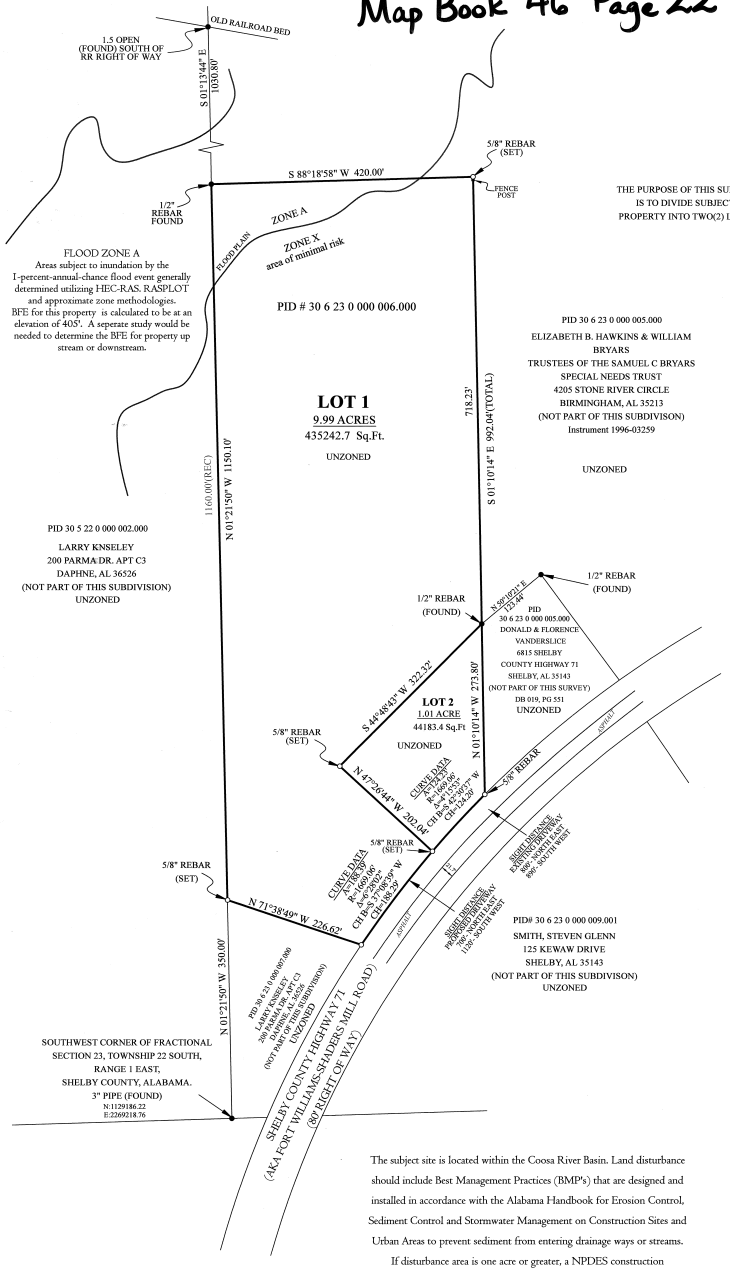
Map Book 46 Page 22

McCORMICK SUBDIVISION

A SINGLE FAMILY RESIDENTIAL SUBDIVISION
SITUATED IN THE
EAST 1/2 OF FRACTIONAL SECTION 23,
TOWNSHIP 22 SOUTH, RANGE 1 EAST,
SHELBY COUNTY, ALABAMA
October 19th, 2015
11.01 Acres
(TOTAL)



THE PURPOSE OF THIS SURVEY IS TO DIVIDE SUBJECT PROPERTY INTO TWO(2) LOTS.

OWNER:
JOSEPH McCORMICK
131 MALLARD POINT
PELHAM, ALABAMA 35124

PREPARED BY:
SOUTHERN CROSS SURVEYING, LLC.
101 Highway 47 South
COLUMBIANA, AL 35051
(205) 685-5300

100 50 0 50 100
SCALE IN FEET
(1 IN = 100 FT)

GENERAL 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 subdivision of any parcel shown hereon shall be allowed with out the prior approval of the 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 driveway(s). Contact the Shelby County Highway Department at 669-3880 to obtain access permit.

