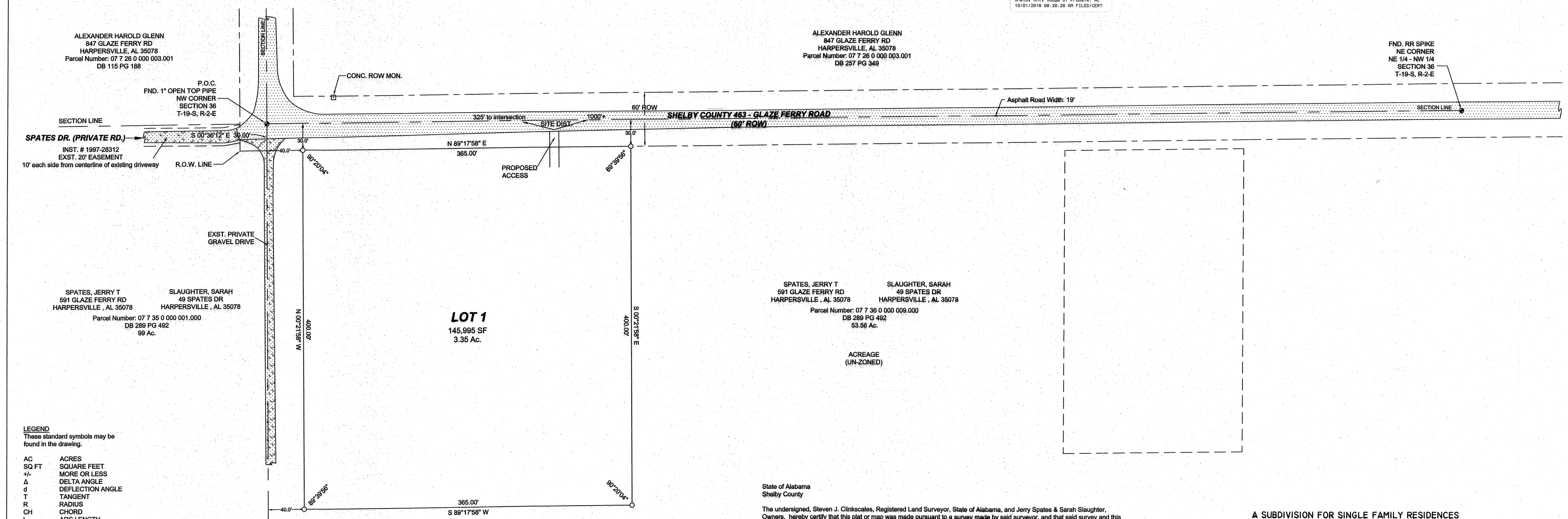
Map Book 50 Page 3

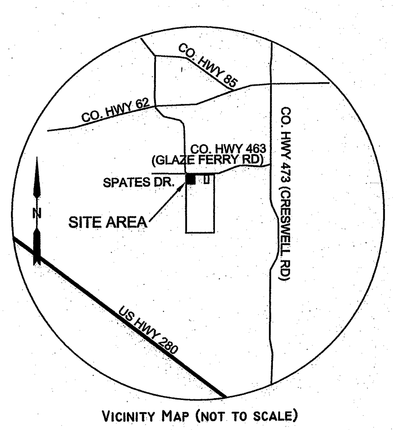
20181001000348510 1/1 $27.00
Shelby Cnty Judge of Probate, AL
10/01/2018 08:28:28 AM FILED/CERT



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

REVISIONS:
March 22, 2018
August 23, 2018



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 #:17-027

FND. 1" OPEN TOP PIPE
SW CORNER
SECTION 36
T-19-S, R-2-E

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 SITES FREE OF DRAINAGE PROBLEMS.
C. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITH OUT THE PRIOR APPROVAL OF THE SHELBY COUNTY PLANNING COMMISSIONS.
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 01117C0284E), 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.

GENERAL 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.

FLOOD ZONE INFORMATION:

ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL MANAGEMENT AGENCY FOR HARPERSVILLE, SHELBY COUNTY, ALABAMA (COMMUNITY NO 010293), THIS ENTIRE PROPERTY IS SITUATED IN ZONE "X" (PANEL NUMBER 01117C0284E), DATED FEBURARY 20, 2013.

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.

State of Alabama
Shelby County

The undersigned, Steven J. Clinkscales, Registered Land Surveyor, State of Alabama, and Jerry Spates & Sarah Slaughter, 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 SPATES SUBDIVISION 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 21, Township 19 South, Range 2 East; 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 he 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 17th day of September, 2018.

By: Steven J. Clinkscales Date: 9-17-2018
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, Jeanna Weygand, 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 17th day of September 2018

Jeanna Weygand 2-20-22
notary public (seal) My commission expires

JEANNA WEYGAND MY COMMISSION EXPIRES FEBRUARY 20, 2022 NOTARY PUBLIC STATE OF ALABAMA

By: Jerry Spates Date: 9-18-2018
Jerry Spates - Owner

By: Sarah Slaughter Date: 9-18-2018
Sarah Slaughter - Owner

STATE OF ALABAMA
COUNTY OF SHELBY

I, Linda Pearce, a notary public in and for said county and state, do hereby certify that Jerry Spates & Sarah Slaughter, 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 18th day of September, 2018.

Linda Wood Pearce July 31, 2022
notary public (seal) My commission expires

A SUBDIVISION FOR SINGLE FAMILY RESIDENCES

SPATES SUBDIVISION

THE PURPOSE OF THIS SUBDIVISION IS TO DIVIDE 3.35 ACRES, FROM PARENT PARCEL, INTO 1 LOT FOR RESIDENTIAL USE

A SINGLE FAMILY RESIDENTIAL SUBDIVISION SITUATED IN THE NW ¼ OF THE NW ¼ OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA

PREPARED FOR:
SPATES, JERRY T
591 Glaze Ferry Rd.
Harpersville, AL 35078
(205) 587 - 2238

SLAUGHTER, SARAH
49 Spates Dr.
Harpersville, AL 35078
(205) 516 - 8089

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

0 50 100 150
SCALE: 1"=50'

SCALE: 1" - 50' DATE: MARCH 22, 2018

TOWN OF HARPERSVILLE JURISDICTION
TOTAL ACREAGE: 3.35 AC
UN-ZONED

per APPROVED BY: Christie Pearce Vester DATE: 9/26/2018
SHELBY COUNTY PLANNING COMMISSION CHAIR

APPROVED BY: [signature] DATE: 9/28/2018
SHELBY COUNTY ENGINEER

APPROVED BY: [signature] DATE: 9/21/2018
TOWN OF HARPERSVILLE FIRE CHIEF

APPROVED BY: [signature] DATE: 9/24/18
SHELBY COUNTY HEALTH DEPARTMENT
(For recording purposes only)