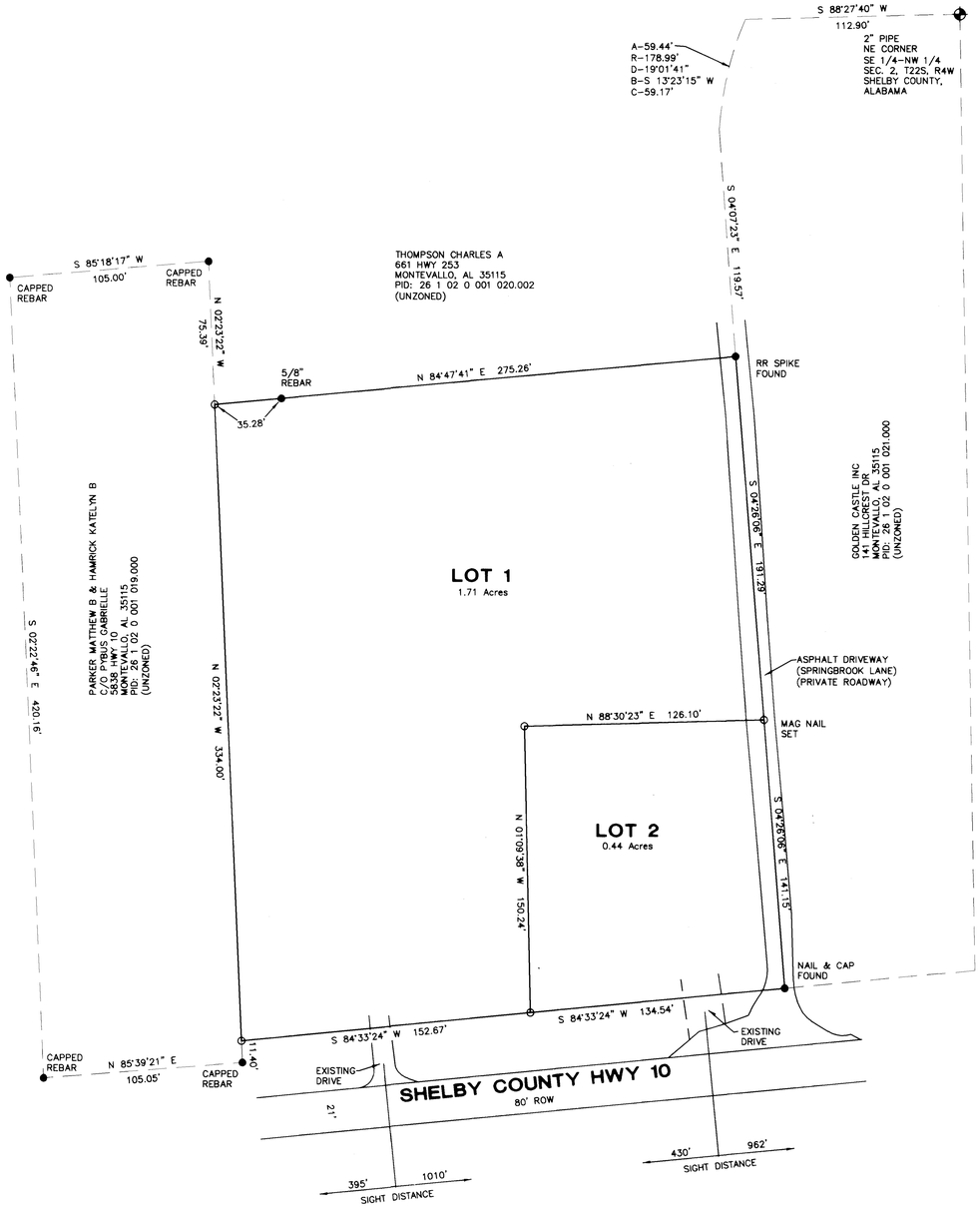
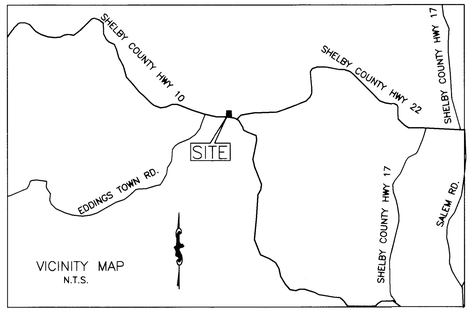
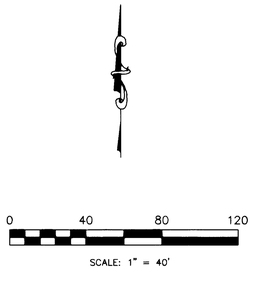
Map Book 57 Page 84

20230411000101160 1/1 $34.00
Shelby Cnty Judge of Probate, AL
04/11/2023 10:27:54 AM FILED/CERT







THE PURPOSE OF THIS SUBDIVISION IS TO SUBDIVIDE 2.15 ACRES INTO 2 LOTS FOR RESIDENTIAL PURPOSES.

