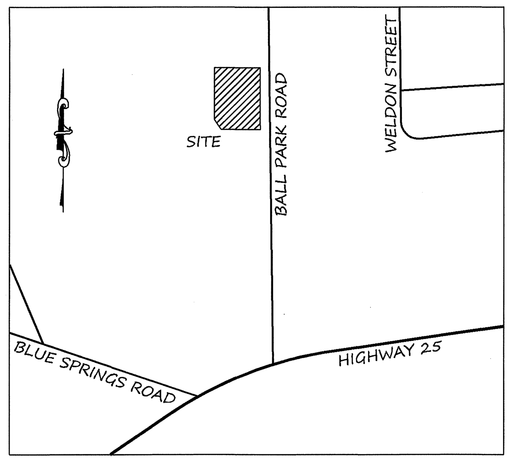
Map 56 Page 15

20220503000179240 1/1 $34.00
Shelby Cnty Judge of Probate, AL
05/03/2022 08:00:47 AM FILED/CERT



VICINITY MAP
NOT TO SCALE

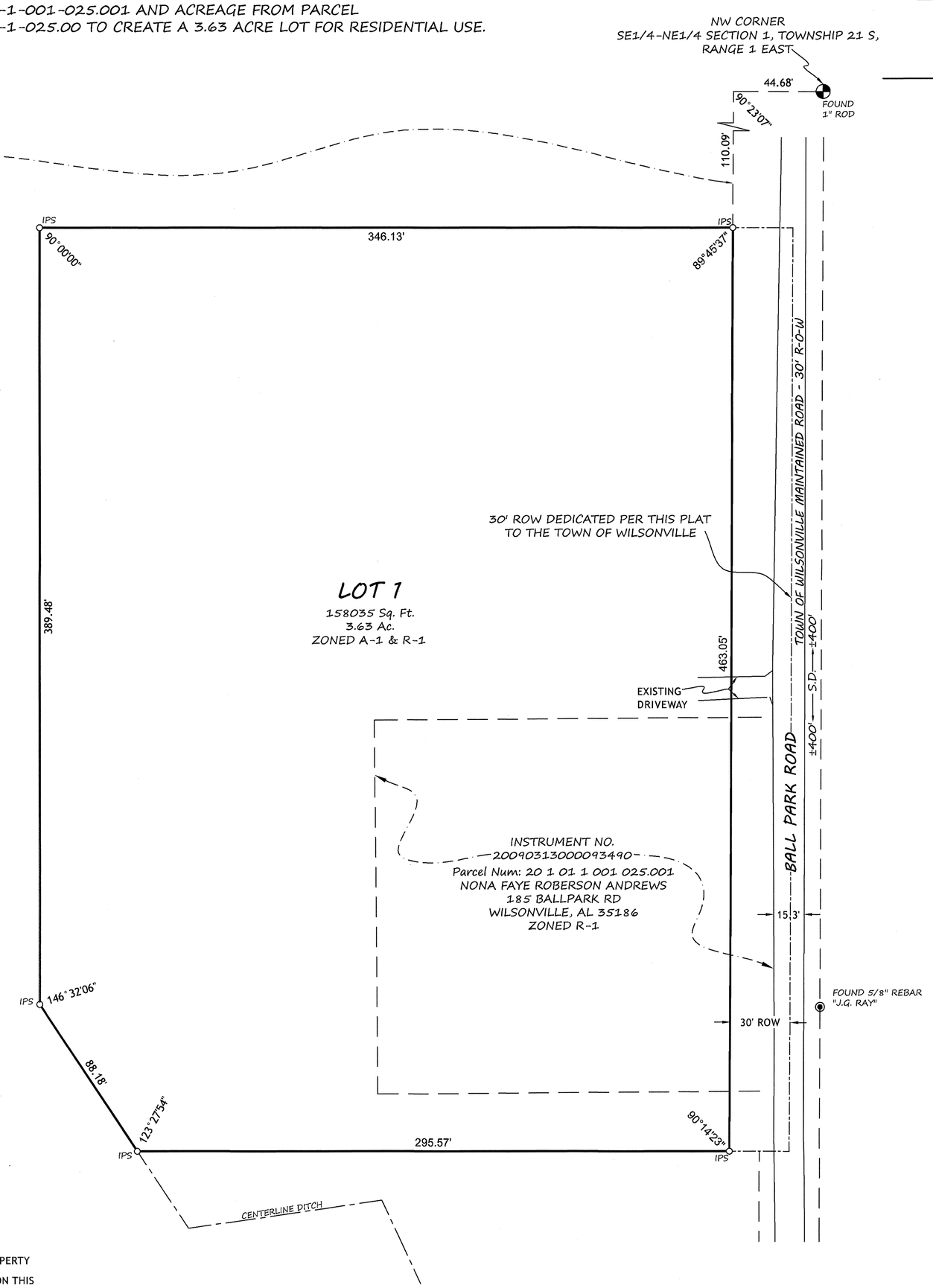
THE PURPOSE OF THIS SUBDIVISION IS TO COMBINE PARCEL 20-1-01-1-001-025.001 AND ACREAGE FROM PARCEL 20-1-01-1-025.00 TO CREATE A 3.63 ACRE LOT FOR RESIDENTIAL USE.

