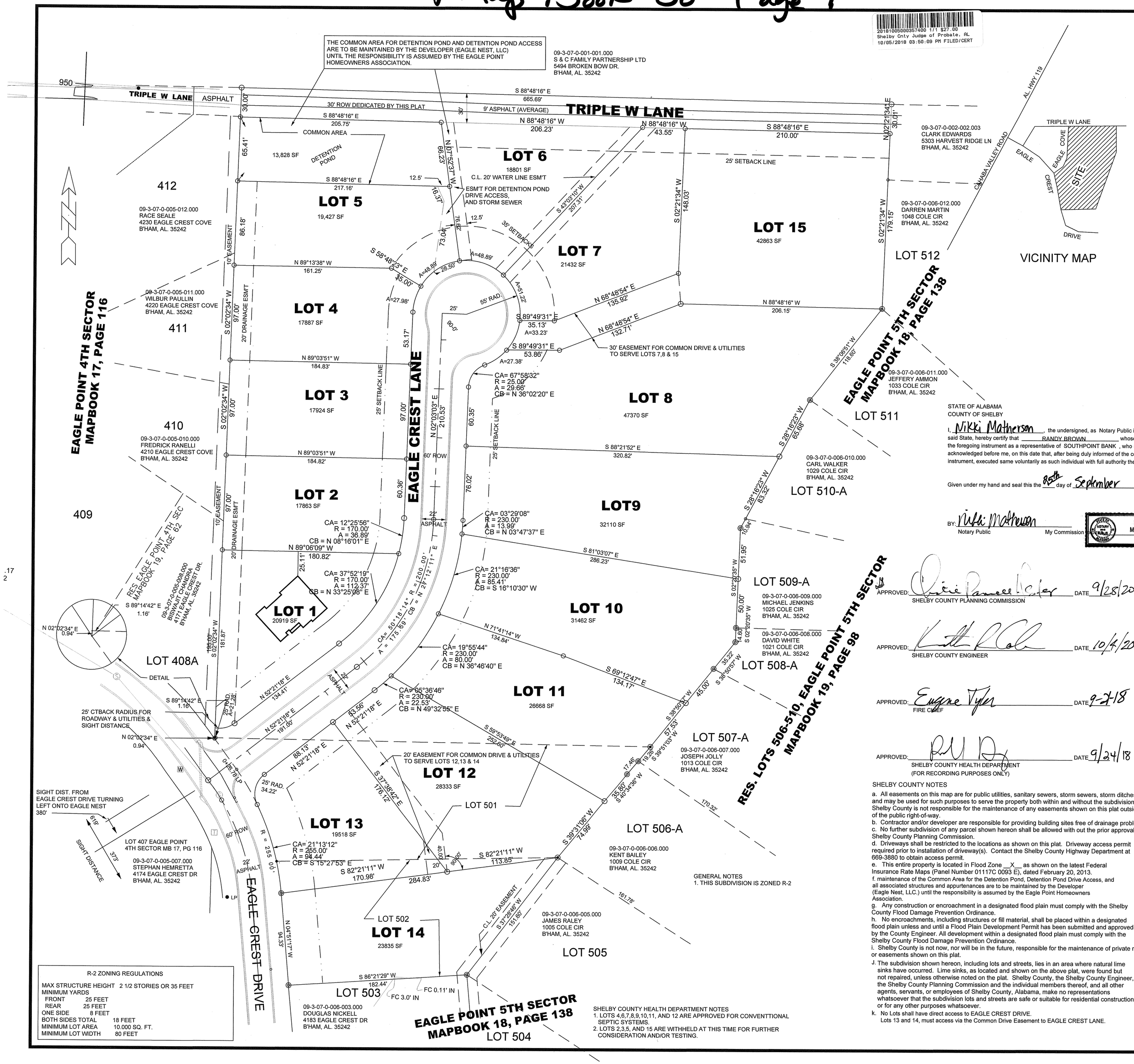
Map Book 50 Page 7



GENERAL NOTES
1. THIS SUBDIVISION IS ZONED R-2

R-2 ZONING REGULATIONS

MAX STRUCTURE HEIGHT	2 1/2 STORIES OR 35 FEET
MINIMUM YARDS	
FRONT	25 FEET
REAR	25 FEET
ONE SIDE	8 FEET
BOTH SIDES TOTAL	18 FEET
MINIMUM LOT AREA	10,000 SQ. FT.
MINIMUM LOT WIDTH	80 FEET

SHELBY COUNTY HEALTH DEPARTMENT NOTES
1. LOTS 4,6,7,8,9,10,11, AND 12 ARE APPROVED FOR CONVENTTIONAL SEPTIC SYSTEMS.
2. LOTS 2,3,5, AND 15 ARE WITHHELD AT THIS TIME FOR FURTHER CONSIDERATION AND/OR TESTING.

