Map Book 56 page 99

20220927000369620 1/1 $34.00
Shelby Cnty Judge of Probate, AL
09/27/2022 08:38:10 AM FILED/CERT

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 SITE 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 SHOWN ON THIS PLAT. DRIVEWAY ACCESS PERMIT REQUIRED PRIOR TO INSTALLATION OF DRIVEWAY(S). CONTACT THE SHELBY COUNTY HIGHWAY DEPARTMENT AT 205 669-3880 TO OBTAIN PERMIT.

E. THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE X, AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAPS (01117C 0438E), DATED FEB. 20, 2013.

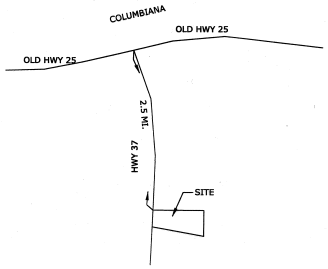
F. MAITENANCE OF DETENTION PONDS AND ALL OTHER ASSOCIATED ASSOCIATED STRUTURES AND APPURTENANCES ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

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 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. SINK HOLE NOTE:
THE SUBDIVISION SHOWN HEREON, INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS HAVE OCCURED. 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.



NTS
VICINITY MAP

MAP PREPARED BY
S. M. ALLEN PLS 12944
9378 HWY 119, STE B
ALABASTER, AL. 35007
205 663-4251

OWNER
PID 29-1-12-0-000-006.002
SARAI OLVERA
3930 HWY 10
MONTEVALLO, AL. 35115

CONTACT
SAM OLVERA
PHONE 205 283-5096

A RESUBDIVISION OF LOT 2 WILD CAT RUN SUBDIVISION

BEING A RESURVEY OF LOT 2, WILD CAT RUN AS RECORDED IN MAPBOOK 34, PAGE 74, IN THE SHELBY COUNTY PROBATE OFFICE.
SITUATED IN THE NW 1/4 OF SECTION 12, TOWNSHIP 22 SOUTH RANGE 1 WEST, SHELBY COUNTY ALABAMA.
TOTAL ACREAGE OF SUBDIVISION IS 10.00 ACRES
PROPERTY IS UNZONED

8-8-2022

0 60 120 180
SCALE 1"=60'

APPROVED: _____ DATE 9/16/22
FIRE CHIEF, FIRE DISTRICT

APPROVED: _____ DATE 9-26-22
SHELBY COUNTY ENGINEER

APPROVED: _____ DATE 09/16/2022
SHELBY COUNTY PLANNING COMMISSION

APPROVED: _____ DATE 9-15-22
SHELBY COUNTY HEALTH OFFICER
FOR RECORDING PURPOSES ONLY

STATE OF ALABAMA
SHELBY COUNTY

THE UNDERSIGNED_STEVEN M. ALLEN_REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND SARAI OVLERA, OWNER(S),
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 "A RESUBDIVISION OF LOT 2, WILD CAT RUN" 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.

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.

BY: _____ 9-15-22 DATED
STEVEN M. ALLEN
Surveyor, Reg. No.___12944

BY: _____ DATED 09-15-22
Owner, SARAI OLVERA

ALABAMA LICENSED No. 12944 LAND SURVEYOR STEVEN M. ALLEN

STATE OF ALABAMA
COUNTY OF SHELBY

I, MISTY BUCHANAN BRASHER, the undersigned, as Notary Public in and for said County in said State, hereby certify that S.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 19th day of SEPTEMBER, 2022

