

WAGGONER ESTATES
SITUATED IN THE SE 1/4 OF SECTION 23, TWP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY AL.
TOTAL ACREAGE OF SUBDIVISION IS 70.52 ACRES
PROPERTY IS UNZONED

STATE OF ALABAMA
SHELBY COUNTY

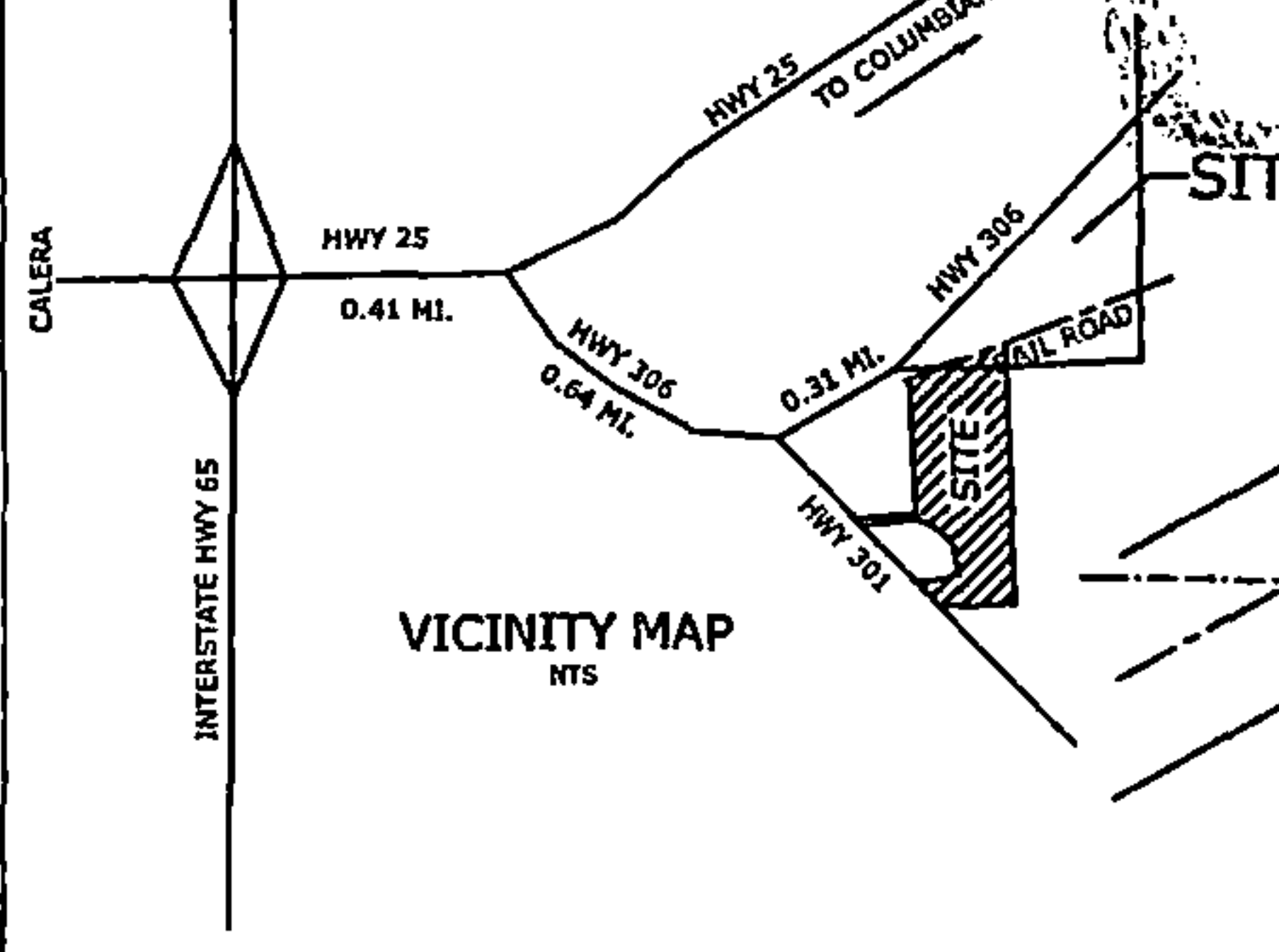
THE UNDERSIGNED, STEVEN M. ALLEN, REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND THE UNDERSIGNED OWNERS, CLINT AND LEAH WAGGONER, HEREBY CERTIFY THAT THIS PLAT OR MAP WAS MADE PURSUANT TO A SURVEY MADE AT THE INSTANCE OF SAID OWNERS; THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LAND SHOWN THEREIN AND KNOWN AS OR TO BE KNOWN AS "WAGGONER ESTATES" 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.