E. This property is located in Flood Zone X, with portions located in Flood Zone A as shown on the latest Federal Insurance Rate Maps (Panel Number 0560), 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 development within a designated flood plain must comply with the Shelby County Flood Damage prevention Ordinance.

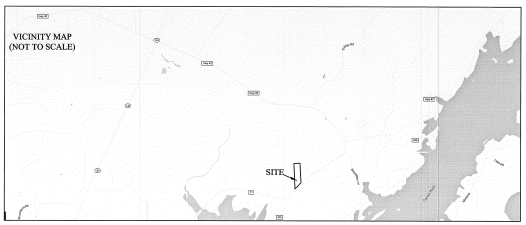
I. Shelby County is not now, nor will be in the future, responsible for the maintenance of private roads or easements shown on this plat.

J. Sink hole note: 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.

Legal Description
DB 333, PG 101

TRACT #1: Begin at the Southwest corner of fractional Section 23, Township 22 South, Range 1 East, Shelby County, Alabama. Thence in a Northerly direction along the West boundary of said section 350.00 feet to the point of beginning; thence continue in a Northerly direction along said west boundary 1160.00 feet; thence turn 89 deg. 35' to the right in an Easterly direction 420.00 feet; thence 90 deg. 25 to the right in a Southerly direction along a line parallel to said West Boundary 991.54 feet to intersection with the northwest right-of-way boundary of Fort Williams-Shraders Mill Road, said intersection being in the arc of a curve, turning to the left, having a radius 1669.06 feet and a central angle of 7 deg. 52' and having a chord of 229.00 feet in length, said chord turning 41 deg. 29' to the right from the last mentioned course having a distance of 991.54 feet; thence in a Southwesterly direction along said arc, which is also said Northwest right-of-way boundary 229.18 feet; thence turn 48 deg. 31' to the right from said chord in a Westerly direction 268.33 feet to the point of beginning.

TRACT #2: Begin at the Southwest corner of fractional Section 23, Township 22 South, Range 1 East, Shelby County, Alabama. Thence in a Northerly direction along the West boundary of said section 350.00 feet to the point of beginning; thence continue in a Northerly direction along the West boundary of said section 350.00 feet to the point of beginning: thence 90 deg. 00' to the right in an Easterly direction 268.33 to intersection with the Northwest right of way boundary of Fort Williams- Shraders Mill Road, said intersection being in the arc of a curve, turning to the left, having a radius of 1669.06 feet and a central angle of 3 deg. 14' and having a chord 94.17 feet, said chord turning 125 deg. 56' to the right from the last mentioned course having a distance of 268.33; thence in a Southwesterly direction along said arc, which is also Northwest right-of-way boundary 94.19 feet; thence turn 105 deg. 27' to the right from said chord in a Northwesterly direction 226.40 feet to the point of beginning.



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, J. Clayton Lynch, a Registered Land Surveyor, in the State of Alabama, and Joseph McCormick, as owner, hereby state 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 in the instance of said owners; that this plat or map is a true and correct map of lands shown therein known as McCormick Subdivision, showing the sub-divisions into which it is proposed to divide said lands, giving the length and width and name of each street as well as the number of each lot 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 are designated by small open circles on said plat or map and that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Land Surveying in the State of Alabama to the best of my knowledge and belief. Said owners also certify that they are the owners of said lands and that the said lands, are not subject to a mortgage.

ALABAMA LICENSED No. 34331 PROFESSIONAL LAND SURVEYOR J. CLAYTON LYNCH

By: _____ J CLAYTON LYNCH , P.L.S. AL. Reg. No. 34331

I, the undersigned, a Notary Public in and for said county and state, do hereby state that J. CLAYTON LYNCH, P.L.S., 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 individuals with full authority thereof.

Given under my hand and seal this the 20th day October, 2015.