20181005000357400 1/1 $27.00
Shelby Cnty Judge of Probate, AL
10/05/2018 03:50:09 PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

THE UNDERSIGNED_STEVEN M. ALLEN_REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND OWNER(S), EAGLE'S NEST, LLC, BY ASHLEY COLBURN; ROBERT G. SPROUL & VIRGINIA ESTE SPROUL; HEREBY CERTIFY THAT THIS PLAT OR MAP WAS MADE PURSUANT TO A SURVEY MADE AT THE INSTANCE OF SAID OWNER(S); THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LAND SHOWN THEREIN AND KNOWN AS OR TO BE KNOWN AS "EAGLE NEST"
SHOWING SUBDIVISION INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS; GIVING THE LENGTH AND THE ANGLES OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER; SHOWING THE STREETS, ALLEYS, AND PUBLIC GROUNDS; GIVING THE LENGTH, WIDTH, AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK; ALSO SHOWING THE RELATIONS 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 OWNER(S) FURTHER CERTIFY THAT THEY ARE THE OWNERS OF SAID PROPERTY AND THAT THE SAME IS NOT SUBJECT TO ANY MORTGAGE EXCEPT AS SHOWN.
I HEREBY STATE THAT 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.

WE, ASHLEY COLBURN FOR EAGLE NEST, LLC.; ROBERT G. SPROUL & VIRGINIA ESTE SPROUL AS OWNERS HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS EAGLE NEST, A PART OF SHELBY COUNTY, ALABAMA, AND THAT THE STREETS, ALLEYS, EASEMENTS, PUBLIC GROUNDS AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

BY: _____ DATED 9-21-18
STEVEN M. ALLEN
Surveyor, Reg. No.__12944

BY: _____ DATED 9-21-18
Owner, EAGLE'S NEST, LLC
BY: ASHLEY COLBURN, OWNER

BY: _____ DATED 9/24/18
Owner, ROBERT G. SPROUL

BY: _____ DATED 9/24/18
MORTGAGEE: SOUTHPOINT BANK
BY: RANDY BROWN

BY: _____ DATED 9-21-18
MORTGAGEE: RENASANT BANK
BY: RYAN RAMAGE

BY: _____ DATED 9/24/18
Owner: VIRGINIA ESTE SPROUL

STATE OF ALABAMA
COUNTY OF SHELBY

I, Rebecca Turner, the undersigned, as Notary Public in and for said County in said State, hereby certify that Steven M. Allen, whose name is signed to the foregoing instrument as surveyor, who is known to me, acknowledged before me, on this date that, after being duly informed of the contents of the foregoing instrument, executed same voluntarily as such individual with full authority thereof on the day same bears date.

Given under my hand and seal this the 21st day of September, 2018

BY: _____ MY COMMISSION EXPIRES DEC. 8, 2019
Notary Public My commission expires_____

STATE OF ALABAMA
COUNTY OF SHELBY

I, Nikki Matherson, the undersigned, as Notary Public in and for said County in said State, hereby certify that RANDY BROWN, whose name is signed to the foregoing instrument as a representative of SOUTHPOINT BANK, who is known to me, acknowledged before me, on this date that, after being duly informed of the contents of the foregoing instrument, executed same voluntarily as such individual with full authority thereof on the day same

Given under my hand and seal this the 26th day of September, 2018

BY: _____
Notary Public My Commission Expires

NOTARY PUBLIC
NIKKI MATHERSON
My Commission Expires
October 4, 2020

STATE OF ALABAMA
COUNTY OF SHELBY

I, Daniel S. Seguin, the undersigned, as Notary Public in and for said County in said State, hereby certify that ROBERT G. & VIRGINIA ESTE SPROUL, whose name is signed to the foregoing instrument as owner, who is known to me, acknowledged before me, on this date that, after being duly informed of the contents of the foregoing instrument, executed same voluntarily as such individual with full authority thereof on the day same bears date.