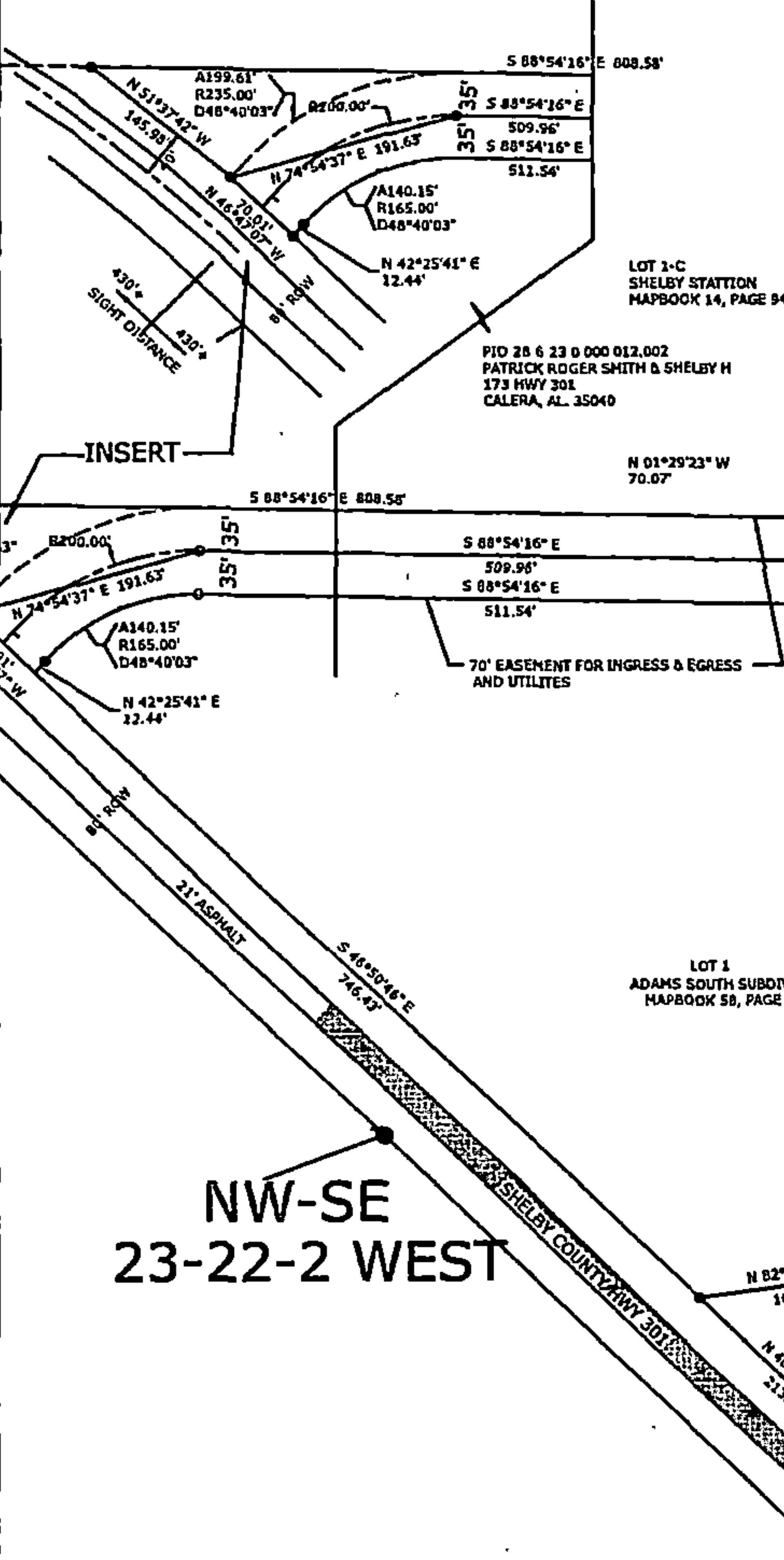
BY: *Steven M. Allen* DATED: 3-10-25
STEVEN M. ALLEN
Surveyor, Reg. No. 12944

