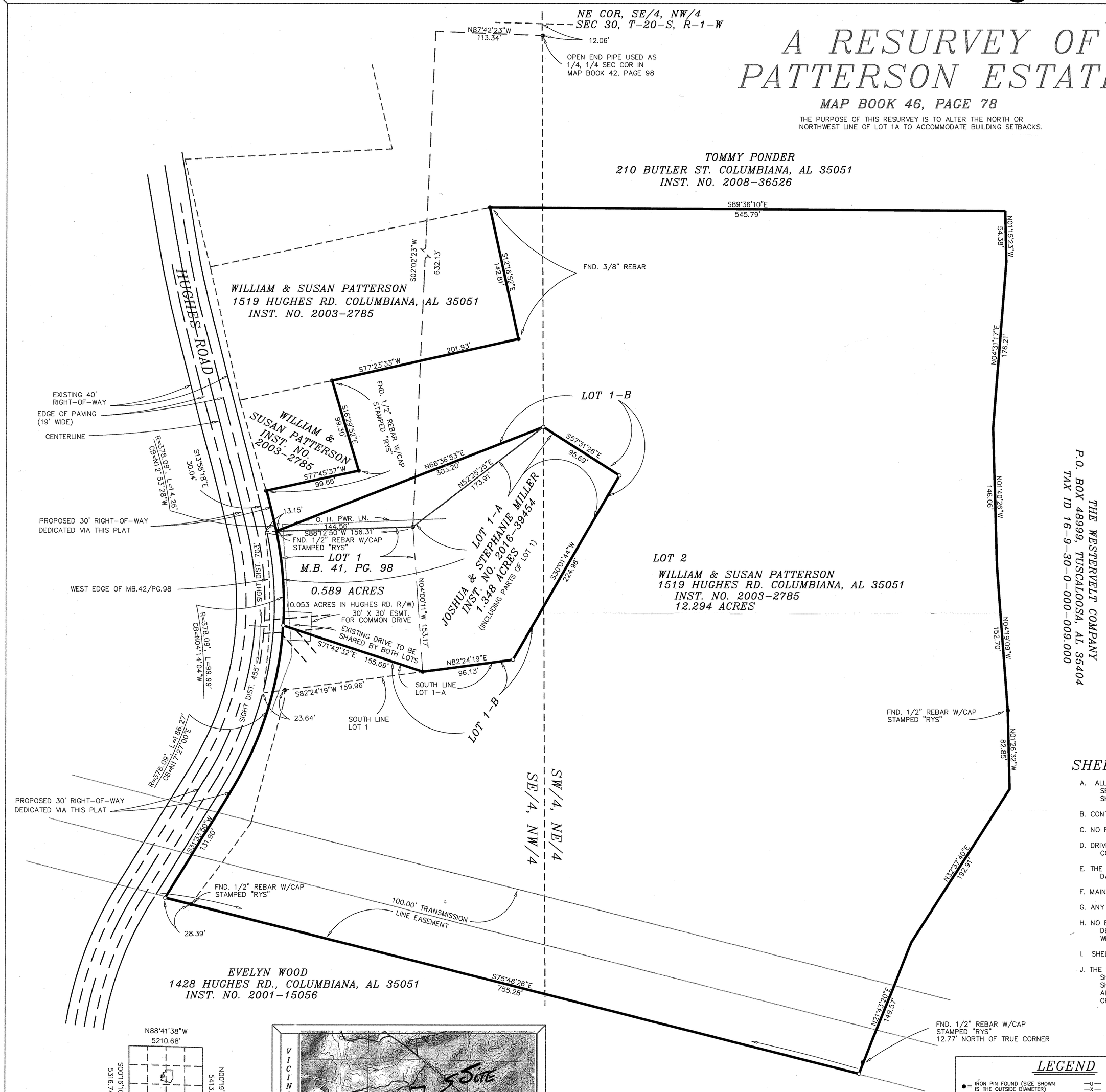
Map Book 48 Page 11

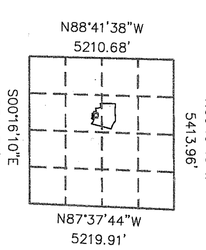
20170706000236270 1/1 $27.00
Shelby Cnty Judge of Probate, AL
07/06/2017 08:07:23 AM FILED/CERT

A RESURVEY OF PATTERSON ESTATES

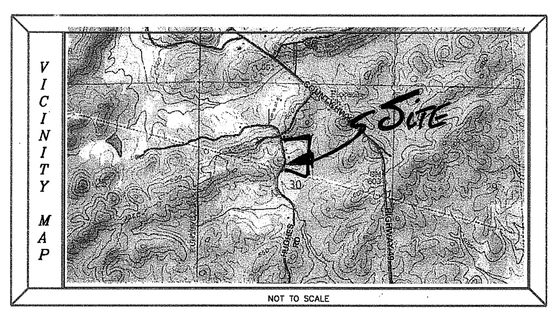
MAP BOOK 46, PAGE 78

THE PURPOSE OF THIS RESURVEY IS TO ALTER THE NORTH OR NORTHWEST LINE OF LOT 1A TO ACCOMMODATE BUILDING SETBACKS.





