20190822000307530 1/1 $27.00
Shelby Cnty Judge of Probate, AL
08/22/2019 09:16:43 AM FILED/CERT

Map Book 51 Page 42

State of Alabama
Shelby County

The undersigned, Steven J. Clinkscales, Registered Land Surveyor, State of Alabama, and James England & Tyler England, 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 at the instance of said owners; that this plat or map is a true and correct plat or map of lands shown therein and known as ENGLAND'S ADDITION TO CHELSEA showing the subdivisions into which it is proposed to divide said lands, giving the length and 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, and showing the relation to the government survey of Section 29, Township 19 South, Range 1 West; 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 also certifies that she is the owner of said land, and that the same is not subject to any mortgage.

I, Steven J. Clinkscales, 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 Surveying in the State of Alabama to the best of my knowledge, information and belief.

In witness thereof, said surveyor executed these presents this 10th day of July, 2019.

By: Steven J. Clinkscales Date: July 10, 2019
Steven J. Clinkscales, PLS - AL Reg. No. 37248
P.O. Box 326
Chelsea, AL 35043
(205)671-1033

ALABAMA LICENSED No. 37248 PROFESSIONAL LAND SURVEYOR STEVEN J. CLINKSCALES

STATE OF ALABAMA
COUNTY OF SHELBY

I, Crystal Etheredge, a notary public in and for said county and state, do hereby certify that Steven J. Clinkscales, whose name is signed to the foregoing certificate as Surveyor, and who is known to me, acknowledged before me, on this date, that after having been 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 10th day of July, 2019

Crystal Etheredge 4-29-20
notary public (seal) My commission expires

CRYSTAL GIBSON ETHEREDGE MY COMMISSION EXPIRES APRIL 29, 2020 NOTARY PUBLIC ALABAMA STATE AT LARGE

By: James England Date: 7-11-19
James England - Owner

By: Tyler England Date: 7-11-19
Tyler England - Owner

STATE OF ALABAMA
COUNTY OF SHELBY

I, Crystal Etheredge, a notary public in and for said county and state, do hereby certify that James England & Tyler England, whose names are signed to the foregoing certificate as Owners, whose names are known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, do execute same voluntarily as such individual with full authority thereof.

given under my hand and seal this 11 day of July, 2019

Crystal Etheredge 4-29-20
notary public (seal) My commission expires

CRYSTAL GIBSON ETHEREDGE MY COMMISSION EXPIRES APRIL 29, 2020 NOTARY PUBLIC ALABAMA STATE AT LARGE

ENGLAND'S ADDITION TO CHELSEA

THE PURPOSE OF THIS SURVEY IS TO RELOCATE THE COMMON BOUNDARY LINE OF TWO ADJOINING PARCLES

SITUATED IN THE NE ¼ OF THE NW ¼, THE SE ¼ OF THE NW ¼, AND THE SW ¼ OF THE NW ¼ OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA

