Map Book 56 page 43

20220617000243870 1/1 $34.00
Shelby Cnty Judge of Probate, AL
06/17/2022 10:09:10 AM FILED/CERT

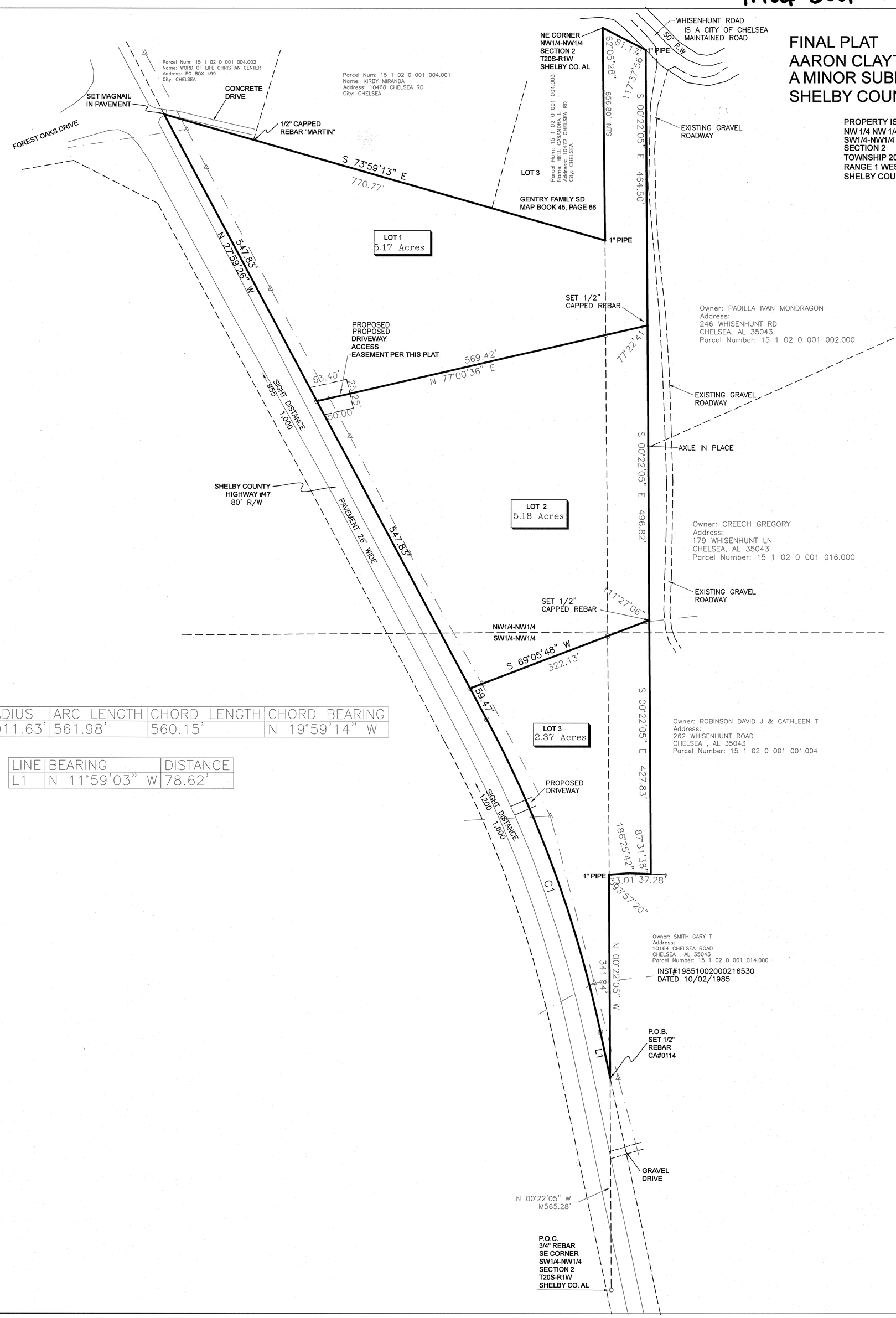
# FINAL PLAT
# AARON CLAYTON CLAY O'NEAL SUBDIVISION
# A MINOR SUBDIVISION
# SHELBY COUNTY ALABAMA

PROPERTY IS LOCATED
NW 1/4 NW 1/4
SW1/4-NW1/4
SECTION 2
TOWNSHIP 20 SOUTH
RANGE 1 WEST
SHELBY COUNTY AL

PREPARED FOR
AARON CLAYTON AND CLAY O'NEAL
PREPARED BY:JAMES M. RAY PLS

THE PURPOSE OF THIS PLAT IS TO CREATE 3
RESIDENTIAL LOTS FROM 12.72 ACRES

PROPERTY IS UNZONED
TOTAL ACRES-12.72




| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|---|---|---|---|---|
| C1 | 2011.63' | 561.98' | 560.15' | N 19°59'14" W |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 11°59'03" W | 78.62' |

## LEGEND:

(M) = MEASURED
(R) = RECORDED (MAP,DEED,PLAT,ETC.)
(M & R) = MEASURED & RECORDED
(PS) = PREVIOUS SURVEY
P.L.S. = PROFESSIONAL LAND SURVEYOR
CA = CERTIFICATE OF AUTHORIZATION
(0114 - LAND SURVEYING)
G.P.S. = GLOBAL POSITIONING SYSTEM
—o— = POWER POLE / OVERHEAD UTILITY
X— —X— —X— —X = FENCE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
IPS = SET 1/2" REBAR CA#0114

