Map Book 50 Page 20

THE PURPOSE OF THIS SUBDIVISION IS TO COMPLY WITH SHELBY COUNTY PLANNING AND ZONING.

Shelby Cnty Judge of Probate, AL
11/01/2018 03:46:52 PM FILED/CERT

LEGEND

- IRON PIN FOUND 1/2" = OUTSIDE DIAMETER
- 5/8 REBAR SET WITH CAP STAMPED "LSRS"
- UTILITY POLE
- I.P.S. - IRON PIN SET
- ROW - RIGHT OF WAY
- 1/4 - 1/4 TIE
- OVERHEAD UTILITY LINE(S)
- FENCE
- CONC. - CONCRETE
- R.O.B. - RECORDED
- NOT TO SCALE
- AC. - ACRES
- ℄ - CENTERLINE
- D.B. - DEED BOOK
- M.B. - MAP BOOK
- P.B. - PLAT BOOK
- PG. - PAGE
- EDM' - EASEMENT
- M B L - MINIMUM BUILDING LINE

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 669-3680 TO OBTAIN ACCESS PERMIT.

E. THIS ENTIRE PROPERTY IS LOCATED IN ZONE "X", AS SHOWN ON THE LATEST FLOOD INSURANCE RATE MAPS, PANEL # 01117C 0405 E, 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.

1.8 A. SINK HOLE NOTE:
THE SUBDIVISION SHOWN HEREON, INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS MAY OCCUR. LIME SINKS, AS LOCATED AND SHOWN ON THE ABOVE PLAT, WERE FOUND BUT NOT REPAIRED, UNLESS OTHERWISE NOTED ON THE PLAT. THIS SURVEYOR, SHELBY COUNTY, THE SHELBY COUNTY ENGINEER, THE SHELBY COUNTY PLANNING COMMISSION, THE SHELBY COUNTY COMMISSION, 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.

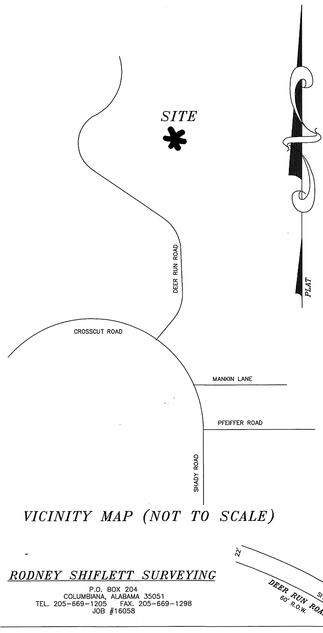
B. NO LOTS SHALL HAVE DIRECT ACCESS TO DEER RUN ROAD.

2. THE CURRENT ZONING FOR THIS SUBDIVISION IS A-1.

GRAPHIC SCALE

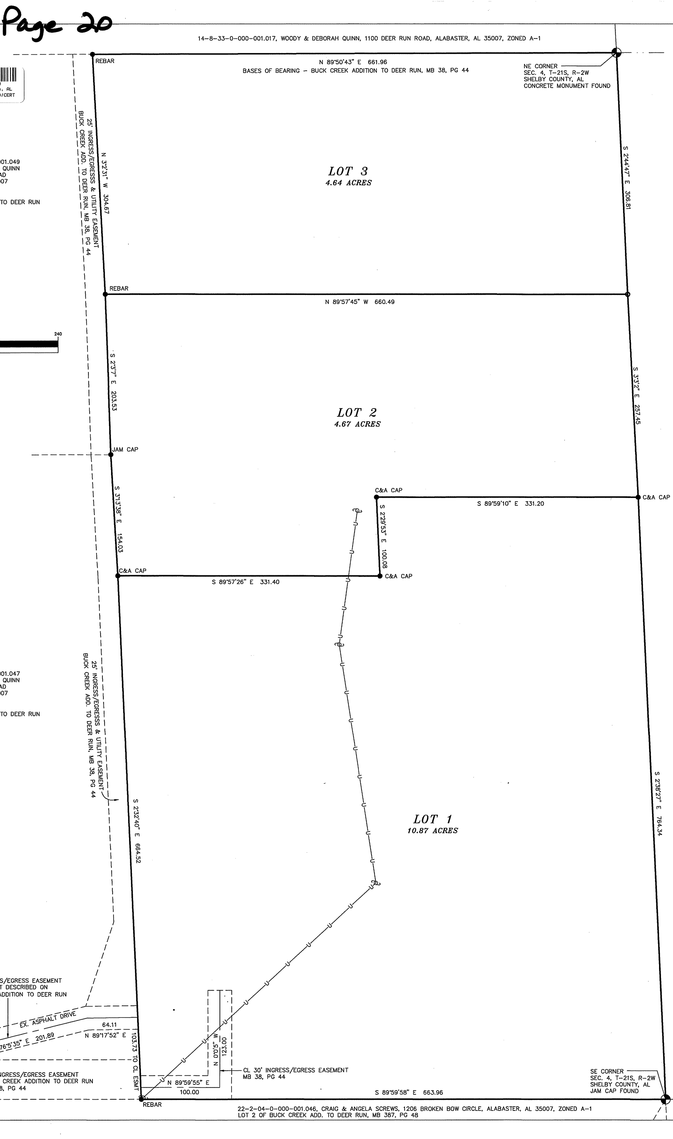
60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.