BY: _____
Notary Public
My commission expires 4-1-23

MISTY BUCHANAN BRASHER MY COMMISSION EXPIRES APRIL 01, 2023 NOTARY PUBLIC STATE OF ALABAMA AT LARGE

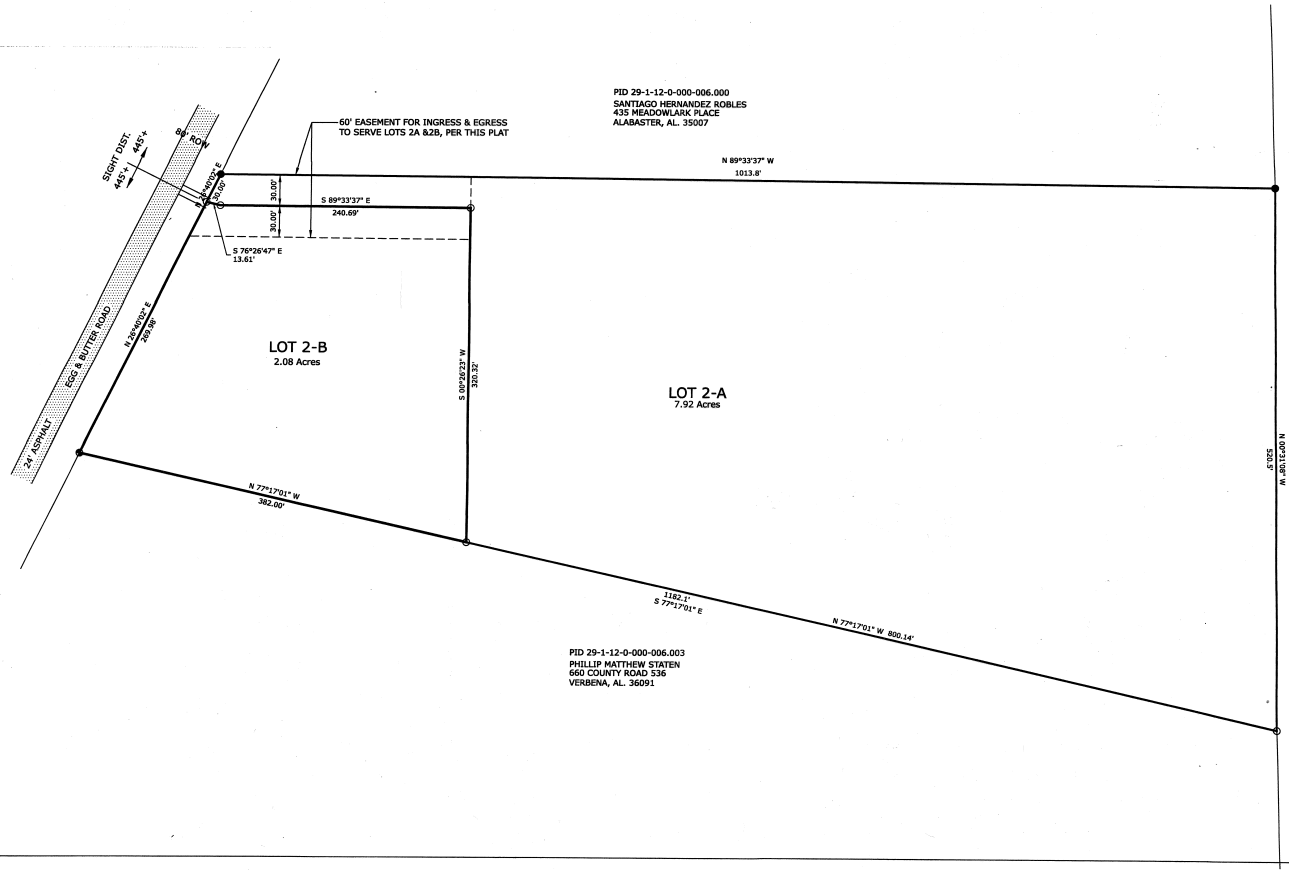
STATE OF ALABAMA
COUNTY OF SHELBY

I, MISTY BUCHANAN BRASHER, the undersigned, as Notary Public in and for said County in said State, hereby certify that SARAI OVLERA, 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 19th day of SEPTEMBER, 2022

BY: _____
Notary Public
My Commission expires 4-1-23

MISTY BUCHANAN BRASHER MY COMMISSION EXPIRES APRIL 01, 2023 NOTARY PUBLIC STATE OF ALABAMA AT LARGE



= FOUND OPEN PIPE
= FOUND 1/2" REB
= FOUND CAP REBAR
= SET CAP REBAR

HEALTH DEPARTMENT NOTE:

THE LOTS ON THIS PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE SHELBY COUNTY LHD. NO REPRESENTATION IS MADE THAT ANY LOT ON THIS PLAT WILL ACCOMADATE AN ONSITE SEWAGE SYSTEM (OSS). THE APPROPRIATENESS OF A LOT FOR WASTEWATER (SEWAGE) TREATMENT AND DISPOSAL SHALL BE DETERMINED WHEN AN APPLICATION IS SUBMITTED. IF PERMITTED, THE LOT APPROVAL MAY CONTAIN CERTAIN CONDITIONS WHICH RESTRICT THE USE OF THE LOT OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS, AND THESE ARE ON FILE WITH SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HERE ON.

THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 2 INTO 2 LOTS FOR RESIDENTIAL USE.

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

DWN. BY
CKD. BY
JOB NO. 16643
DISK
SCALE
DATE. 8-8-22

CLIENT: SAM PLVERA
PROJECT: TYPE SURVEY FINAL PLAT
BEARINGS STATE PLANE WEST
DATE OF FIELD SURVEY 1-20-22
CLOSURE 1:20000
A RESUBDIVISION OF LOT 2, WILD CAT RUN
TITLE FINAL PLAT

ALABAMA LICENSED No. 12944 PROFESSIONAL LAND SURVEYOR STEVEN M. ALLEN

ALLSURV, LLC
S.M. ALLEN PLS 12944
9378 HWY 119
SUITE B
ALABASTER, AL. 35007
PHONE 205 663-4251

SHEET NO.
1 OF 1