Shelby County Notes:

1. 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 this subdivision. Shelby County is not responsible for the maintenance of any easements shown on this plat outside of the public right-of-way.

2. Contractor and/or developer are responsible for providing building sites free of drainage problems.

3. No further subdivision of any parcel shown hereon shall be allowed with out the prior approval of the Shelby County Planning Commission.

4. Driveways shall be restricted to the locations as shown on this plat. Driveway access permit required prior to installation of driveway(s), contact Shelby County Highway Department at 669-3880 to obtain access permit.

5. This property is located in Flood Zone "X", as shown on the latest Federal Insurance Rate Maps (Map Number 01117C0370E, dated February 20, 2013).

6. Maintenance of detention ponds and all associated structures and appurtenances are the responsibility of the Homeowners Association.

7. Any construction or encroachment in a designated flood plain must comply with the Shelby County Flood Damage Prevention Ordinance.

8. 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.

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

10. "Sink Hole Prone Areas-The subdivision shown hereon, including lots and streets, lies in an area where natural lime sinks have occurred. 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 any other purpose whatsoever.

OWEN ACRES

A MINOR SUBDIVISION SITUATED IN THE NW 1/4 OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA

CLIENT: OWEN BOOTHE
5800 HIGHWAY 10
MONTEVALLO, ALABAMA 35115

SURVEYOR: SOUTH CENTRAL SURVEYING, LLC
P.O. BOX 917
ALABASTER, ALABAMA 35007
PHONE 205-229-1993

2.15 ACRES
UNZONED
FEBRUARY 16, 2023
REVISED
MARCH 20, 2023

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, William D. Callahan Jr., Registered Land Surveyor in the State of Alabama, Owen Boothe, as 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 were made in the instance of said owner; that this plat or map is a true and correct map of lands shown therein known as OWEN ACRES, showing the subdivisions into which it is proposed to divide said lands, giving the lengths and angles of each lot 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 of the lands to the government survey, and that iron pins have been installed at all lot corners and curve points as shown and are designated by small open circles on said plat or map and 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. Said owners also certify that they are the owners of said lands and that the same are not subject to any mortgage.

LICENSED

By: William D Callahan, Jr. Date 04/04/2023
William D. Callahan Jr., P.L.S.
Al Reg No 28251

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that William D. Callahan Jr., 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 4TH day of APRIL, 2023.

STEPHANIE CALLAHAN NOTARY PUBLIC ALABAMA STATE AT LARGE

Stephanie Callahan
Notary Public My Commission Expires 8-30-2023

By: Owen Boothe DATE 4-4-2023
Owen Boothe, Owner

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Owen Boothe, whose name is signed to the foregoing certificate as member, 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_____day of _____, 2023.

_____ My Commission Expires _____
Notary Public

Dawn M Wilbanks
Expires 5/10/2026

APPROVED: Josh Osborne Date 4-7-2023
AKH
Shelby County Planning Commission

APPROVED: Dave Stricklin Date 4-10-2023
Shelby County Engineer

APPROVED: Eric Nix Date 4-6-2023
Local Fire Chief

The lots on this plat are subject to approval or deletion by the Shelby County Health Department. The approvals may contain conditions pertaining to the sewage treatment system that restricts the use of the lots or obligate owners to special maintenance and reporting requirements. These conditions are on file with said health department and are made a part of this plat as if set out hereon.

APPROVED: Lynnette Bierstein Date 4-6-23
Shelby County Health Department

LEGEND

- ● - IRON PIN FOUND
- ○ - 1/2" REBAR SET WITH CAP STAMPED.
- ⊕ - MAG NAIL SET
- ∅ - UTILITY POLE.
- ROW - RIGHT OF WAY.
- —SS— - SANITARY SEWER
- —x—x— = BARBED WIRE FENCE
- = OVERHEAD POWER LINE
- = FIRE HYDRANT
- = WATER VALVE
- = SANITARY SEWER MANHOLE
- = JUNCTION BOX
- = HEADWALL
- CONCRETE.
- ☼ - LIGHT POLE.
- D - DEED
- NOT TO SCALE.
- AC. - ACRES.
- ℄ - CENTERLINE
- D.B. - DEED BOOK.
- M.B. - MAP BOOK
- P.B. - PLAT BOOK
- PG. - PAGE.
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- POE - POINT OF ENDING

No.	Date	By:	REVISIONS Remarks
	2/16/2023	WDC	SUBMITTAL
1	3/20/2023	WDC	ADDRESS COUNTY COMMENTS

South Central Surveying, LLC
RESIDENTIAL & COMMERCIAL LAND SURVEYING
156 SUNSET TRAIL
ALABASTER, ALABAMA 35007
PHONE 205-229-1993
EMAIL: buck@southcentralsurveying.com

FINAL PLAT
PROJECT: SITUATED IN THE NW 1/4, SECTION 22, TOWNSHIP 22 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA

ORDERED BY: OWEN BOOTHE
5800 HIGHWAY 10
MONTEVALLO, AL 35115

DWG. No.: 1 of 1

PROJECT NO: 22-02012