20231214000359780 1/1 \$34.00 Shelby Cnty Judge of Probate: AL 12/14/2023 09:52:38 AM FILED/CERT

LEGEND

O - # 5 REBAR SET WITH CAP STAMPED. (IPS) UTILITY POLE.

I.P.S. - IRON PIN SET ROW -RIGHT OF WAY. 1 - 1/4 - 1/4 TIE

-E- OVERHEAD UTILITY LINE(S). _x_ - FENCE.

-CONCRETE.

REC. - RECORDED 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 SHELBY COUNTY NOTES:

A. ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWER, 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.

. 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 0431 E), DATED FEBRUARY 20, 2013.

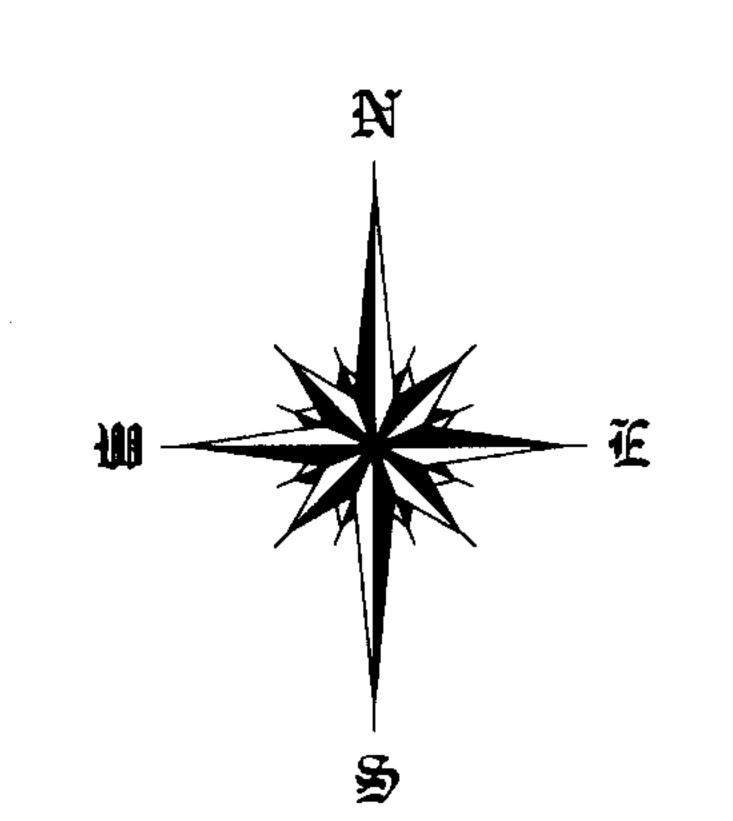
MAINTENANCE OF DETENTION PONDS AND ALL ASSOCIATED STRUCTURES AND APPURTENANCES ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

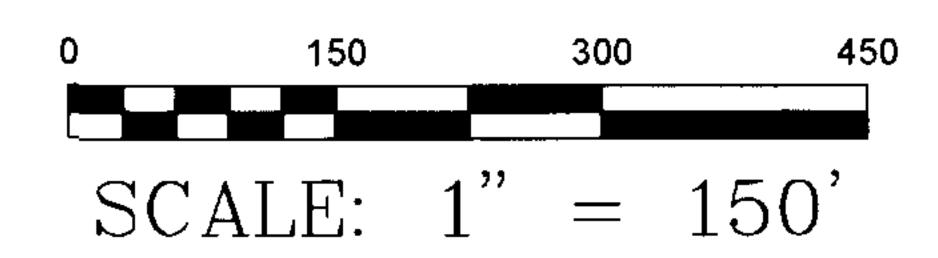
. ANY CONSTRUCTION OR ENCROACHMENT IN A DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE SHELBY COUNTY FLOOD DAMAGE PREVENTION ORDINANCE. H. NO ENCROACHMENTS, INCLUDING STRUCTURES OR FILL MATERIAL, SHALL BE PLACED WITHIN A DESIGNATED FLOOD PLAIN UNLESS AND UNTIL A FLOOD PLAIN DEVELOPMENT PERMIT HAS BEEN SUBMITTED AND APPROVED BY THE COUNTY ENGINEER. ALL DEVELOPMENT WITHIN A DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE SHELBY COUNTY FLOOD DAMAGE PREVENTION ORDINANCE.

SHELBY COUNTY 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 SUBDIVISION IS TO DIVIDE 1.00 ACRE, FROM ACREAGE, INTO ONE LOT, FOR RESIDENTIAL USE.





