Map Book 54 Page 10

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Shelby Cnty Judge of Probate, AL
03/01/2021 12:38:11 PM FILED/CERT

FINAL PLAT

CARROLL ESTATES

THE PURPOSE OF THIS SUBDIVISION IS TO DIVIDE 20.28 ACRES INTO 3 LOTS FOR RESIDENTIAL USE

A SINGLE FAMILY RESIDENTIAL SUBDIVISION SITUATED IN THE NW ¼ OF THE SW ¼ OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA

PREPARED FOR:
JOSEPH LYNN & JENNY REBECCA CARROLL
563 HWY 81
VINCENT, AL 35178

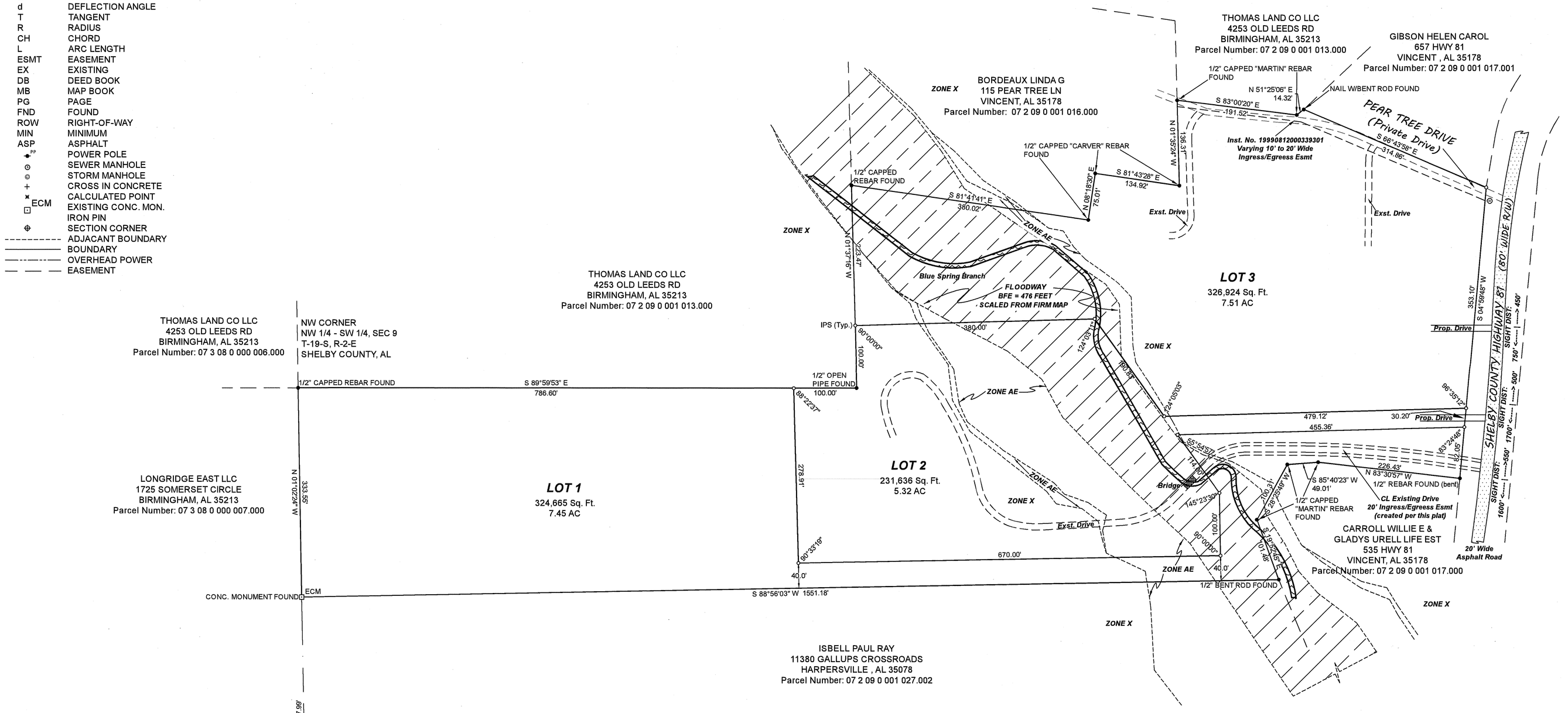
PREPARED BY:
CLINKSCALES LAND SURVEYING, LLC
P.O. Box 326
Chelsea, AL 35051
Phone:(205) 671-1033

0 100 200 300

SCALE: 1"=100'

DATE: JANUARY 29, 2021

CITY OF VINCENT JURISDICTION
TOTAL ACREAGE: 20.28 AC



CLINKSCALES LAND SURVEYING, LLC
Steven J. Clinkscales, PLS
AL Reg. No 37248
P.O. Box 326
Chelsea, AL 35043
(205)671-1033
JOB #:20-222

REQUIRED CITY OF VINCENT 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 AND THE CITY OF VINCENT ARE 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 VINCENT PLANNING AND ZONING BOARD.

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 AND AE AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAPS (PANEL NUMBER 01117C0139E), 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 CITY OF VINCENT 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 CITY OF VINCENT FLOOD DAMAGE PREVENTION ORDINANCE.

I. SHELBY COUNTY AND THE CITY OF VINCENT ARE 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 5/8" 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 Vincent, Shelby County, Alabama (Community No. 010292), this entire property is situated in Zone "X" and "AE" (Panel number 01117C0139E), 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 TREATMENTSYSTEM THAT RESTRICT THE USE OF THE LOTS OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE ANDREPORTING REQUIREMENTS. THESE CONDITIONS ARE ON FILE WITH THE SAID HEALTH DEPARTMENT, AND AREMADE 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 Joseph Lynn and Jenny Rebecca Carroll, a married couple, 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 CARROLL ESTATES 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 9, 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 owners also certify that they are the owners of said land, and that the same is subject to a mortgage held by WELLS FARGO.

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 9th day of February 20 21.

By: Steven J. Clinkscales Date: 2-9-21
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, Megan Dillon, 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 9 day of February 2021.

Megan Dillon Notary Public (seal)
June 3, 2024 My Commission Expires

MEGAN DILLON NOTARY PUBLIC My Comm. Expires June 3, 2024 ALABAMA STATE AT LARGE

By: Joseph Lynn Carroll Date: 2-12-21
Joseph Lynn Carroll - Owner

By: Jenny R. Carroll Date: 2-12-21
Jenny Rebecca Carroll - Owner

STATE OF ALABAMA
COUNTY OF SHELBY

I, Ivey Smith, a notary public in and for said county and state, do hereby certify that Joseph Lynn and Jenny Rebecca Carroll, a married couple, whose names are signed to the foregoing certificate as a 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 individuals) with full authority thereof.

given under my hand and seal this 12 day of Feb 20 21

Ivey Smith Notary Public (seal)
2/19/2023 My Commission Expires

Ivey Smith NOTARY PUBLIC ALABAMA STATE AT LARGE

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that _____ as authorized representative for Wells Fargo, mortgagee, whose names are signed to the foregoing 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 ____ day of _____ 2020.

Notary Public (seal) My Commission Expires

APPROVED BY: _____ DATE: Feb 23, 2021
CITY OF VINCENT PLANNING COMMISSION

APPROVED BY: _____ DATE: Feb 24 2021
CITY OF VINCENT MAYOR

APPROVED BY: _____ DATE: 02-24-2021
CITY OF VINCENT FIRE CHIEF

APPROVED BY: _____ DATE: 2-25-21
SHELBY COUNTY HEALTH DEPARTMENT
(For recording purposes only)