Map Book 49 Page 76

20180808000283960 1/1 $27.00
Shelby Cnty Judge of Probate, AL
08/08/2018 03:32:52 PM FILED/CERT

# SHANWALT SUBDIVISION

## A SINGLE FAMILY RESIDENTIAL SUBDIVISION SITUATED IN THE SE1/4 OF THE SW1/4 OF SECTION 11, TOWNSHIP 18 SOUTH, RANGE 1 EAST

OWNED BY:
BLACK GOLD, LLC
1616 2ND AVE. SOUTH – SUITE 100
BIRMINGHAM, AL 35233
205-977-9797

PREPARED BY
B. G. BAILEY
1205 NOBLE ST.
ANNISTON, AL 36201
256-237-4834

THE STATE OF ALABAMA
SHELBY COUNTY

The undersigned B.G. Bailey, Registered Land Surveyor, State of Alabama and Len Shannon, 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 therein and known as SHANWALT SUBDIVSION 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 on and designated by small open circles on said plat or map. Said owner also certifies that he is the owner of said lands and that the same are not subject to any mortgage. The undersigned further certifies that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

Dated MAY 17, 2018.

B.G. Bailey, Reg. No. 12502
BAILEY ENGINEERING, INC.
1205 NOBLE STREET
ANNISTON, AL 36201
256-237-4834

ALABAMA REGISTERED No. 12502 LAND SURVEYOR B. G. BAILEY

Rita C. Bailey, a Notary Public in and for said county, in said State, hereby certify that B.G. Bailey, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of such instrument, he executed the same voluntarily.

Given under my hand and official seal this 17th day of May, 2018.

Notary Public — My commission expires: 1/9/22

Len Shannon
1616 2nd Avenue S., Suite 100
Birmingham, AL 35233
205-977-9797

I, Beth S Drennen, a Notary Public in and for said county, in said State, hereby certify that Len Shannon, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of such instrument, he executed the same voluntarily.

Given under my hand and official seal this 18th day of July, 2018.

Notary Public — My commission expires: 7/13/2020

Shelby County Planning Commission — Date: 8/6/2018

Shelby County Engineer — Date: 8/8/2018

Fire Chief — Date: 7-18-18

Shelby County Health Department (for recording purposes only) — Date: 7/18/18

The lots on this plat are subject to approval or deletion by the Shelby County Health Department. The approvals may contain certain conditions pertaining to the onsite wastewater treatment systems that could restrict the use of the lots or obligate owners to special maintenance and reporting requirements. These conditions are on file with the said health department and are made a part of this plat as if set out hereon.

SHELBY COUNTY PLAT 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 without 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 entire property is located in Flood Zone X as shown on the latest Federal Insurance Rate Maps (Panel Number 01117C0110E), 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.

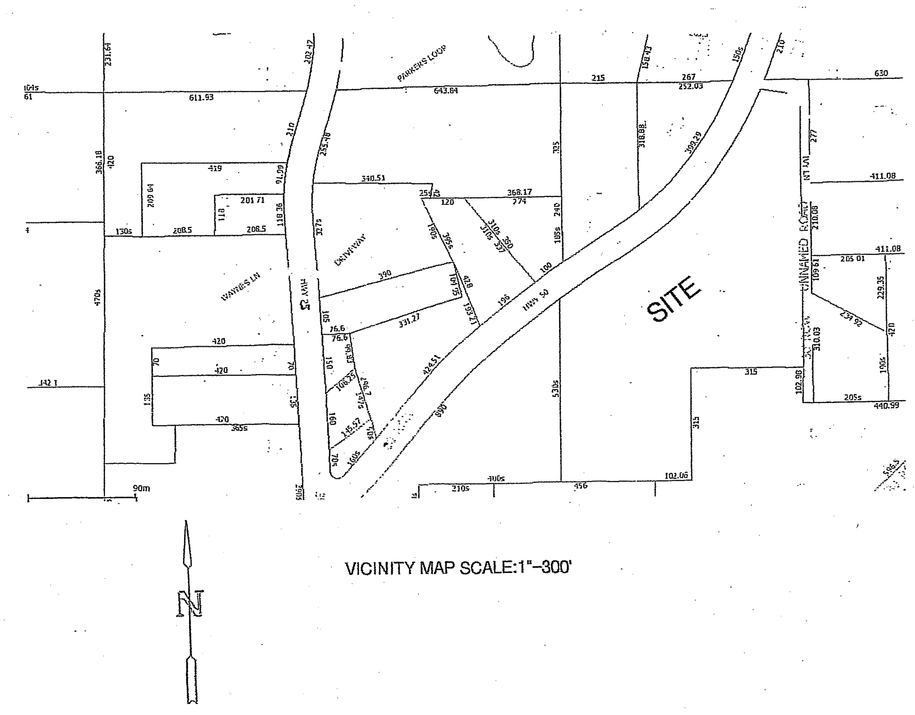
i. Shelby County is not now, nor will be in the future, responsible for the maintenance of private roads or easements shown on this plat.