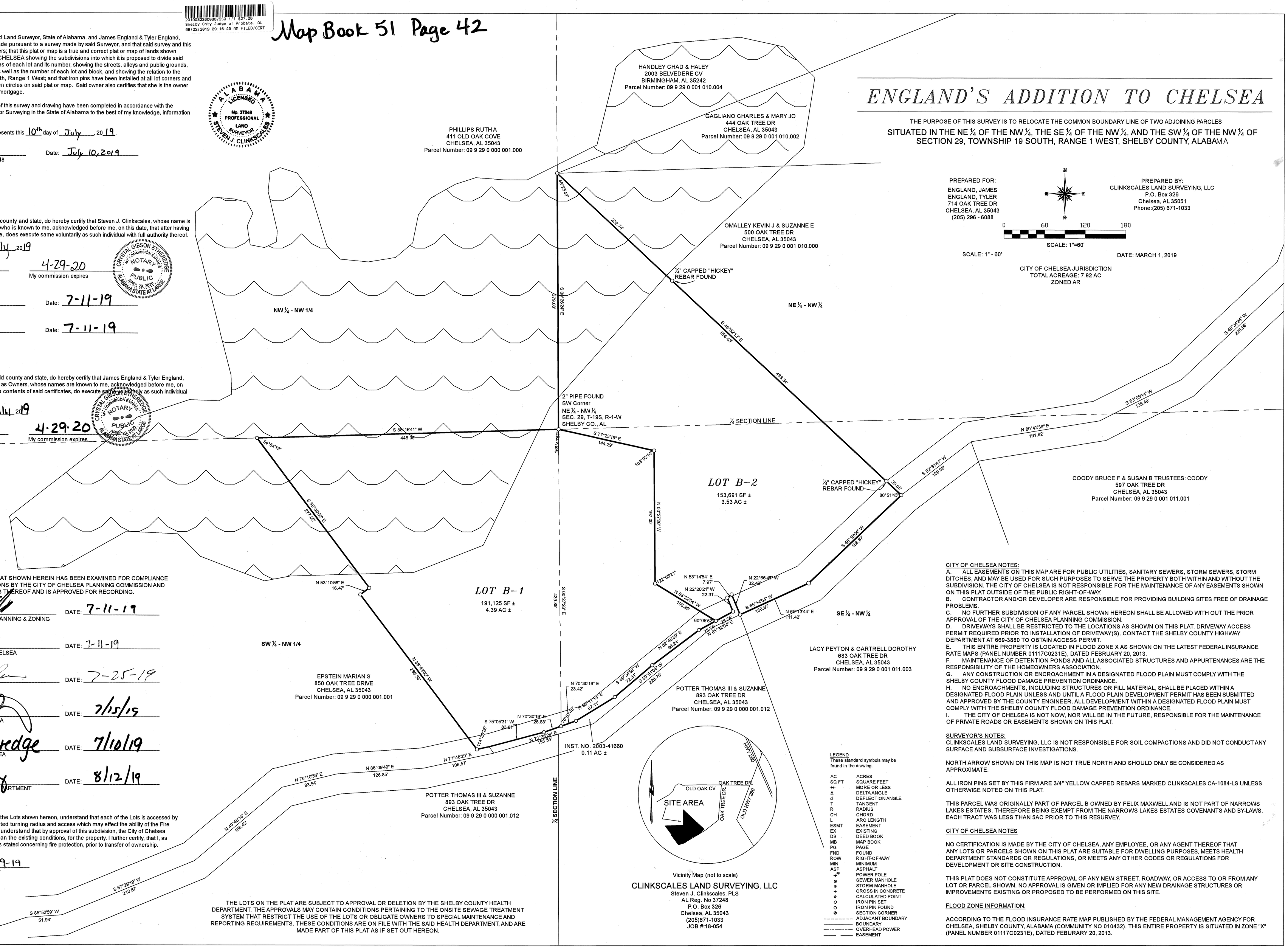
PREPARED FOR:
ENGLAND, JAMES
ENGLAND, TYLER
714 OAK TREE DR
CHELSEA, AL 35043
(205) 296 - 6088

PREPARED BY:
CLINKSCALES LAND SURVEYING, LLC
P.O. Box 326
Chelsea, AL 35051
Phone:(205) 671-1033

0 60 120 180
SCALE: 1"=60'

SCALE: 1" - 60' DATE: MARCH 1, 2019

CITY OF CHELSEA JURISDICTION
TOTAL ACREAGE: 7.92 AC
ZONED AR



Vicinity Map (not to scale)

CLINKSCALES LAND SURVEYING, LLC
Steven J. Clinkscales, PLS
AL Reg. No 37248
P.O. Box 326
Chelsea, AL 35043
(205)671-1033
JOB #:18-054

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN EXAMINED FOR COMPLIANCE WITH THE CURRENT SUBDIVISION REGULATIONS BY THE CITY OF CHELSEA PLANNING COMMISSION AND FOUND TO CONFORM TO THE REQUIREMENTS THEREOF AND IS APPROVED FOR RECORDING.