FINAL PLAT OF

CARDWELL FAMILY SUBDIVISION

A FAMILY SUBDIVISION SITUATED IN THE NW 1/4 OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

1.00 TOTAL ACREAGE OF SUBJECT PROPERTY

PREPARED FOR: VIRGIL MARK CARDWELL, JR 1582 HIGHWAY 5 WILSONVILLE, AL 35186

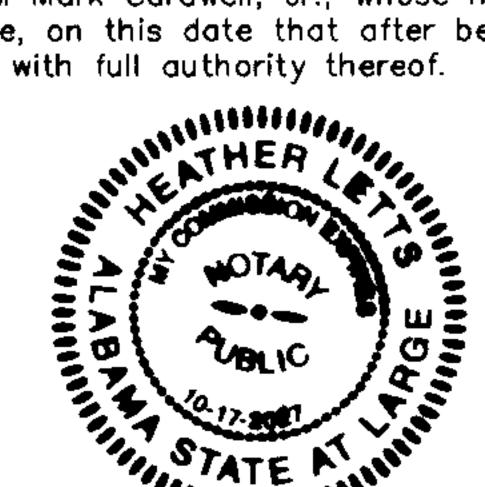
PREPARED BY: RODNEY SHIFLETT P.O. BOX 204 COLUMBIANA, AL 35051 205-669-1205

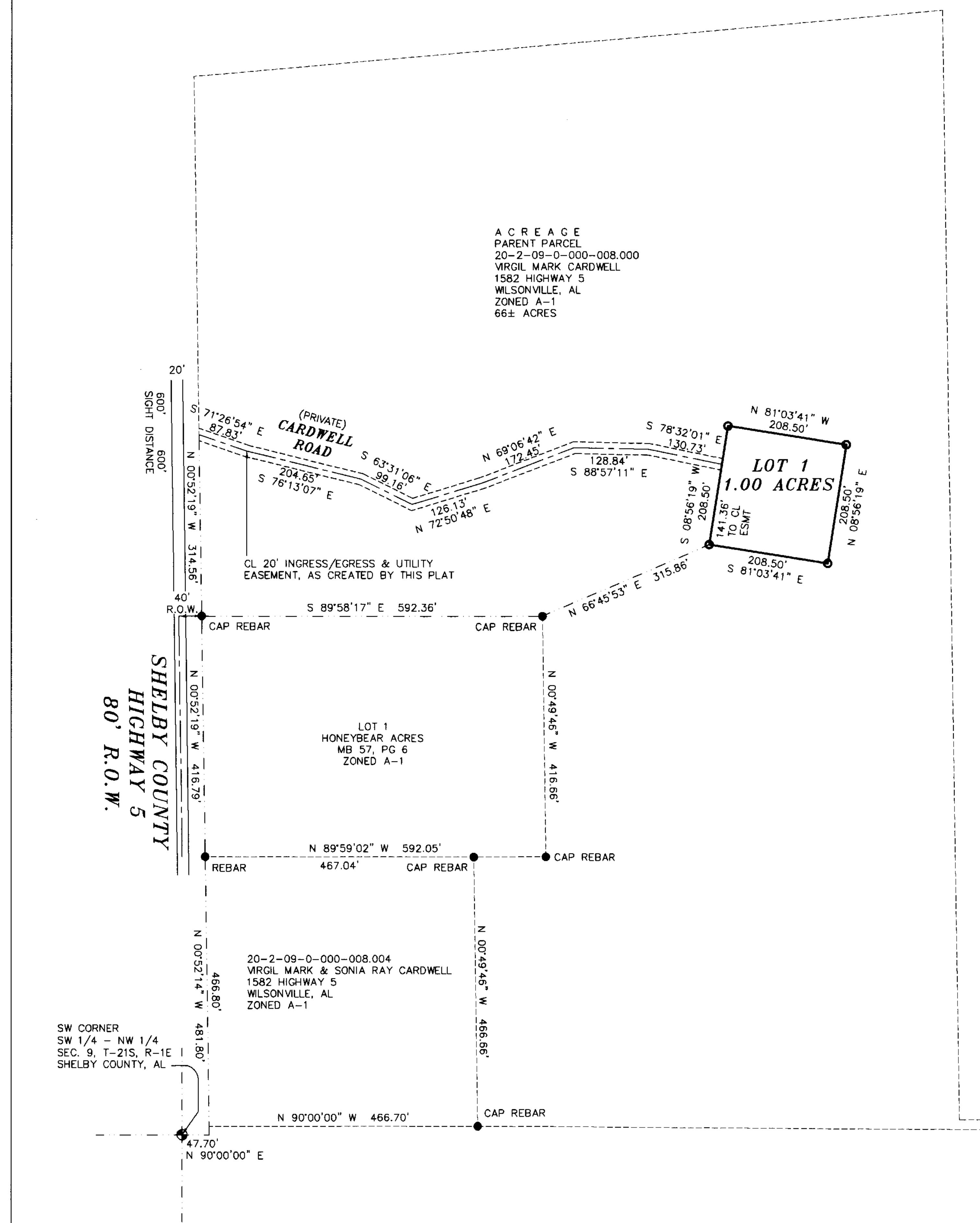
STATE OF ALABAMA SHELBY COUNTY DECEMBER 7, 2023