FINAL PLAT OF
BALL PARK ROAD SUBDIVISION

LOCATED IN THE SOUTHWEST ¼ OF THE NORTHEAST ¼
OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 1 EAST
SHELBY COUNTY, ALABAMA

PREPARED FOR:
LISA CREEL
185 BALL PARK ROAD
WILSONVILLE, AL 35186

PREPARED BY:
STEVEN CLINKSCALES
P.O. BOX 326
CHELSEA, AL 35043
205-671-1033



LEGEND

SQ. FT.....SQUARE FEET
AC.....ACRES
+/-.....MORE OR LESS
△.....DELTA ANGLE
d.....DEFLECTION ANGLE
T.....TANGENT
R.....RADIUS
CH.....CHORD
L.....LENGTH
ESMT.....EASEMENT
EX.....EXISTING
M.B.....MAP BOOK
PG.....PAGE
FND.....FOUND
ROW.....RIGHT-OF-WAY
O.....REBAR SET
MIN.....MINIMUM
℄.....CENTERLINE
D.B.....DEED BOOK
.....NOT TO SCALE

STATE OF ALABAMA)
SHELBY COUNTY)

The undersigned, Steven J. Clinkscales, a Licensed Land Surveyor, State of Alabama, and Lisa Roberson Creel, as Executor, 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 BALL PARK ROAD 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 owners of said lands 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 8th day of April, 2022.

BY: Steven J. Clinkscales
Steven J. Clinkscales, PLS AL 37248
P.O. Box 326
Chelsea, AL 35043
(205)671-1033

Date: 4/8/2022

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

BY: Lisa Roberson Creel
Lisa Roberson Creel, Executor

Date: 4/12/2022

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Steven J. Clinkscales, whose name is signed to the forgoing 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 the same voluntarily as such individual with full authority thereof.

Given under my hand and seal this 8th day of April, 2022.

Aimee Donaldson
Notary Public

7/22/25
My Commission Expires

NOTARY PUBLIC Aimee Alyssa Donaldson County of Shelby ALABAMA STATE AT LARGE

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Lisa Roberson Creel, whose name is signed to the forgoing certificate as Executor, 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 the same voluntarily as such individual with full authority thereof.

Given under my hand and seal this 12th day of April, 2022.

Notary Public

My Commission Expires 01/31/2023.
My Commission Expires

DEDICATION STATEMENT FOR TOWN OF WILSONVILLE R.O.W.

I, Lisa Roberson Creel, as owner(s) have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as BALL PARK ROAD SUBDIVISION, a part of Shelby County, Alabama, and that the streets as shown on said plat are hereby dedicated to the use of the public.