_____ My Commission Expires 3/20/19 Notary Public

NOTARY PUBLIC ALISSA S. McBRAYER MY COMMISSION EXPIRES MARCH 20, 2019 STATE AT LARGE

By: Joseph McCormick Date 4-22-16 JOSEPH McCORMICK (Owner)

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that the owner, JOSEPH McCORMICK, whose name is signed to the foregoing certificate as owner/borrower and who is known to me, acknowledged before me, on this date, that after being duly informed of the contents of said certificate, does executes same voluntarily as such individuals with full authority thereof.

Given under by hand and seal this the 22nd day of April, 2015.

Stacy Ducote My Commission Expires 2/3/19 Notary Public

APPROVED BY: Charlie Pennell Parker DATE 5/2/2016
Shelby County Planning Commission

APPROVED BY: Carl Reed DATE 1-4-16
Local Fire Chief by Agent

APPROVED BY: _____ DATE 5-4-2016
Shelby County Engineer

APPROVED BY: _____ DATE 2/4/16
Shelby County Health Department
(For recording pruposes only)

SURVEYOR'S NOTES

1. Type of Survey - This is a Boundary Survey of the "Subject Property," made on the ground under the supervision of an Alabama Registered Land Surveyor. This survey was conducted for the purpose of a Boundary Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity. The "Subject Property" refers to the property described hereon. Boundary corners have been found or set as indicated hereon.

2. Bearings and Datum - Bearings are based on "Grid North," in accordance with the State Plane Coordinates for the State of Alabama, Zone West, from the North American Datum of 1983 (NAD83), 2007 adjustment. Onsite horizontal control was established through GPS observations, utilizing National Geodetic Survey (NGS) control monuments and a combined factor of 0.99994704.

3. Overhead and Subsurface Features – Subsurface features such as underground utilities, septic tanks, underground encroachments, underground mines, and/or subsurface building foundations were not measured or located as a part of this survey. Notice is hereby given that the appropriate utility location service (e.g. "One Call," "Call 811," or "Call-Before-You-Dig"), should be notified forty-eight (48) hours in advance of any excavation at this site.

4. Cemeteries, Trees and Significant Observations - This surveyor did not observe visible evidence of burial grounds or cemeteries on the subject property and no information as to the existence of such has been provided to this surveyor. Trees and shrubs not located.

5. Boundary Issues: a. No original GLO evidence was found at any of the section or 1/4 section corners investigated. In the surveyors opinion, the monuments being held at these positions represent the best available evidence of the GLO corner positions.
b. The 1/2" rebar at the northwest corner of the Subject Property is being held because this monument has been representing the property corner (maybe 15-20yrs+) and has established occupation. The Landowner claims this 1/2" rebar as the true corner.

6. Title Report - This survey was conducted without the benefit of an abstract of title, title report, or title opinion, therefore, there may be other easements, rights-of-way, setback lines, agreements, reservations, restrictions, or other similar matters of public record, not depicted on this survey.

7. Sealed Data - Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. In addition, some features have not been drawn to scale, but have been drawn relative to each other for purposes of clarity. This is especially true with regard to fences and other features close to boundary lines. These factors should be taken into consideration when obtaining scaled data.

8. Dates, Signature and Seal - The date of field survey, (below), is the last time that either field or office personnel were on the site and the last direct knowledge that this surveyor has of site conditions. Date of plat preparation (below) and date of signature (below), have no relationship to actual site conditions as depicted on this map. **THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED OR "BLUE" SEAL OF A LICENSED LAND SURVEYOR.**

The subject site is located within the Coosa River Basin. Land disturbance should include Best Management Practices (BMP's) that are designed and installed in accordance with the Alabama Handbook for Erosion Control, Sediment Control and Stormwater Management on Construction Sites and Urban Areas to prevent sediment from entering drainage ways or streams.

If disturbance area is one acre or greater, a NPDES construction stormwater permit should be acquired from ADEM prior to disturbance.

Instrument Number 1510-01 01 PM 03:19:16
Shelby County, AL 10/19/2015
05/04/2016 03:48:44 PM FILED/CERT