Copyright Ray & Gilliland P.C. 2021

BEARINGS ARE STATE PLANE
NAD 83 ALABAMA EAST ZONE

0 100 200 300

SCALE 1"=100'
REVISED 2-16-2022
LAST UPDATED 3-22-2022

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, JAMES M. Ray, a Registered Land Surveyor in the State of Alabama and Aaron Clayton and Clay O'neal as 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 map of lands shown therein and known as AARON CLAYTON CLAY O'NEAL SUBDIVISION showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot line and its number, showing the streets, alleys and public grounds, giving the bearings length and width, and name of each street, as well as the number of each lot and block, and showing the relation of the lands to the government survey 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 and that that all parts of this survey and plat (or drawing) have been completed in accordance with the requirements of the Standards for the Practice of Surveying in the State of Alabama to the best of my knowledge, information and belief.
Said owners also certify that they are the owners of said lands and that the same are not subject to any mortgage:

Dated this the 17TH day of FEBRUARY 2022.

JAMES M. RAY PLS 18383
Ray and Gilliland, P. C.
Alabama Cert. No. CA-0114-LS

By: AARON CLAYTON OWNER

BY: CLAY O'NEAL OWNER

STATE OF ALABAMA
SHELBY COUNTY

I, James M. Cassidy, a Notary Public in and for said County and State, do hereby certify that JAMES M. Ray, 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 on the contents of said certificate, he executed same voluntarily as such individual with full authority therefor.

Given under my hand and seal this the 21st day of April, 2022.

Notary Public My Commission Expires: 10/1/22

JAMES M CASSIDY
Notary Public
Alabama State at Large

STATE OF ALABAMA
SHELBY COUNTY

I, James M. Cassidy, a Notary Public in and for said County and State, do hereby certify that, AARON CLAYTON as owner, whose names are signed to the foregoing and who are known to me, acknowledged before me, on this date, that after having been duly informed on the contents of said certificate, they executed same voluntarily as such individuals with full authority therefor.

Given under my hand and seal this the 22nd day of April, 2022.

Notary Public My Commission Expires: 10/1/22

JAMES M CASSIDY
Notary Public
Alabama State at Large

STATE OF ALABAMA
SHELBY COUNTY

I, James M. Cassidy, a Notary Public in and for said County and State, do hereby certify that, CLAY O'NEAL as owner, whose names are signed to the foregoing and who are known to me, acknowledged before me, on this date, that after having been duly informed on the contents of said certificate, they executed same voluntarily as such individuals with full authority therefor.

Given under my hand and Seal this the 22nd day of April, 2022.

Notary Public My Commission Expires: 10/1/22

JAMES M CASSIDY
Notary Public
Alabama State at Large

APPROVED : Shelby County Planning Commission Date: 6/15/2022

APPROVED : Shelby County Engineer Date: 6-16-2022

APPROVED : Local Fire Chief Date: 6-9-22

THE LOT ON THIS PLAT IS SUBJECT TO APPROVAL OR DELETION BY THE SHELBY COUNTY LHD. NO REPRESENTATION IS MADE THAT ANY LOT ON THIS PLAT WILL ACCOMMODATE AN ONSITE SEWAGE SYSTEM (OSS). THE APPROPRIATENESS OF A LOT FOR WASTEWATER (SEWAGE) TREATMENT AND DISPOSAL SHALL BE DETERMINED WHEN AN APPLICATION IS SUBMITTED. IF PERMITTED, THE LOT APPROVAL MAY CONTAIN CERTAIN CONDITIONS WHICH RESTRICT THE USE OF THE LOT OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS, AND THESE ARE ON FILE WITH THE SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HERE ON.

This the 8th day of June, 2022

Cindy Goocher
Health Department
(RECORDING PURPOSES ONLY)

SHELBY COUNTY NOTES

1. 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.

2. Contractor and/or developer are responsible for providing building sites free of drainage problems.

3. . No further subdivision of any parcel shown hereon shall be allowed with out the prior approval of the Shelby County Planning Commission.

4. 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.

5. This entire property is located in Flood Zone "X" as shown on the latest Federal Insurance Rate Maps (Panel Number 0111700253E), dated February, 20, 2013.

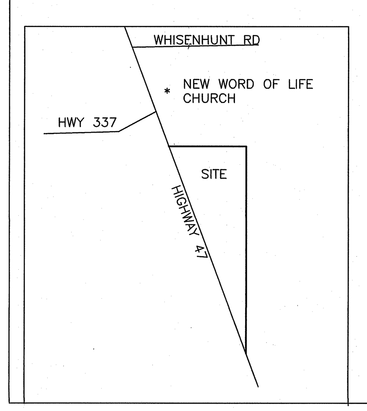
6. Maintenance of detention ponds and all associated structures and appurtenances are the responsibility of the Homeowners Association.

7. Any construction or encroachment in a designated flood plain must comply with the Shelby County Flood Damage Prevention Ordinance.

8. 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.

9. Shelby County is not now, nor will be in the future, responsible for the maintenance of private roads or easements shown on this plat.

10. No lot shall have direct access to Whisenhunt road




JIM.RAY@RAYANDGILLILAND.COM S921-070

RAY & GILLILAND, P.C.
122 NORTH CALHOUN AVENUE
P.O. BOX 1183
SYLACAUGA, ALABAMA 35150
TEL NO. (256) 245-3243
FAX NO. (256) 245-3202

FILE: CLAYTONHWY47FINAL
DRAWN BY: CMR
SCALE: 1" = 100'
BOUNDARY SURVEY
DATE: 2-17-2022