Map Book 45 Page 84

20160106000005770 1/1 $26.00
Shelby Cnty Judge of Probate, AL
01/06/2016 04:10:35 PM FILED/CERT

LEGEND

- ● - IRON PIN FOUND 1/2 " OUTSIDE DIAMETER
- ○ - # 5 REBAR SET WITH CAP STAMPED (IPS)
- UTILITY POLE.
- I.P.S. - IRON PIN SET
- ROW - RIGHT OF WAY.
- 1/4 - 1/4 TIE
- —U— - OVERHEAD UTILITY LINE(S).
- —X— - FENCE.
- CONCRETE.
- REC. - RECORDED
- NOT TO SCALE.
- AC. - ACRES.
- CL - 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 MAYBE 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 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 ZONE 'X', AS SHOWN ON THE LATEST FLOOD INSURANCE RATE MAPS, PANEL # 01117C 0133 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 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.

1.8 A. SINK HOLE NOTE:
THE SUBDIVISION SHOWN HEREON, INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS MAY OCCUR. LIME SINKS, AS LOCATED AND SHOWN ON THE ABOVE PLAT, WERE FOUND BUT NOT REPAIRED, UNLESS OTHERWISE NOTED ON THE PLAT. THIS SURVEYOR, 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.

B. LOT 1 SHALL NOT HAVE DIRECT ACCESS TO SHELBY COUNTY HIGHWAY 57.

JSJ Christie Pannell Hester ____ Date 12/28/2015
Shelby County Planning Commission

Keith R Cole ____ Date 1/5/2016
Shelby County Engineer

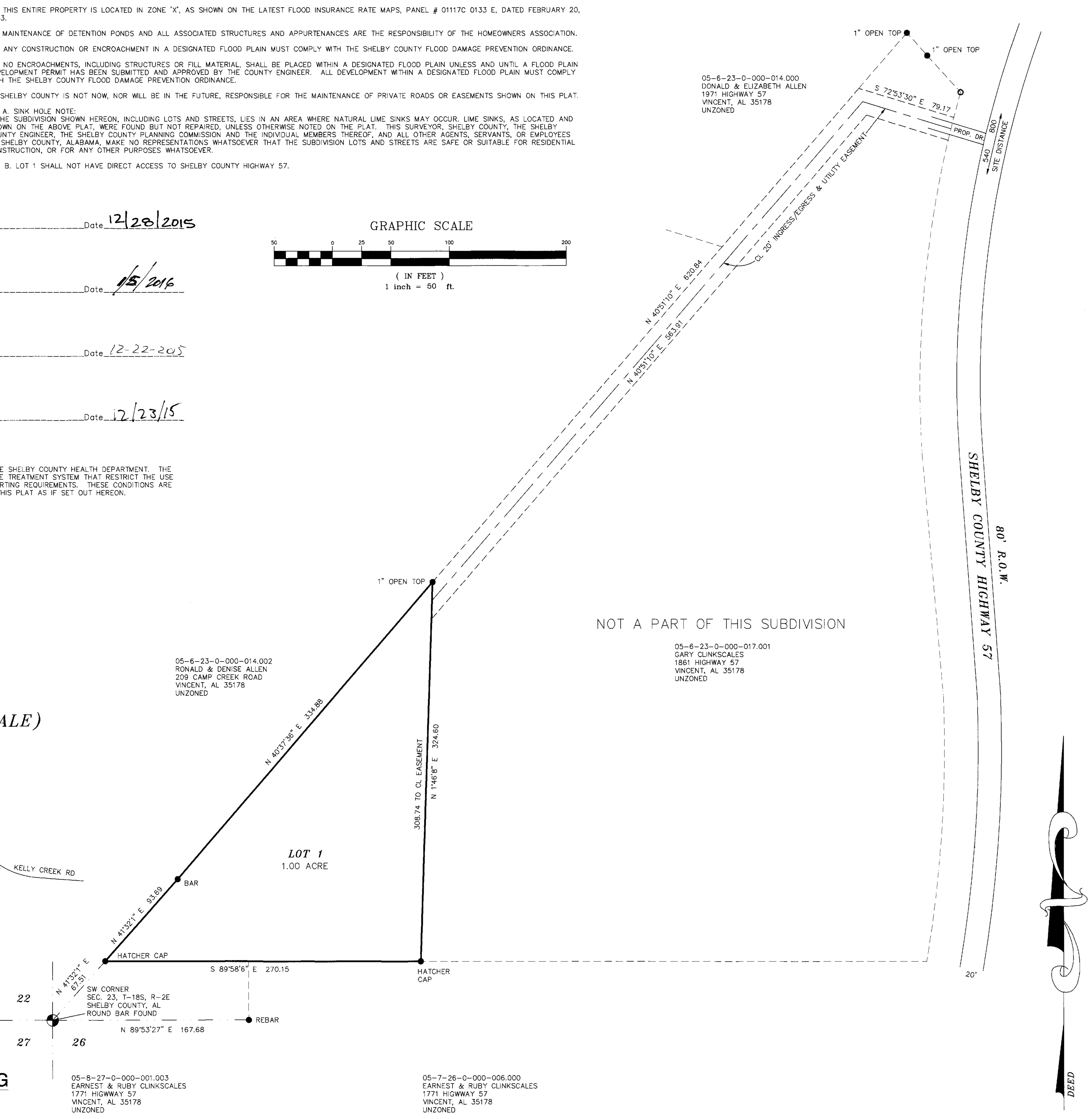
Michael Smiley ____ Date 12-22-2015
Fire Chief

