Map Book 52 Page 26

20200221000069630 1/1 $34.00
Shelby Cnty Judge of Probate, AL
02/21/2020 10:44:33 AM FILED/CERT

TOWN OF WILSONVILLE 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. TOWN OF WILSONVILLE 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 TOWN OF WILSONVILLE PLANNING AND ZONING BOARD.

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 0451 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 TOWN OF WILSONVILLE FLOOD DAMAGE PREVENTION ORDINANCE.

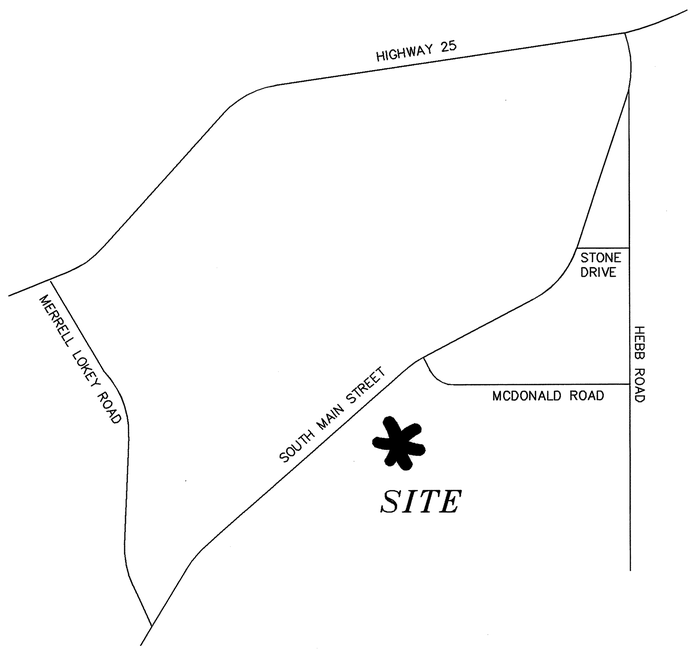
H. NO ENCROACHMENTS, INCLUDING STRUCTURES OR FILL MATERIAL, SHALL BE PLACED WITHIN A DESIGNATED FLOOD PLAIN UNLESS AND UNTIL A FLOOD PLAIN DEVELOPMENT PERMIT HAS BEEN SUBMITTED AND APPROVED BY THE TOWN OF WILSONVILLE. ALL DEVELOPMENT WITHIN A DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE TOWN OF WILSONVILLE FLOOD DAMAGE PREVENTION ORDINANCE.

I. TOWN OF WILSONVILLE IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT.

GENERAL NOTES:

THE CURRENT ZONING FOR THIS SUBDIVISION IS A-1.

THE PURPOSE OF THIS RESURVEY IS TO RECONFIGURE LOT SIZES.



VICINITY MAP (NOT TO SCALE)

FINAL PLAT OF

A RESURVEY OF LOTS 4 & 5 OF OLIVER FAMILY SUBDIVISION

AS RECORDED IN MAP BOOK 46, PAGE 80, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA

A FAMILY SUBDIVISION SITUATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 1 EAST, CITY OF WILSONVILLE, SHELBY COUNTY, ALABAMA.