Given under my hand and seal this the 24 day of September, 2018

BY: _____
Notary Public My Commission expires 4/14/2020

DANIEL S. SEGUIN
My Commission Expires
04-14-2020
NOTARY PUBLIC
JEFFERSON COUNTY, ALABAMA STATE OF ALABAMA

STATE OF ALABAMA
COUNTY OF SHELBY

I, Deidra Clark, the undersigned, as Notary Public in and for said County in said State, hereby certify that (PRINT NAME) RYAN RAMAGE, whose name is signed to the foregoing instrument as a representative of RENASANT BANK, who is known to me, acknowledged before me, on this date that, after being duly informed of the contents of the foregoing instrument, executed same voluntarily as such individual with full authority thereof on the day same bears date.

Given under my hand and seal this the 21 day of September, 2018

BY: _____
Notary Public My Commission expires_____

DEIDRA M. CLARK
My Commission Expires
September 28, 2020

STATE OF ALABAMA
COUNTY OF SHELBY

I, Deidra Clark, the undersigned, as Notary Public in and for said County in said State, hereby certify that ASHLEY COLBURN, whose name is signed to the foregoing instrument as owner, who is known to me, acknowledged before me, on this date that, after being duly informed of the contents of the foregoing instrument, executed same voluntarily as such individual with full authority thereof on the day same bears date.

Given under my hand and seal this the 21 day of September, 2018

BY: _____
Notary Public My Commission expires_____

DEIDRA M. CLARK
My Commission Expires
September 28, 2020

APPROVED: _____ DATE 9/28/2018
SHELBY COUNTY PLANNING COMMISSION

APPROVED: _____ DATE 10/4/2018
SHELBY COUNTY ENGINEER

APPROVED: _____ DATE 9-27-18
FIRE CHIEF

APPROVED: _____ DATE 9/24/18
SHELBY COUNTY HEALTH DEPARTMENT
(FOR RECORDING PURPOSES ONLY)

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 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 entire property is located in Flood Zone __X__ as shown on the latest Federal Insurance Rate Maps (Panel Number 01117C 0093 E), dated February 20, 2013.
f. maintenance of the Common Area for the Detention Pond, Detention Pond Drive Access, and all associated structures and apurtenances are to be maintained by the Developer (Eagle Nest, LLC.) until the responsibility is assumed by the Eagle Point 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.
k. No Lots shall have direct access to EAGLE CREST DRIVE.
Lots 13 and 14, must access via the Common Drive Easement to EAGLE CREST LANE.

PARCEL I.D.#

58-09-3-07-0-002-003.000
58-09-3-07-0-002-004.000
58-09-3-07-0-002-004.001
58-09-3-07-0-002-004.002
58-09-3-07-0-002-005.000
58-09-3-07-0-006-001.000
58-09-3-07-0-006-002.000

A 15 LOT RESIDENTIAL FAMILY SUBDIVISION

EAGLE NEST

Being a Resurvey of Lots 501 & 502, Eagle Point, 5th sector
Mapbook 18, page 138, & unplatted acreage
Situated in the NE 1/4 of
Section 7. Twp. 19 So., Rng. 1 West,
Shelby County, Alabama.

50 0 50 100 150
Scale: 1" = 50'

THE PURPOSE OF THIS SUBDIVISION IS TO DIVIDE 10.07 ACRES AND RESURVEY LOTS 501 AND 502 OF EAGLE POINT 5TH SECTOR INTO 15 TOTAL LOTS FOR RESIDENTIAL USE.

PLAT PREPARED BY
ALLSURV, LLC.
STEVEN M. ALLEN PLS
9378 HWY 119, SUITE B
ALABASTER, AL. 35007
205 663-4251

File Name: E:\Desktop\AllSurv Data\JOBS\14493\14493.dwg

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

DWN. BY
CKD. BY
JOB NO. 14493
DISK
SCALE
DATE

CLIENT: BOB SPROUL

PROJECT: **EAGLE NEST**
Being a Resurvey of Lot 501 & 502, Eagle Point, 5th sector
Mapbook 18, page 138, & unplatted acreage
Situated in the NE 1/4 of
Section 7, Twp. 19 So., Rng. 1 West,
Shelby County, Alabama.

TITLE EAGLE NEST.FINAL PLAT

ALABAMA LICENSED No. 12944 LAND SURVEYOR STEVEN M. ALLEN

ALLSURV LLC
STEVEN M. ALLEN PLS
9378 HWY 119
SUITE B
ALABASTER, AL. 35007
PHONE: 205 663-4251
EMAIL: leftahair1@yahoo.com

SA18-027

SHEET NO.

____ OF ____