BY: *Clint Waggoner* DATED: 3-10-25
Owner, CLINT WAGGONER

BY: *Leah Waggoner* DATED: 3-10-25
Owner, LEAH WAGGONER



- 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 WITHOUT 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 205 669-3680 TO OBTAIN PERMIT.
 - E. THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE X, AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAPS (01117C 05306), 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 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.
 - 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 SINKS HAVE OCCURRED. 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.



STATE OF ALABAMA
COUNTY OF SHELBY

I, _____ the undersigned, as Notary Public in and for said County in said State, hereby certify that Clint and Leah Waggoner, whose names 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 _____ day of _____, 2025

BY: _____
Notary Public My Commission expires _____

STATE OF ALABAMA
COUNTY OF SHELBY

I, Misty Buchanan Breshler 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 _____ day of _____, 2025

BY: _____
Notary Public My commission expires _____

OWNERS:
PID 28 6 23 0 000 013.000 (PARENT PARCEL- 102.24 ACRES)
CLINT AND LEAH WAGGONER
3504 BLACKBIDGE COVE
HOOPER, AL. 35244
1-404 682-8400

APPROVED: _____ DATE _____
FIRE CHIEF, FIRE DISTRICT

APPROVED: _____ DATE _____
SHELBY COUNTY ENGINEER

APPROVED: _____ DATE _____
SHELBY COUNTY PLANNING COMMISSION

APPROVED: _____ DATE _____
SHELBY COUNTY HEALTH OFFICER
FOR RECORDING PURPOSES ONLY

A RESUBDIVISION OF LOTS 2 & 3 OF
ADAMS SUBDIVISION NORTH
PID 28 6 23 0 000 013.001
JAMES WESLEY ADAMS
1300 HWY 305
CALERA, AL. 35040

LOT 2A

100' RAILROAD ROW

NE-NE
23-22-2 WEST

20250320000082750 1/1 \$22.00
Shelby Cnty Judge of Probate, AL
03/20/2025 11:58:29 AM FILED/CERT

HEALTH DEPARTMENT NOTE:
THE LOTS ON THIS PLAT ARE SUBJECT TO APPROVAL OR REJECTION BY THE SHELBY COUNTY LHO. NO REPRESENTATION IS MADE THAT ANY LOT ON THIS PLAT WILL ACCOMMODATE 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.

PID 28 6 23 0 000 013.002 LOT 3A
DAVID & LISA ADAMS
1484 HWY 305
CALERA, AL. 35040

CAP REBAR

FOUND IRON
SE CORNER
NE 1/4-NE 1/4
23-22 SOUTH-R 2 WEST
SHELBY COUNTY

TYPICAL 1/4-1/4 LINE

FND 1/2" REBAR

FND CRIMP

Property Owners
Clint Waggoner
Leah Waggoner

LOT 1
50.21 ACRES


SE-NE
23-22-2 WEST


LOT 2
23.75 ACRES

NE-SE
23-22-2 WEST

SHEET NO.
1 OF 1

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





CLIENT:

PROJECT: WAGGONER ESTATES

TYPE SURVEY FINAL PLAT
BEARINGS AL STATE PLANE WEST
DATE OF FIELD SURVEY 2-27-25
CLOSURE 1:20000

TITLE FINAL PLAT

DWN. BY

CKD. BY

JOB NO. 16699-17186

DISK

SCALE

DATE

NO.

DESCRIPTION

BY

DATE

REVISIONS