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20220113000016610 1/1 $34.00
Shelby Cnty Judge of Probate, AL
01/13/2022 10:30:36 AM FILED/CERT

FINAL PLAT OF

GARRISON FAMILY SUBDIVISION

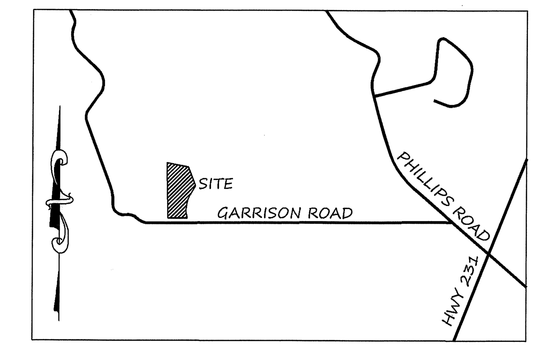
THE PURPOSE OF THIS SUBDIVISION IS TO DIVIDE 3.00 ACRES FROM ACREAGE INTO 1 LOT FOR RESIDENTIAL USE

LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4
OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 2 EAST
SHELBY COUNTY, ALABAMA

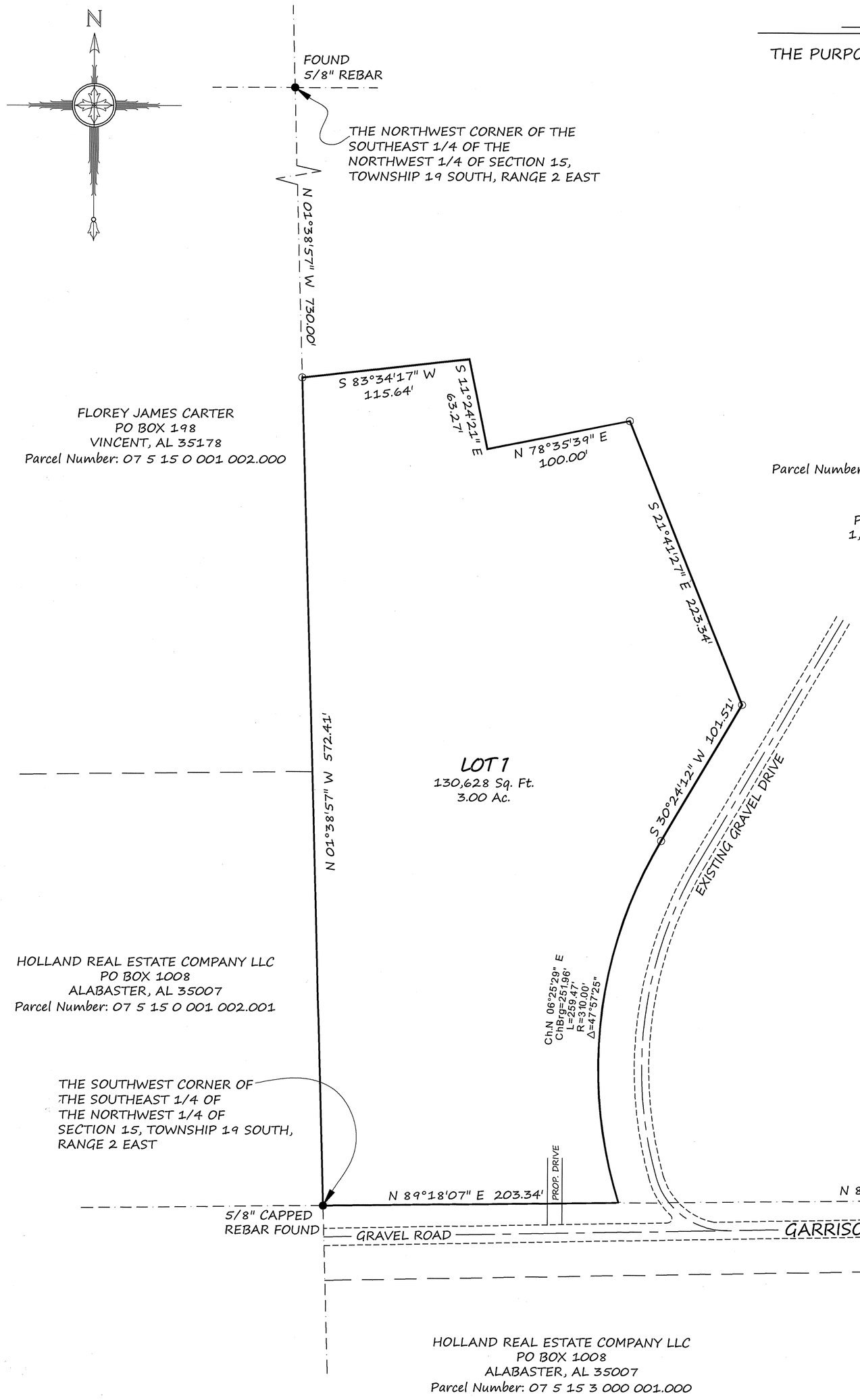
ZONED RR RURAL RESIDENTIAL
Total Parent Tract Acreage is 40.19 AC

PREPARED FOR:
CINDY C. GARRISON
484 GARRISON RD
VINCENT, AL 35178

PREPARED BY:
CLINKSCALES LAND SURVEYING, LLC
12254 HWY 280
STERRETT, AL 35147



VICINITY MAP
NOT TO SCALE



APPROVED BY: _____ CITY OF VINCENT PLANNING COMMISSION DATE: 1-11-2022

APPROVED BY: _____ CITY OF VINCENT MAYOR DATE: 1/11/2022

APPROVED BY: Michael Smiley VINCENT FIRE CHIEF DATE: 1/6/2022

APPROVED BY: _____ SHELBY COUNTY HEALTH DEPARTMENT (For recording purposes only) DATE: 1-7-2022

STATE OF ALABAMA)
SHELBY COUNTY)

The undersigned, Steven J. Clinkscales, a Licensed Land Surveyor, State of Alabama, and Cindy C. Garrison, as owner, 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 owners; that this plat or map is a true and correct map of lands shown therein known as GARRISON 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 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 6th day of January, 2022

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

Date: Jan. 6, 2022

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

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 6th day of January, 2021.

Aimee Donaldson
Notary Public

7/22/25
My Commission Expires

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

BY: Cindy C. Garrison
Cindy C. Garrison, Owner

Date: 1-6-22

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

Given under my hand and seal this 6th day of January, 2021

Kendra Ricks
Notary Public

MY COMMISSION EXPIRES:
OCTOBER 30, 2023
My Commission Expires

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 BOARDS..
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 01117C0143E), 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 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 1/2" RED CAPPED REBARS MARKED PLS 37248 CA-1084-LS.

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" = 50'	APPROVED BY: Steven J. Clinkscales,PLS AL REG. NO. 37248	DATE OF SURVEY: 08/19/2021	Cell: 205-671-1033
DATE: 12/27/2021		SURVEYED/DRAWN BY: Steven J. Clinkscales, PLS	P.O. Box 326 Chelsea, AL 35043 ClinkSurveying.com

0 50 100 150
GRAPHIC SCALE: 1" = 50'

Job #: 21-249

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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.