____ Date 12/23/15
SHELBY COUNTY HEALTH DEPARTMENT
(For recording purposes only.)

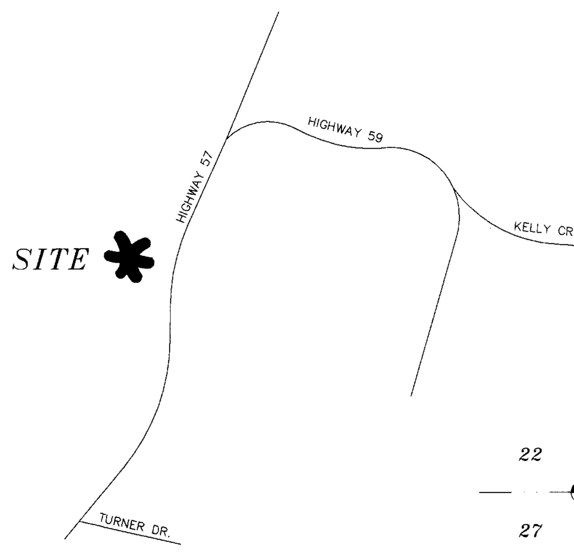
THE LOTS ON THE PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE SHELBY COUNTY HEALTH DEPARTMENT. THE APPROVALS MAY CONTAIN CONDITIONS PERTAINING TO THE ONSITE SEWAGE TREATMENT SYSTEM THAT RESTRICT THE USE OF THE LOTS OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS. THESE CONDITIONS ARE ON FILE WITH THE SAID HEALTH DEPARTMENT, AND ARE MADE PART OF THIS PLAT AS IF SET OUT HEREON.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

THE PURPOSE OF THIS SUBDIVISION IS TO CREATE A NEW LOT FOR RESIDENCE



VICINITY MAP (NOT TO SCALE)



RODNEY SHIFLETT SURVEYING
P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298
JOB #15467

515-052

DEED

FINAL PLAT OF

CLINKSCALES FAMILY SUBDIVISION

A ONE LOT FAMILY SUBDIVISION SITUATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 23, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA.

1.00 TOTAL ACREAGE OF SUBJECT PROPERTY

PREPARED FOR:
JOSH CLINKSCALE
1007 BROOK HIGHLAND LANE
BIRMINGHAM, AL 35242

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

STATE OF ALABAMA
SHELBY COUNTY
NOVEMBER 30, 2015

The undersigned, Rodney Shiflett, a Licensed Land Surveyor, State of Alabama, and Joshua Clinkscales and Mayela Clinkscales, as owner(s) and Gary Clinkscales, Sr. as owner of Easement, 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 lands shown therein known as, CLINKSCALES FAMILY SUBDIVISION, showing the sub-divisions into which it is proposed to divide said lands, giving the lengths and bearings of each lot line 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 to the government survey, and that iron pins have been found or installed at all lot corners and curve points as shown and are designated by small open circles for set irons and small closed circles for found irons on said plat or map. Said owners also certifies that they are the owner of said lands and that the same is not subject to any mortgage, except a mortgage held by Vanderbilt Mortgage and Finance, Inc. 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 30 day of November 2015.

By: Rodney Shiflett ____ Date: 11-30-15
Rodney Shiflett, P.L.S. #21784
P.O. Box 204
Columbiana, AL 35051
205-669-1205

ALABAMA REGISTERED No. 21784 PROFESSIONAL LAND SURVEYOR RODNEY Y. SHIFLETT

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Rodney Shiflett, 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 individual with full authority thereof.

Given under my hand and seal this the 30th day of November 2015.
April Clark ____ Notary Public
1-9-2017 ____ My Commission Expires

APRIL SHANNON CLARK NOTARY PUBLIC SHELBY COUNTY, ALABAMA My Commission Expires 01-09-2017

By: Joshua Clinkscales ____ Date 12/1/15
Joshua Clinkscales

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Joshua Clinkscales, whose name is signed to the foregoing certificate as owner, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, do execute same voluntarily as such individuals with full authority thereof.

Given under my hand and seal this the 1st day of December, 2015.
Heather Letts ____ Notary Public
11-17-2019 ____ My Commission Expires

Heather Letts Notary Public Alabama State at Large My Commission Expires November 17th, 2019

By: Mayela Clinkscales ____ Date 12/1/15
Mayela Clinkscales

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Mayela Clinkscales, whose name is signed to the foregoing certificate as owner, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, do execute same voluntarily as such individuals with full authority thereof.

Given under my hand and seal this the 1st day of December, 2015.
Heather Letts ____ Notary Public
11-17-2019 ____ My Commission Expires

Heather Letts Notary Public Alabama State at Large My Commission Expires November 17th, 2019

By: Gary Clinkscales, Sr. ____ Date 12/1/15
Gary Clinkscales, Sr.
Owner of Easement

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Gary Clinkscales, Sr., whose name is signed to the foregoing certificate as owner of easement, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, do execute same voluntarily as such individuals with full authority thereof.

Given under my hand and seal this the 1st day of December, 2015.
Heather Letts ____ Notary Public
11-17-2019 ____ My Commission Expires

Heather Letts Notary Public Alabama State at Large My Commission Expires November 17th, 2019

By: ____ Date 12/3/15
Vanderbilt Mortgage and Finance, Inc.
500 Alcoa Trail, Maryville, TN 37804

I, the undersigned, a Notary Public in and for said Knox county and TN state, do hereby certify that, ____, whose name is signed to the foregoing certificate as mortgagee, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, do execute same voluntarily as such individuals with full authority thereof.

Given under my hand and seal this the 3 day of December, 2015.
Christy Caldwell ____ Notary Public
8/1/18 ____ My Commission Expires