DETAIL SEC. 30



0 30 60 90 120

SCALE 1" = 60'

STATE OF ALABAMA
COUNTY OF SHELBY

THE UNDERSIGNED, SID WHEELER, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, AND WILLIAM & SUSAN PATTERSON AND JOSHUA & STEPHANIE MILLER, 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 PATTERSON ESTATES, SHOWING THE SUBDIVISIONS 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 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 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 June 4, 2017

SID WHEELER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 16165

WILLIAM PATTERSON — OWNER — 1519 HUGHES RD. COLUMBIANA, AL 35051

JOSHUA MILLER — OWNER — 1519 HUGHES RD. COLUMBIANA, AL 35051

SUSAN PATTERSON — OWNER — 1519 HUGHES RD. COLUMBIANA, AL 35051

STEPHANIE MILLER — OWNER — 1519 HUGHES RD. COLUMBIANA, AL 35051

I, Martha T. Wilder 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 19 DAY OF June, 2017.

NOTARY PUBLIC

I, Kimra Gallups A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT WILLIAM AND SUSAN PATTERSON, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AS OWNERS, ALL OF WHOM ARE KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE; THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID INSTRUMENT; THEY EXECUTED THE SAME VOLUNTARILY WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 23rd DAY OF June, 2017.

NOTARY PUBLIC

I, Kimra Gallups A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT JOSHUA AND STEPHANIE MILLER, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AS OWNERS, ALL OF WHOM ARE KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE; THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID INSTRUMENT; THEY EXECUTED THE SAME VOLUNTARILY WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 23rd DAY OF June, 2017.

NOTARY PUBLIC

APPROVED: SHELBY COUNTY HEALTH DEPARTMENT DATE: 6/28/17

APPROVED: SHELBY COUNTY PLANNING COMMISSION DATE: 6/29/2017

APPROVED: DISTRICT FIRE CHIEF DATE: 6/23/17

APPROVED: SHELBY COUNTY ENGINEER DATE: 6/30/2017

SHELBY COUNTY 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 FEDERAL INSURANCE RATE MAPS, PANEL NO. 01117C 264E, 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. 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.

REV. NO.	DATE	DESCRIPTION
1	7/27/16	INCORPORATE SH. CO. HWY. DEPT. COMMENTS
2	8/22/16	INCORPORATE SH. CO. PLANNING DEPT. COMMENTS
3	4/5/2017	REVISED NORTH BOUNDARY LOT 1A
4	5/2/2017	INCORPORATED SH. CO. PLANING DEPT. COMMENTS DATED 5/1/2017
5	5/22/2017	INCORPORATED SH. CO. PLANING DEPT. COMMENTS DATED 5/9/2017

LEGEND

- ● = IRON PIN FOUND (SIZE SHOWN IS THE OUTSIDE DIAMETER)
- ■ = CONCRETE MONUMENT FOUND
- ⊙ = PK NAIL FOUND
- ● = RR SPIKE FOUND
- ○ = 1/2" REBAR SET WITH CAP STAMPED "WHEELER – 16165"
- □ = 4" DIAMETER CONCRETE MONUMENT SET WITH CAP STAMPED "WHEELER – 16165"
- ⊚ = PK NAIL SET WITH DISK STAMPED "16165"
- △ = TRAVERSE POINT

—U— = OVERHEAD UTILITY
—X— = FENCE
—O— = UTILITY POLE
( ) = RECORD
N.T.S. = NOT TO SCALE
℄ = CENTERLINE
P.L. = PROPERTY LINE
CONC. = CONCRETE
ESMT. = EASEMENT
D.B. = DEED BOOK
PG. = PAGE
M.B.L. = MINIMUM BUILDING LINE
O.D. = OUTSIDE DIAMETER
P.B. = PLAT BOOK
REF.MON. = REFERENCE MONUMENT
C.P. = CRIMPED PIPE
ROW = RIGHT OF WAY
U & D = UTILITY & DRAINAGE
WM = WATER METER

NOTES:

1. THIS SURVEY WAS PERFORMED FOR JOSH & STEPHANIE MILLER.
2. THIS SURVEY WAS REQUESTED BY JOSH & STEPHANIE MILLER.
3. THE FIELD WORK WAS DONE BETWEEN 4/7/2016 AND 6/20/2016.
4. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST ZONE OF THE ALABAMA STATE PLANE COORDINATE SYSTEM, NAD 83.
5. NO TITLE SEARCH WAS DONE BY THIS OFFICE.
6. NO EASEMENTS ARE SHOWN EXCEPT THOSE VISIBLE ON THE GROUND OR FURNISHED BY THE CLIENT.

BOUNDARY SURVEY
THE
WILLIAM & SUSAN PATTERSON PROPERTY
IN THE N 1/2 OF SEC. 30, TOWNSHIP 20 SOUTH, RANGE 1 WEST
SHELBY COUNTY, ALABAMA

WHEELER SURVEYING AND MAPPING
907 HWY. 109
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

JOB NO. 002	DATE 5/27/2016
DRAWN BY SWW	CHECKED BY
DRAWING NO. 16-002-2	