VICINITY MAP (NOT TO SCALE)

RODNEY SHIFLETT SURVEYING
P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX: 205-669-1298
JOB #16058



FINAL PLAT OF

MCSWEENEY FAMILY SUBDIVISION

A FAMILY SUBDIVISION SITUATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA.

20.18 TOTAL ACREAGE OF SUBJECT PROPERTY

PREPARED FOR:
JUNE KING
P.O. BOX 341343
AUSTIN, TX 78734

PREPARED FOR:
JAMES & KATHY MCSWEENEY
1644 Deer Run Road
Alabaster, AL 35007

PREPARED BY:
RODNEY SHIFLETT
P.O. BOX 204
COLUMBIANA, AL 35051
669-1205

STATE OF ALABAMA
SHELBY COUNTY
MAY 11, 2016

The undersigned, Rodney Shiflett, a Licensed Land Surveyor, State of Alabama, and Myra McSweeney (owner) and June King (Power of Attorney) and James McSweeney and Kathy McSweeney, 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 map or plat of land is a correct survey showing the interests of said owner, that this plat or map is true and correct map of lands shown thereon known as, MCSWEENEY 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 set at all lot corners and curve points as shown and are designated by dots on said map or plat, and that said closed circles for found iron pins or other monuments are designated by open circles, and that the owner of the lands shown on the same is not subject to any mortgage, except a mortgage on Lot 1 with Roundfront Mortgage Servicing Corporation. I further state that all parts of this survey and drawing have been 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 11 day of May 2016.

By: Rodney Shiflett Date 5-11-16
Rodney Shiflett, P.L.S. Agent
P.O. Box 204
Columbiana, AL 35051
205-669-1205

ALABAMA REGISTERED No. 21784 PROFESSIONAL LAND SURVEYOR RODNEY Y. SHIFLETT

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 individuals with full authority thereof.

Given under my hand and seal this the 11 day of May 2016.

Heather Lotto 11-17-2019
Notary Public My Commission Expires

By: June King 6/6/2016
June King
Power of Attorney for Myra McSweeney
Owner Lots 1 & 3

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

Given under my hand and seal this the 6 day of June 2016

Notary Public October 4, 2017
My Commission Expires

SARAH TALLMAN
My Notary ID # 132603
Expires October 2, 2017

By: Jessica McSweeney 6/14/16
Jessica McSweeney
Owner Lot 2

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, James McSweeney, 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 duly informed of the contents of said certificate, do execute same voluntarily as such individuals with full authority thereof.

Given under my hand and seal this the 14 day of June 2016

Notary Public April 3, 2020
My Commission Expires

JOVITA LOPEZ
Notary Public, State of Texas
Comm. Expires 04-03-2020
Notary ID 132473102

By: Kathy McSweeney 6-16-16
Kathy McSweeney
Owner Lot 2

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Kathy McSweeney, 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 duly informed of the contents of said certificate, do execute same voluntarily as such individuals with full authority thereof.

Given under my hand and seal this the 16 day of June 2016

Notary Public 10/16/17
My Commission Expires

JOVITA HUSTON
NOTARY PUBLIC
ALABAMA STATE AT LARGE

Released 4-24-17

By: _____ Date _____
David Hughes — Officer
Roundfront Mortgage Servicing Corporation
P.O. Box 1880, Waxhaw, NC 28173
Lot 1

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

Given under my hand and seal this the _____ day of _____ 20_____

Notary Public _____ My Commission Expires _____

Shelby County Planning Commission Date 10/30/2018

Shelby County Engineer Date 11-1-2018

Fire Chief Date 10-30-18

SHELBY COUNTY HEALTH DEPARTMENT Date 10/2/18
(For recording purposes only.)

THE LOTS ON THE PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE SHELBY COUNTY HEALTH DEPARTMENT. THE APPROVALS MAY CONTAIN CONDITIONS PERTAINING TO THE ONSITE SEWAGE TREATMENT SYSTEM THAT 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 PART OF THIS PLAT AS 9" SET OUT HEREON.