Map 55 Page 95

20220331000131610 1/1 $34.00
Shelby Cnty Judge of Probate, AL
03/31/2022 12:23:04 PM FILED/CERT

A FAMILY SUBDIVISION FOR SINGLE FAMILY RESIDENCES

COMPTON FAMILY ACRES

SITUATED IN THE SE 1/4 OF THE SW 1/4
OF SECTION 11, TOWNSHIP 24 NORTH,
RANGE 12 EAST, SHELBY COUNTY, ALABAMA

PREPARED BY:
SURVEYING SOLUTIONS, INC.
2232 CAHABA VALLEY DRIVE SUITE M
BIRMINGHAM, AL 35242
(205) 991-8965

OWNER:
STEPHEN R & RONDA BREWER
36 1 11 0 002 037.002
CHARLES W COMPTON
36 1 11 0 002 037.000

0 50' 100' 200'

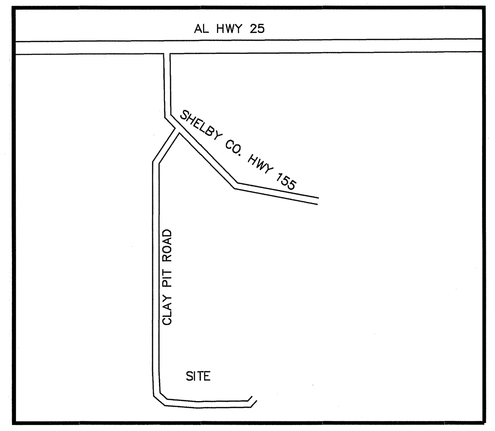
GRAPHIC SCALE: 1" = 50'

SCALE: 1" = 50' DATE: OCTOBER 27, 2021

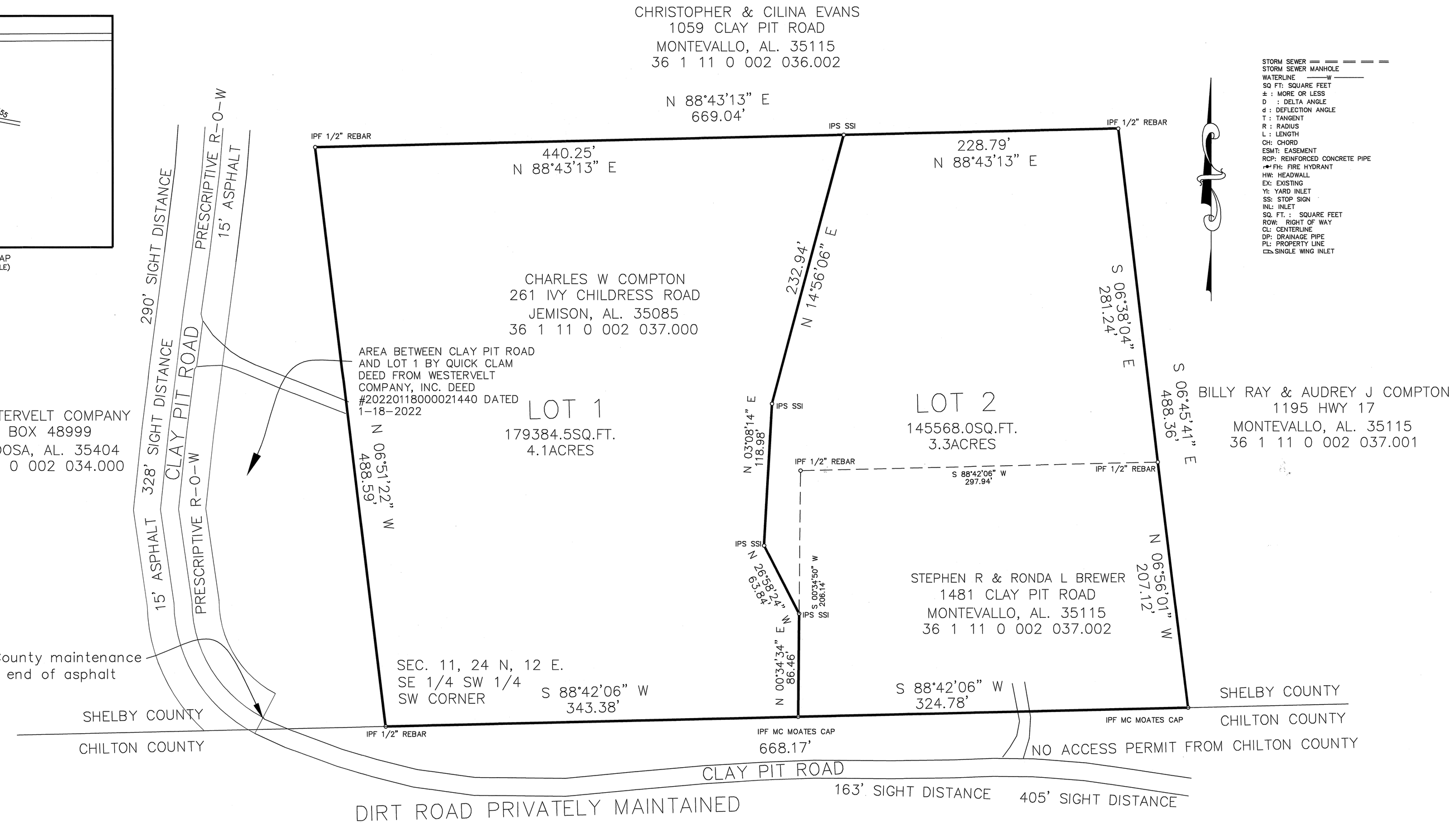
UNINCORPORATED SHELBY COUNTY

THE PURPOSE OF THIS SUBDIVISION IS TO DIVIDE 7.4 ACRES INTO 2 LOTS FROM ACREAGE FOR RESIDENTIAL USE.

