and correct map of lands shown therein known as, ORSINI FAMILY SUBDIVISION, showing the sub-divisions into which it is proposed to divide said lands, giving the lengths and bearings of each lot line and its number, showing the streets, alleys and public grounds, giving the length and width and name of each street as well as the number of each lot and showing the relation to the government survey, and that iron pins have been found or installed at all lot corners and curve points as shown and are designated by small open circles for set irons NOT A PART OF and small closed circles for found irons on said plat or map. Said owners also certifies that they are the owner of said lands and that the same is not subject to any mortgage. I further state that all parts of this survey and drawing have been THIS SUBDIVISION completed in accordance with the current requirements of the Standards of Practice for the Practice of Land Surveying in the State of Alabama to the best of my knowledge, information and belief. In witness thereof, said surveyor executed these presents this 28 day of DlComber, 20 15. By: Rodney Shiffett, P.L.S. 1784
P.O. Box 204 Columbiana, AL 35051 205-669-1205 I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Rodney Shiflett, whose name is signed to the foregoing certificate as surveyor, and who is known to me, acknowledged before me, on this date, that after being duly informed of the contents of said certificate, does execute same voluntarily as such individual with full authority Given, under my hand and seal this the 28 day of December 3015. SEC. 22, T-21S, R-1E 11-17-2019 My Commission Expires S 85'19'14" E 662.88 SEC. 27, T-21S, R-1E NE CORNER -NE 1/4 - NW 1/4the undersigned, a Notary Public in and for said county and state, do hereby certify that, Kimberly Orsini, whose name is signed to the foregoing certificate as owner, and who is known to me, acknowledged before me, on this date that after being SEC. 27, T-21S, R-1E duly informed of the contents of said certificate, do execute same voluntarily as such individuals with full authority thereof. REBAR FOUND Given under my hand and seal this the 29th day of January, 2014. Barbara Himes Calhours May 20,2018 Motory Public My Commission Expires LOT 1 13.60 ACRES 20-8-27-0-000-010.000 BOBBY & LINDA ETRESS 26045 HIGHWAY 145 20' INGRESS/EGRESS & UTILITY EASEMENT WILSONVILLE, AL 35186 ZONED A-1 S 86'30'42" E 227.53 S 86'30'42" E 224.06 SHELBY COUNTY HEALTH DEPARTMENT (For recording purposes only.) THE LOTS ON THE PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE SHELBY COUNTY HEALTH LOT 2DEPARTMENT. THE APPROVALS MAY CONTAIN CONDITIONS PERTAINING TO THE ONSITE SEWAGE 1.56 ACRES MAINTENANCE AND REPORTING REQUIREMENTS. THESE CONDITIONS ARE ON FILE WITH THE SAID LOT 3 HEALTH DEPARTMENT, AND ARE MADE PART OF THIS PLAT AS IF SET OUT HEREON. 2.88 ACRES GRAPHIC SCALE JEFFCOAT CAP ON-LINE LINE TABLE (IN FEET) BEARING 1 inch = 100 ft.S44°50′13*E APPROX. LOC. OF 100 YEAR FLOOD AS SCALED S53°31′49*E FROM F.I.R.M. PANEL S83°23′58**″**E BFE 404.2' N40°42′42*****E S69°48′26″E S00°31'22"W S39°45′09*E N84°32′55*E S76°47′39**″**E \$74°03′13**″**E N70°48′32″E \$63°10′44″E L13 N74°08′10**′**E SHELBY COUNTY 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. 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 SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE SHELBY COUNTY PLANNING COMMISSION. D. DRIVEWAY(S) SHALL BE RESTRICTED TO THE LOCATION(S) 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. THIS ENTIRE PROPERTY IS LOCATED IN ZONE 'X' AND ZONE 'A', AS SHOWN ON THE LATEST FLOOD INSURANCE RATE MAPS, PANEL # 01117C 0442 E, DATED FEBRUARY 20, 2013. RODNEY SHIFLETT SURVEYING F. MAINTENANCE OF DETENTION PONDS AND ALL ASSOCIATED STRUCTURES AND APPURTENANCES ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. P.O. BOX 204 COLUMBIANA, ALABAMA 35051 G. ANY CONSTRUCTION OR ENCROACHMENT IN A DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE SHELBY COUNTY FLOOD TEL. 205-669-1205 FAX. 205-669-1298 DAMAGE PREVENTION ORDINANCE. JOB #14448 YELLOW H. NO ENCROACHMENTS, INCLUDING STRUCTURES OR FILL MATERIAL, SHALL BE PLACED WITHIN A DESIGNATED FLOOD PLAIN JACKET LN UNLESS AND UNTIL A FLOOD PLAIN DEVELOPMENT PERMIT HAS BEEN SUBMITTED AND APPROVED BY THE COUNTY ENGINEER. LEGEND ALL DEVELOPMENT WITHIN A DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE SHELBY COUNTY FLOOD DAMAGE PREVENTION ORDINANCE. -CONCRETE. IRON PIN FOUND 1/2 " OUTSIDE DIAMETER I. SHELBY COUNTY IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT. # 5 REBAR SET WITH CAP STAMPED, (IPS) REC. - RECORDED ______T NOT TO SCALE. 1.8 A. SINK HOLE NOTE: SITETHE SUBDIVISION SHOWN HEREON, INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS MAY AC, - acres. OCCUR, LIME SINKS, AS LOCATED AND SHOWN ON THE ABOVE PLAT, WERE FOUND BUT NOT REPAIRED, UNLESS OTHERWISE I.P.S.- IRON PIN SET NOTED ON THE PLAT. THIS SURVEYOR, SHELBY COUNTY, THE SHELBY COUNTY ENGINEER, THE SHELBY COUNTY PLANNING G - CENTERLINE COMMISSION AND THE INDIVIDUAL MEMBERS THEREOF, AND ALL OTHER AGENTS, SERVANTS, OR EMPLOYEES OF SHELBY ROW - RIGHT OF WAY. D.B. - DEED BOOK. 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. M.B. - MAP BOOK - 1/4 - 1/4 TIE P.B. - PLAT BOOK B. NO LOTS SHALL HAVE DIRECT ACCESS TO NORTH HORTON ROAD -U- - OVERHEAD UTILITY LINE(S). PG. – PAGE. VICINITY MAP (NOT TO SCALE)

No. 21784

PROFESSIONAL

THE CURRENT ZONING FOR THIS SUBDIVISION IS A-1.

ESMT - EASEMENT.

M B L MINIMUM BUILDING LINE

x - FENCE.