APPROVED BY: _____ DATE: 7-11-19
CHAIRPERSON, CHELSEA PLANNING & ZONING

APPROVED BY: _____ DATE: 7-11-19
CITY ENGINEER, CITY OF CHELSEA

APPROVED BY: _____ DATE: 7-25-19
MAYOR, CITY OF CHELSEA

APPROVED BY: _____ DATE: 7/15/19
FIRE CHIEF, CITY OF CHELSEA

ATTEST: Crystal Etheredge DATE: 7/10/19
CITY CLERK, CITY OF CHELSEA

APPROVED BY: _____ DATE: 8/12/19
SHELBY COUNTY HEALTH DEPARTMENT
(For recording purposes only)

I, James England, as owner of each of the Lots shown hereon, understand that each of the Lots is accessed by an existing prescriptive right of way, which has limited turning radius and access which may effect the ability of the Fire Department to respond to emergency situations. I understand that by approval of this subdivision, the City of Chelsea does not imply any additional Protections, other than the existing conditions, for the property. I further certify, that I, as owner, will notify any future buyer of the conditions stated concerning fire protection, prior to transfer of ownership.

Owner: _____ Date: 8-9-19

REVISIONS:

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.

LEGEND
These standard symbols may be found in the drawing.

AC	ACRES
SQ FT	SQUARE FEET
+/-	MORE OR LESS
Δ	DELTA ANGLE
d	DEFLECTION ANGLE
T	TANGENT
R	RADIUS
CH	CHORD
L	ARC LENGTH
ESMT	EASEMENT
EX	EXISTING
DB	DEED BOOK
MB	MAP BOOK
PG	PAGE
FND	FOUND
ROW	RIGHT-OF-WAY
MIN	MINIMUM
ASP	ASPHALT
	POWER POLE
	SEWER MANHOLE
	STORM MANHOLE
+	CROSS IN CONCRETE
	CALCULATED POINT
	IRON PIN SET
	IRON PIN FOUND
	SECTION CORNER
	ADJACANT BOUNDARY
	BOUNDARY
	OVERHEAD POWER
	EASEMENT

CITY OF CHELSEA 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. THE CITY OF CHELSEA 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 WITH OUT THE PRIOR APPROVAL OF THE CITY OF CHELSEA PLANNING COMMISSION.
D. DRIVEWAYS SHALL BE RESTRICTED TO THE LOCATIONS AS 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 NUMBER 01117C0231E), 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. THE CITY OF CHELSEA IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT.

SURVEYOR'S NOTES:
CLINKSCALES LAND SURVEYING, LLC IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE AND SUBSURFACE INVESTIGATIONS.

NORTH ARROW SHOWN ON THIS MAP IS NOT TRUE NORTH AND SHOULD ONLY BE CONSIDERED AS APPROXIMATE.

ALL IRON PINS SET BY THIS FIRM ARE 3/4" YELLOW CAPPED REBARS MARKED CLINKSCALES CA-1084-LS UNLESS OTHERWISE NOTED ON THIS PLAT.

THIS PARCEL WAS ORIGINALLY PART OF PARCEL B OWNED BY FELIX MAXWELL AND IS NOT PART OF NARROWS LAKES ESTATES, THEREFORE BEING EXEMPT FROM THE NARROWS LAKES ESTATES COVENANTS AND BY-LAWS. EACH TRACT WAS LESS THAN 5AC PRIOR TO THIS RESURVEY.

CITY OF CHELSEA NOTES

NO CERTIFICATION IS MADE BY THE CITY OF CHELSEA, ANY EMPLOYEE, OR ANY AGENT THEREOF THAT ANY LOTS OR PARCELS SHOWN ON THIS PLAT ARE SUITABLE FOR DWELLING PURPOSES, MEETS HEALTH DEPARTMENT STANDARDS OR REGULATIONS, OR MEETS ANY OTHER CODES OR REGULATIONS FOR DEVELOPMENT OR SITE CONSTRUCTION.

THIS PLAT DOES NOT CONSTITUTE APPROVAL OF ANY NEW STREET, ROADWAY, OR ACCESS TO OR FROM ANY LOT OR PARCEL SHOWN. NO APPROVAL IS GIVEN OR IMPLIED FOR ANY NEW DRAINAGE STRUCTURES OR IMPROVEMENTS EXISTING OR PROPOSED TO BE PERFORMED ON THIS SITE.

FLOOD ZONE INFORMATION:

ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL MANAGEMENT AGENCY FOR CHELSEA, SHELBY COUNTY, ALABAMA (COMMUNITY NO 010432), THIS ENTIRE PROPERTY IS SITUATED IN ZONE "X" (PANEL NUMBER 01117C0231E), DATED FEBURARY 20, 2013.