THIS PROPERTY IS UNZONED



VICINITY MAP
(NOT TO SCALE)



STORM SEWER
STORM SEWER MANHOLE
WATERLINE
SQ FT: SQUARE FEET
± : MORE OR LESS
D : DELTA ANGLE
d : DEFLECTION ANGLE
T : TANGENT
R : RADIUS
L : LENGTH
CH: CHORD
ESMT: EASEMENT
RCP: REINFORCED CONCRETE PIPE
FH: FIRE HYDRANT
HW: HEADWALL
EX: EXISTING
YI: YARD INLET
SS: STOP SIGN
INL: INLET
SQ. FT. : SQUARE FEET
ROW: RIGHT OF WAY
CL: CENTERLINE
DP: DRAINAGE PIPE
PL: PROPERTY LINE
SINGLE WING INLET

STATE OF ALABAMA)
COUNTY OF SHELBY)

The undersigned, Carl Daniel Moore, a registered Land Surveyor, in the State of Alabama, Stephen R & Ronda Brewer and Charles W Compton, Owners, 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 the lands shown therein and known or to be known as COMPTON FAMILY ACRES, showing the subdivisions into which it is proposed to divide said lands, giving the length and angles of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the angles, width, length and name of each street, as well as the number of each lot and block, and showing the relation of the land to the government survey of Section 11, Township 24 North, Range 12 East, Shelby County, Alabama, 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 assignee also certifies that it is the owner of said lands and that the same are not subject to any mortgage.

I hereby certify 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.

DATE: 3-22-2022

BY: Carl Daniel Moore
Carl Daniel Moore, Reg. L.S. #12159

ALABAMA REGISTERED No. 12159 PROFESSIONAL LAND SURVEYOR CARL DANIEL MOORE

BY: Stephen R Brewer
Stephen R Brewer, Owner:

BY: Ronda Brewer
Ronda Brewer, Owner:

BY: Charles W Compton
Charles W Compton, Owner:

~~We, Stephen R & Ronda Brewer, and Charles W Compton as owners have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as (Compton Family Acres), a part of Shelby County, Alabama, and that the streets, alleys, easements and public grounds as shown on said plat are hereby dedicated to the use of the public.~~

APPROVED: Dixie Pannell Hester DATE: 3/30/2022
SHELBY COUNTY PLANNING COMMISSIOM

APPROVED: Kett R Cole DATE: 3/31/2022
SHELBY COUNTY ENGINEER

APPROVED: [illegible] DATE: 3-28-2022
FIRE CHIEF

APPROVED: Cindy Goocher DATE: 3/29/2022
SHELBY COUNTY HEALTH OFFICER
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 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 A PART OF THIS PLAT AS IF SET OUT HEREON.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned , as Notary Public in and for said County in said State, hereby certify that Carl Daniel Moore, whose name is signed to the foregoing certificate as Land Surveyor, who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing certificate, he executed the same voluntarily, as an act of said Land Surveyor, on the day the same bears date.

Given under my hand and seal this the 22ND day of MARCH, 2022.

BY: David Brian Entrekin
Notary Public

My commission expires: 10-8-2022

DAVID BRIAN ENTREKIN NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a notary public in and for said county, in said state, hereby certify that, Stephen R Brewer, whose name is signed to the foregoing certificate as owner, and who is known to me, acknowledged before me on this date that being duly informed of the contents of said certificate, he executed the same voluntarily, for and as the act of said corporation.

Given under my hand and seal this the 28th day of March, 2022

BY: Guanella Lorraine Bice
Notary Public

My commission expires: June 28, 2022

NOTARY PUBLIC

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a notary public in and for said county, in said state, hereby certify that, Ronda Brewer, whose name is signed to the foregoing certificate as owner, and who is known to me, acknowledged before me on this date that being duly informed of the contents of said certificate, he executed the same voluntarily, for and as the act of said corporation.

Given under my hand and seal this the 28th day of March, 2022

BY: Guanella Lorraine Bice
Notary Public

My commission expires: June 28, 2022

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a notary public in and for said county, in said state, hereby certify that, Charles W Compton, whose name is signed to the foregoing certificate as owner, and who is known to me, acknowledged before me on this date that being duly informed of the contents of said certificate, he executed the same voluntarily, for and as the act of said corporation.

Given under my hand and seal this the 28th day of March, 2022

BY: Guanella Lorraine Bice
Notary Public

My commission expires: June 28, 2022

NOTARY PUBLIC

SHELBY 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 Shelby County Planning and 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 01117C0504 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 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 Shelby County Flood Damage Prevention Ordinance.

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