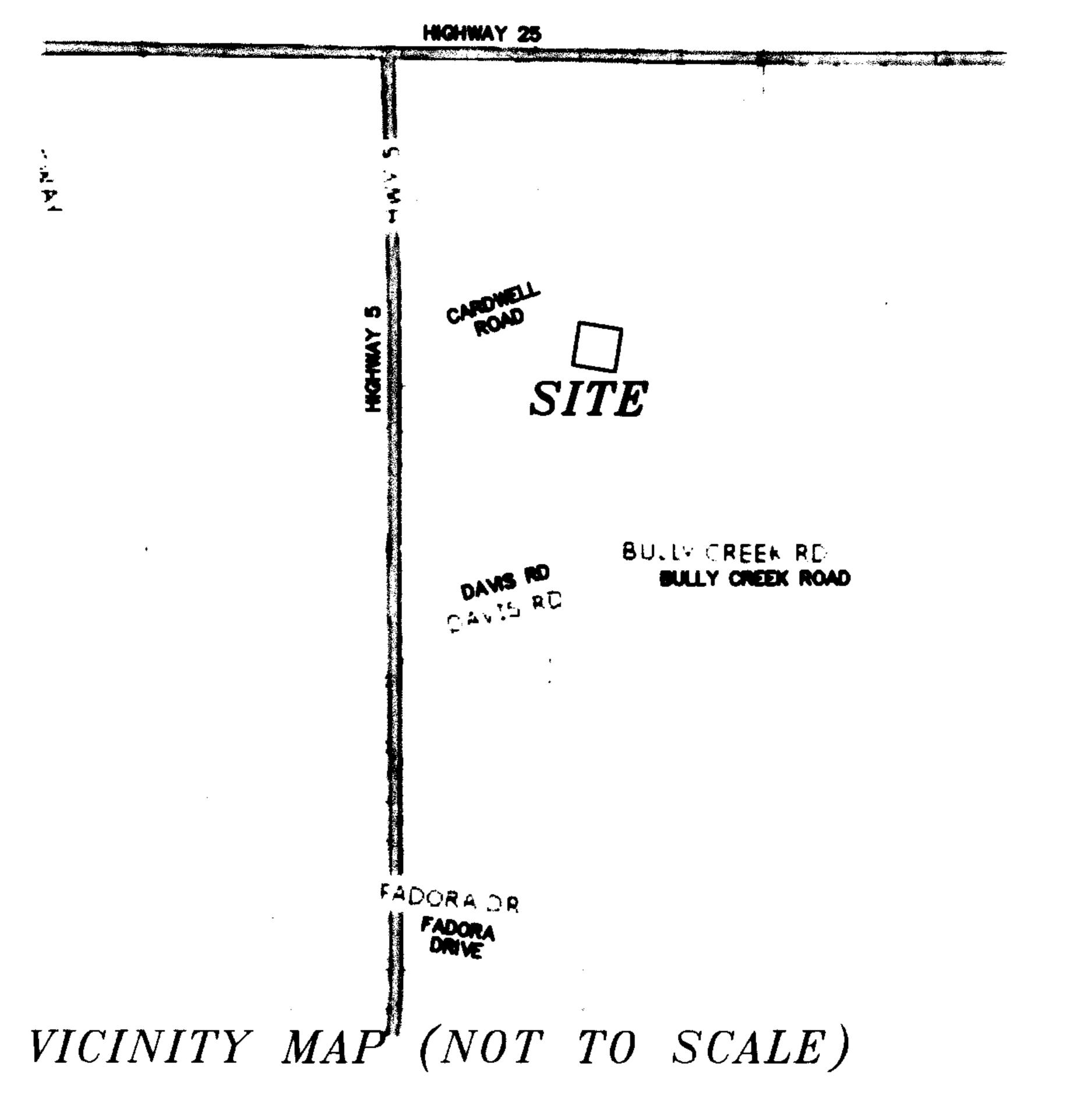
The undersigned, Rodney Shiflett, a Licensed Land Surveyor, State of Alabama and Virgil Mark Cardwell, Jr., as owner(s), hereby CARDWELL FAMILY SUBDIVISION showing the sub-divisions into which it is proposed to divide said lands, giving the lengths and that the same is not subject to any mortgage. I 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 $7TH_{day}$ of DECEMBER______,20.23__.

Rodney Shiflett, P.L.S. #2 84 P.O. Box 204 Columbiana, AL 35051 205-669-1205







A C R E A G E PARENT PARCEL 20-2-09-0-000-008.000 VIRGIL MARK CARDWELL 1582 HIGHWAY 5 WILSONVILLE, AL ZONED A-1 66± ACRES

RODNEY SHIFLETT SURVEYING