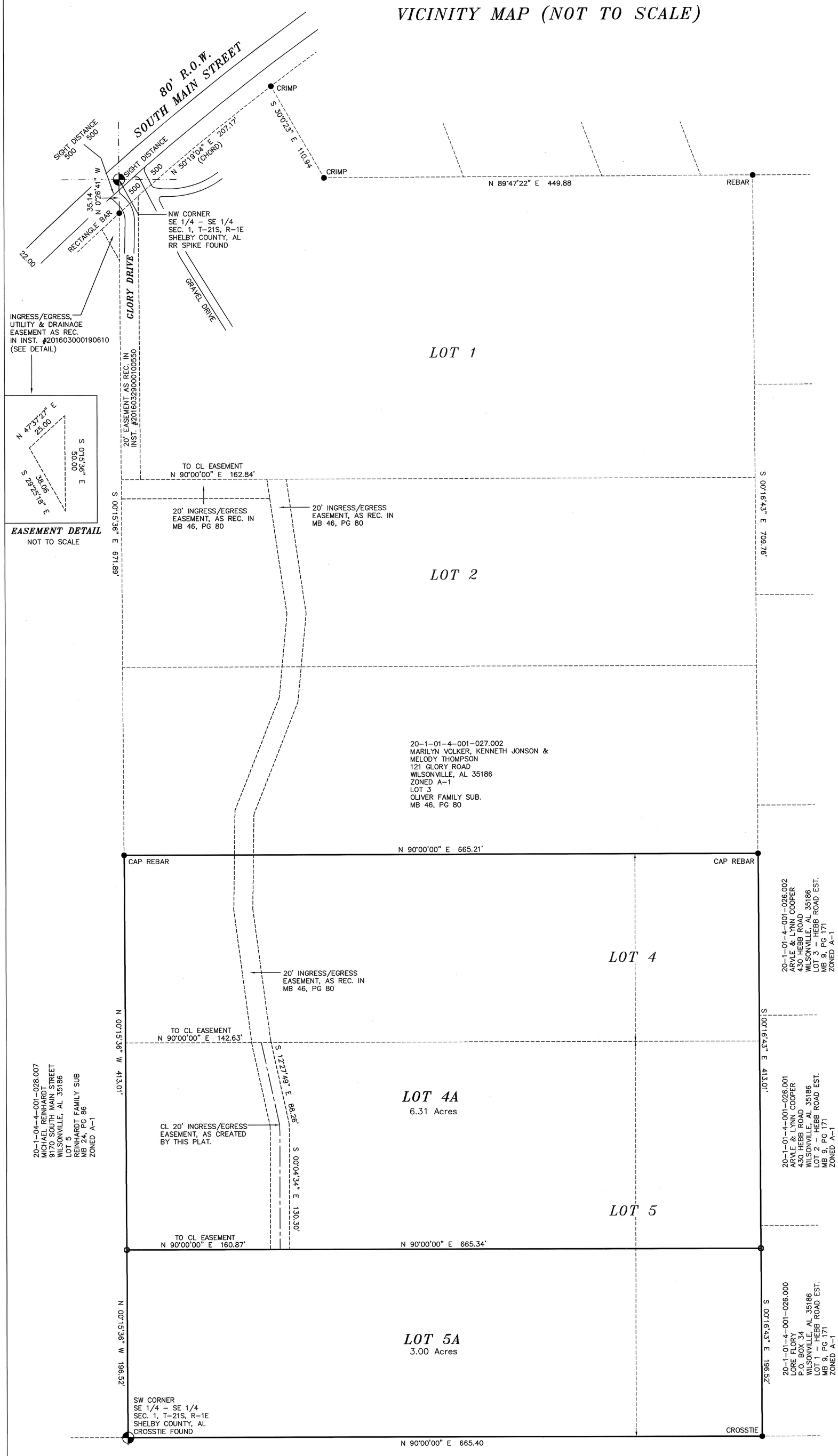
9.31 TOTAL ACREAGE OF SUBJECT PROPERTY

PREPARED FOR:
MARILYN VOLKER
235 GLORY ROAD
WILSONVILLE, AL 35186

PREPARED FOR:
KENNETH JOHNSON
205 PAGE CREEK ROAD
WILSONVILLE, AL 35186

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

PREPARED FOR:
MELODY THOMPSON
121 GLORY ROAD
WILSONVILLE, AL 35186



STATE OF ALABAMA
SHELBY COUNTY
FEBRUARY 5, 2020

The undersigned, Rodney Shiflett, a Licensed Land Surveyor, State of Alabama, Marilyn Volker, Kenneth Johnson and Melody Thompson 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 LOTS 4 & 5 OF OLIVER 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 Oliver Family Subdivision, as recorded in Map Book 46, Page 80, 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 5TH day of FEBRUARY, 20 20.

By: Rodney Shiflett Date: 2/5/2020
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 5TH day of FEBRUARY, 20 20.

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

By: Marilyn Volker Date 2-5-20
Marilyn Volker

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Marilyn Volker, 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 5 day of February, 20 20

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

By: Kenneth Johnson Date 2-6-2020
Kenneth Johnson

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Kenneth Johnson, 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 6 day of February, 20 20

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

By: M. T. Date 2-6-2020
Melody Thompson

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Melody Thompson 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 6 day of February, 20 20

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

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

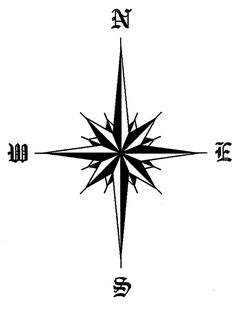
James W. McCormick Date 2/18/2020
Wilsonville Planning and Zoning Board

Town of Wilsonville Mayor Date 2/17/2020

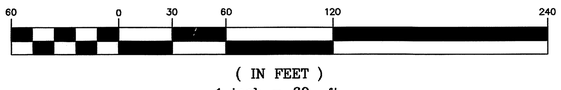
Davy L. Edwards Date 2-10-2020
Fire Chief

SHELBY COUNTY HEALTH DEPARTMENT Date 2-10-2020
(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.



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

LEGEND

- ● – IRON PIN FOUND 1/2" OUTSIDE DIAMETER
- O – # 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

RODNEY SHIFLETT SURVEYING
P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298
JOB #19780

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