BY: Lisa Roberson Creel
Lisa Roberson Creel, Owner

Date: 4-12-2022

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Lisa Roberson Creel, whose name is signed to the forgoing certificate as Owner(s), and who are known to me, acknowledged before me, on this date, that after being duly informed of the contents of said certificate, does execute the same voluntarily as such individual with full authority thereof.

Given under my hand and seal this 12th day of April, 2022.

Notary Public

9-13-2023
My Commission Expires

ASHLEY N. JOHNSON NOTARY PUBLIC ALABAMA STATE AT LARGE

SURVEYOR'S NOTES:

1. THIS SUBDIVISION CONSISTS OF 43.99 TOTAL ACRES.
2. THE SMALLEST LOT IN THIS SUBDIVISION IS 3.63 ACRES.
3. CLINKSCALES LAND SURVEYING, LLC IS NOT RESPONSIBLE FOR SOIL COMPACTION AND DID NOT CONDUCT ANY SURFACE AND SUBSURFACE INVESTIGATIONS.
4. NORTH ARROW SHOWN ON THIS MAP IS NOT TRUE NORTH AND SHOULD ONLY BE CONSIDERED AS APPROXIMATE.
5. ALL IRON PINS SET BY THIS FIRM ARE 5/8" YELLOW CAPPED REBARS MARKED CLINKSCALES CA-1084-LS OR 1/2" RED CAPPED REBARS MARKED PLS 37248 CA-1084-LS.

TOWN OF WILSONVILLE 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 AND THE TOWN OF WILSONVILLE IS NOT RESPONSIBLE FOR 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 FROM DRAINAGE PROBLEMS
C. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE TOWN OF WILSONVILLE PLANNING AND ZONING BOARD.
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 TOWN OF WILSONVILLE AT 669-6180 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 01117C0451E), 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 TOWN OF WILSONVILLE 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 TOWN OF WILSONVILLE FLOOD DAMAGE PREVENTION ORDINANCE.
I. SHELBY COUNTY AND THE TOWN OF WILSONVILLE IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAY.

GENERAL NOTES:

THE CURRENT ZONING FOR THIS SUBDIVISION IS A-1 AND R-1. (TOWN OF WILSONVILLE)

APPROVED BY: Tina McDaniel
TOWN OF WILSONVILLE PLANNING COMMISSION
DATE: 4-28-22

APPROVED BY: Rick Moss
TOWN OF WILSONVILLE MAYOR
DATE: 4/26/22

APPROVED BY: Danny J. Edwards
WILSONVILLE FIRE CHIEF
DATE: 4-22-2022

APPROVED BY: Cindy Boucher
SHELBY COUNTY HEALTH DEPARTMENT
(For recording purposes only)
DATE: 4/13/22

SURVEY CONTROL:
THE BASIS OF BEARINGS SHOWN ON THIS SURVEY ARE BASED ON ALABAMA STATE PLANE WEST ZONE, GRID NORTH, NAD 83(2011), AND THE VERTICAL DATUM IS NAVD 88 (GEOID 12B). ELEVATION AND POSITION WERE OBTAINED FROM R.T.K. OBSERVATION USING THE ALDOT CORS NETWORK AS CONTROL.

CLINKSCALES LAND SURVEYING, LLC

SCALE: 1" = 40'	APPROVED BY: Steven J. Clinkscales,PLS AL REG. NO. 37248	DATE OF SURVEY: 02/02/2021	Cell: 205-671-1033	P.O. Box 326 Chelsea, AL 35043 ClinkSurveying.com
DATE: 04/08/2022		SURVEYED/DRAWN BY: Steven J. Clinkscales, PLS		

0 40 80 120
GRAPHIC SCALE: 1" = 40'

Job #: 21-032

Copyright ©

THE LOT ON THIS PLAT IS 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.