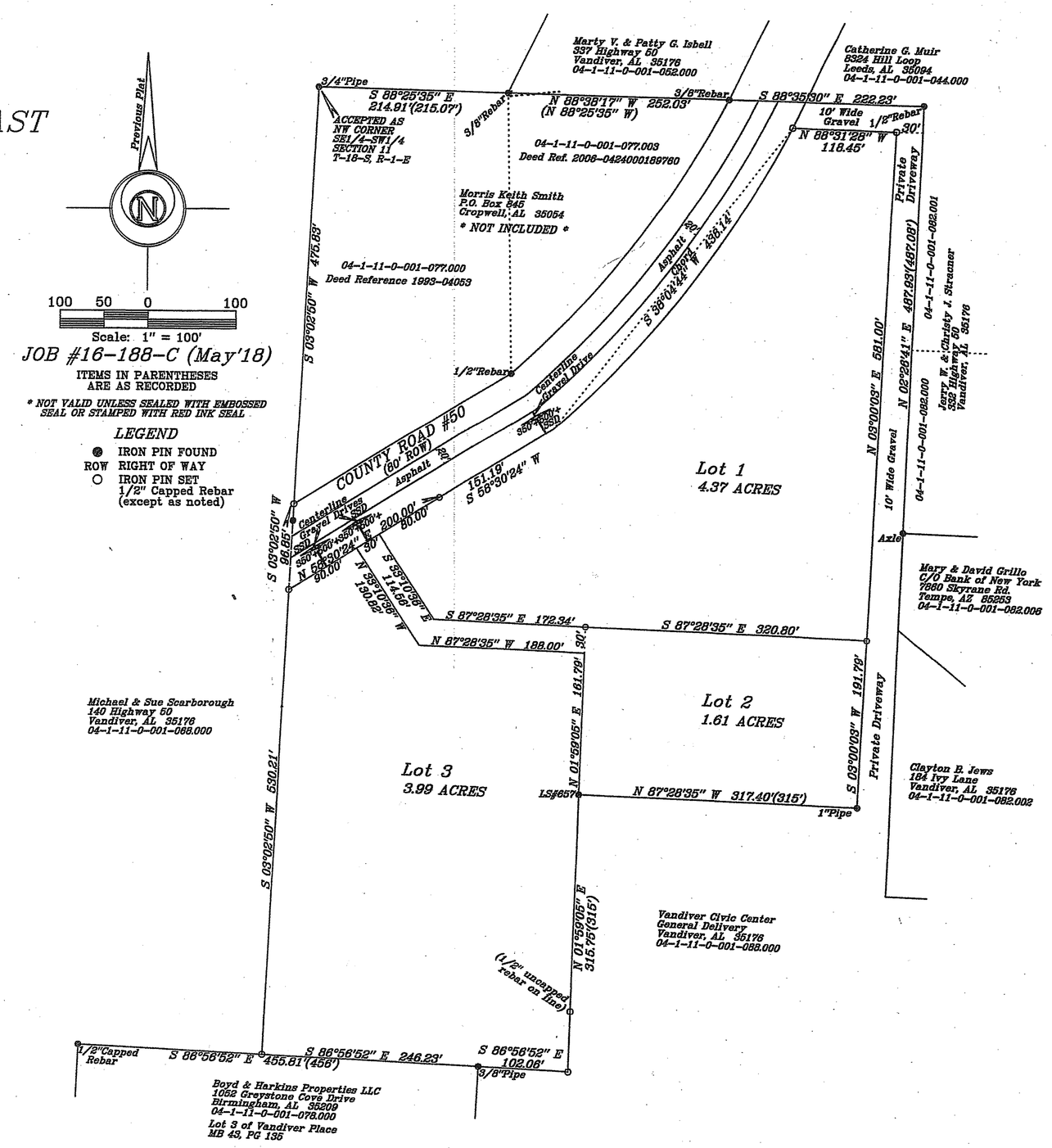
j. The subdivision shown hereon, including lots and streets, lies in an area where natural lime sinks have occurred. Lime sinks, as located and shown on the above plat, were found but not repaired, unless otherwise noted on the plat. Shelby County, the Shelby County Engineer, the Shelby County Planning 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.

The purpose of this subdivision is to divide 9.98 acres into three individual lots.

Current Zoning is : None (unzoned)

Total acreage of site if 9.98 acres




VICINITY MAP SCALE:1"=300'