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20200129000038080 1/1 $34.00
Shelby Cnty Judge of Probate, AL
01/29/2020 09:31:15 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY
DECEMBER 10, 2019

The undersigned, Rodney Shiflett, a Licensed Land Surveyor, State of Alabama, Western REI LLC, Kent Carden and Shannon Carden, 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 this plat or map was made at the instance of said owner; that this plat or map is a true and correct map of lands shown therein known as, A RESURVEY OF LOT 1 OF HICKORY ACRES, showing the sub-divisions into which it is proposed to add 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 Hickory Acres, as recorded in Map Book 46, Page 88, in the Office of the Judge of Probate of Shelby County, Alabama, and that iron pins have been found or installed at all lot corners and curve points as shown and are designated by small open circles for set irons and small closed circles for found irons on said plat or map. Said owners also certifies that they are the owner of said lands and that the same is not subject to any mortgage. 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 10TH day of DECEMBER, 2019.

By: Rodney Shiflett Date: 12/10/19
Rodney Shiflett, P.L.S. #21784
P.O. Box 204
Columbiana, AL 35051
205-669-1205

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

I, Heather Letts, 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 individual with full authority thereof.

Given under my hand and seal this the 10TH day of DECEMBER, 2019.

Heather Letts — Notary Public — 10/15/23 My Commission Expires

Heather Letts My Commission Expires Notary Public 10/15/2023 Alabama State at Large

By: Western REI — Date 1/23/20
Jason Spinks President

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Jason Spinks, whose name is signed to the foregoing certificate as president, 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 23 day of January, 2020

Heather Letts — Notary Public — 10-15-2023 My Commission Expires

Heather Letts My Commission Expires Notary Public 10/15/2023 Alabama State at Large

By: Kent Carden — Date 12-12-19

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Kent Carden, 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 12 day of December, 2019.

Heather Letts — Notary Public — 10-15-23 My Commission Expires

Heather Letts My Commission Expires Notary Public 10/15/2023 Alabama State at Large

By: Shannon Carden — Date 12-12-19
Shannon Carden

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Shannon Carden, 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 12 day of December, 2019.

Heather Letts — Notary Public — 10-15-23 My Commission Expires

Heather Letts My Commission Expires Notary Public 10/15/2023 Alabama State at Large

Christie Pennell Lester — Date 1/27/2020
Shelby County Planning Commission

Date 1/28/2020
Shelby County Engineer

Cain Reed — Date 12-11-19
Fire Chief

Date 1-24-20
SHELBY COUNTY HEALTH DEPARTMENT
(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 IF SET OUT HEREON.

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 669-3880 TO OBTAIN ACCESS PERMIT.

E. THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE 'X', AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAPS, PANEL # 01117C 0465 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.

FINAL PLAT OF

A RESURVEY OF LOT 1 OF HICKORY ACRES

AS RECORDED IN MAP BOOK 46, PAGE 88, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

A ONE LOT MINOR SUBDIVISION SITUATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA.

22.91 TOTAL ACREAGE OF UNZONED SUBJECT PROPERTY

PREPARED FOR:
WESTERN REI
3360 DAVEY ALLISON BLVD
HUEYTOWN, AL 35023

PREPARED FOR:
KENT & SHANNON CARDEN
1583 CO RD 410
CLANTON, AL 35045

PREPARED BY:
RODNEY SHIFLETT
P.O. BOX 204
COLUMBIANA, AL 35051
205-669-1205

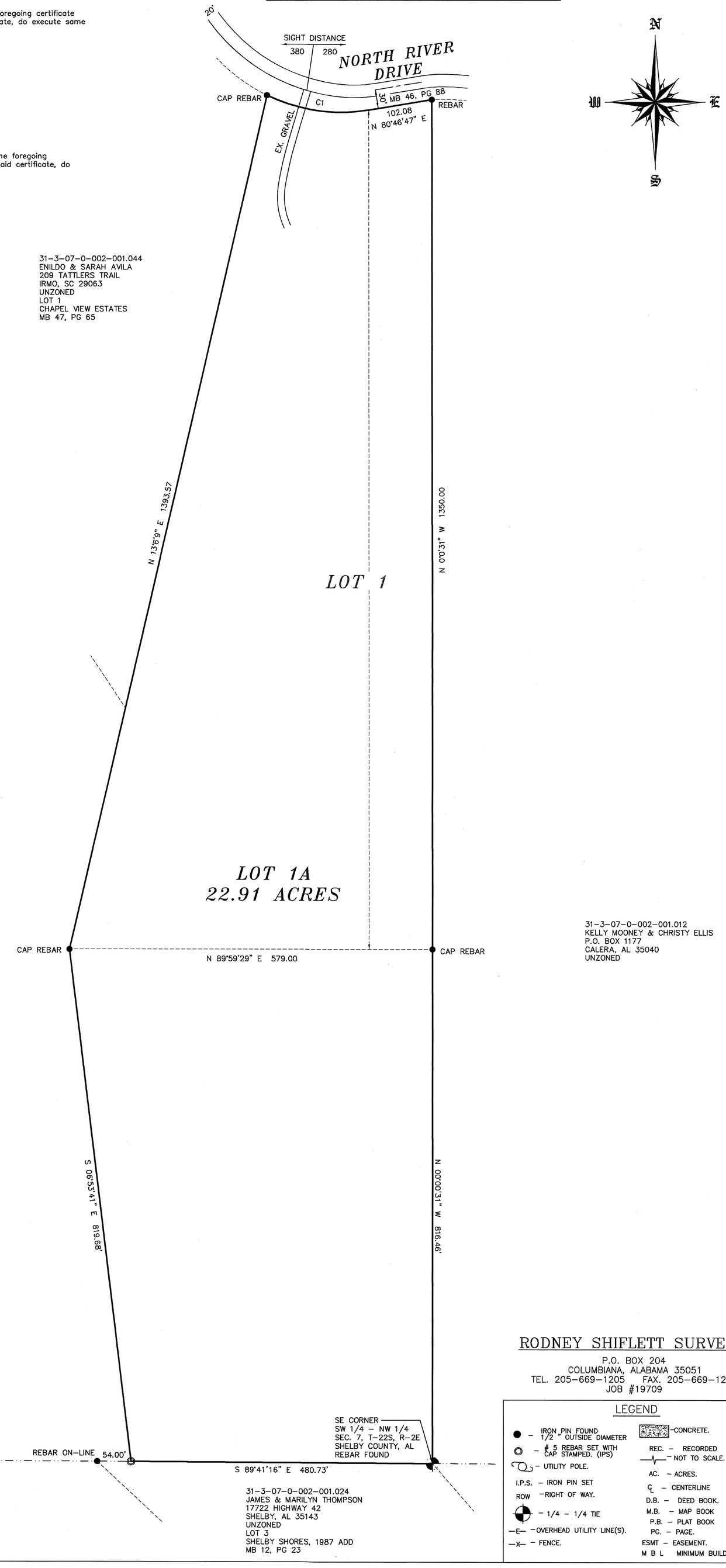
THE PURPOSE OF THIS RESURVEY IS TO ADD 9.91 ACRES TO EXISTING LOT 1 FOR RESIDENTIAL USE.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	166.40'	272.74'	34°57'21"	S 81°43'59" E	163.83'



31-3-07-0-002-001.044
ENILDO & SARAH AVILA
209 TATTLERS TRAIL
IRMO, SC 29063
UNZONED
LOT 1
CHAPEL VIEW ESTATES
MB 47, PG 65

A C R E A G E
PARENT PARCEL
31-3-07-0-002-001.000
WESTERN REI, LLC
3360 DAVEY ALLISON BLVD
HUEYTOWN, AL 35023
UNZONED
30.00 ACRES

31-3-07-0-002-001.012
KELLY MOONEY & CHRISTY ELLIS
P.O. BOX 1177
CALERA, AL 35040
UNZONED

31-3-07-0-002-001.024
JAMES & MARILYN THOMPSON
17722 HIGHWAY 42
SHELBY, AL 35143
UNZONED
LOT 3
SHELBY SHORES, 1987 ADD
MB 12, PG 23

VICINITY MAP (NOT TO SCALE)

RODNEY SHIFLETT SURVEYING
P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298
JOB #19709

LEGEND

- IRON PIN FOUND 1/2 " OUTSIDE DIAMETER
- # 5 REBAR SET WITH CAP STAMPED. (IPS)
- UTILITY POLE.
- I.P.S. - IRON PIN SET
- ROW - RIGHT OF WAY.
- 1/4 - 1/4 TIE
- -E- OVERHEAD UTILITY LINE(S).
- -X- FENCE.
- CONCRETE.
- REC. - RECORDED
- NOT TO SCALE.
- AC. - ACRES.
- ℄ - CENTERLINE
- D.B. - DEED BOOK.
- M.B. - MAP BOOK
- P.B. - PLAT BOOK
- PG. - PAGE.
- ESMT - EASEMENT.
- M B L MINIMUM BUILDING LINE

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