SA22-082

20230726000222890 1/1 $34.00
Shelby Cnty Judge of Probate, AL
07/26/2023 10:40:40 AM FILED/CERT

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CJ'S SUBDIVISION

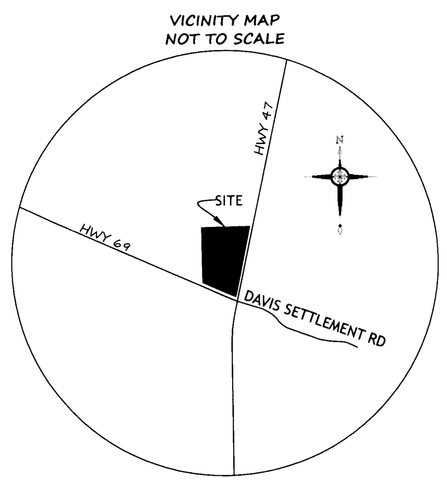
A MINOR SUBDIVISION SITUATED IN THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 1 WEST SHELBY COUNTY, ALABAMA

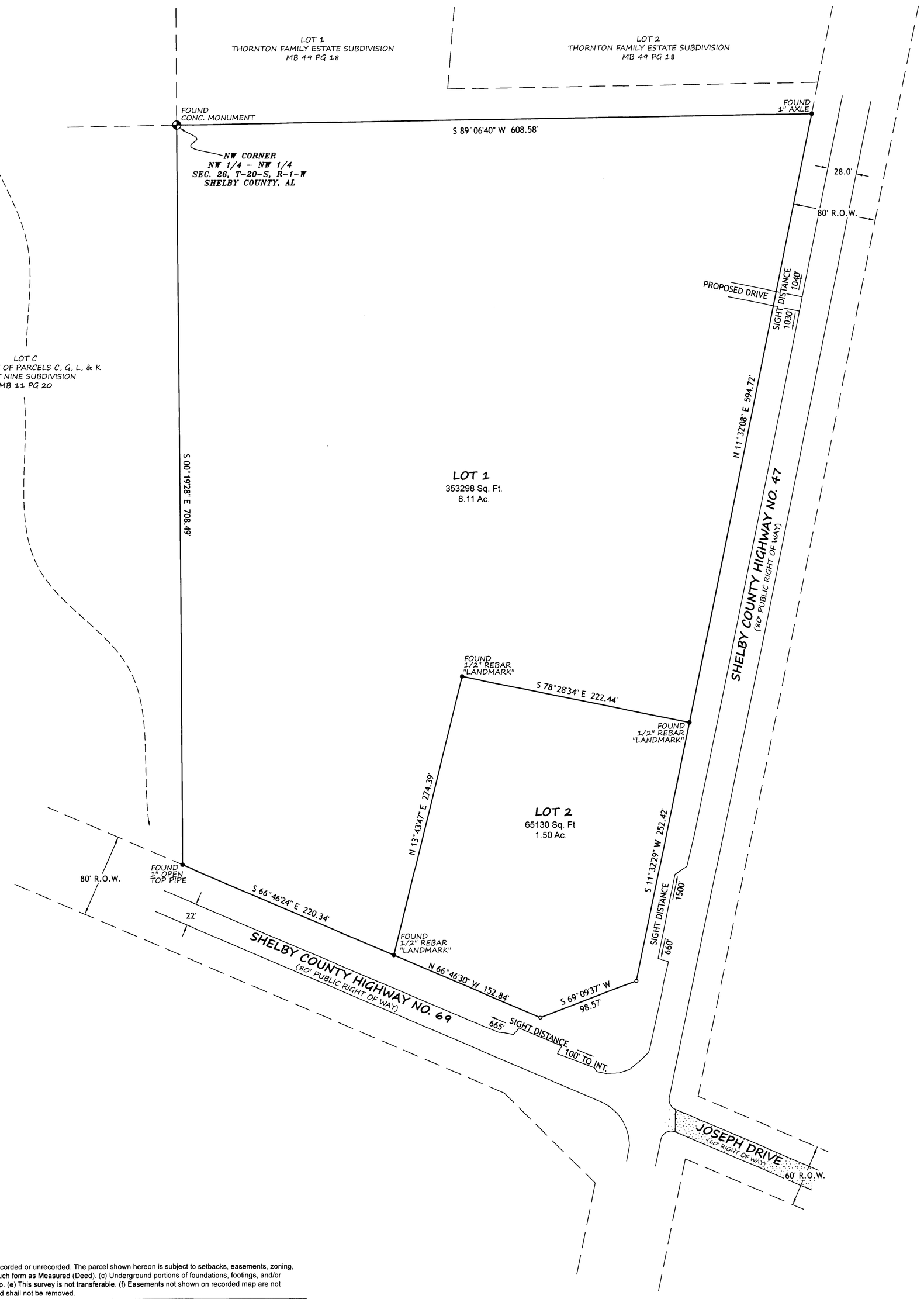
THE PURPOSE OF THIS SUBDIVISION IS TO DIVIDE 9.67 ACRES INTO 2 LOTS FOR COMMERCIAL AND RESIDENTIAL USE.

THE SUBJECT PROPERTY IS UNZONED.

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
o	STORM MANHOLE
+	CROSS IN CONCRETE
◆	CALCULATED POINT
	IRON PIN SET
	IRON PIN FOUND
●	SECTION CORNER
----------	ADJACANT BOUNDARY
————	BOUNDARY
—·—·—	OVERHEAD POWER
—— ——	EASEMENT





PREPARED FOR:
AMIR SAGANI
5845 CHELSEA ROAD
COLUMBIANA, AL 35051
(817) 793-0087

PREPARED BY:
CLINKSCALES LAND SURVEYING, LLC
12254 Highway 280
Sterrett, AL 35147
(205) 671-1033

DATE: JUNE 13, 2023

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, Steven J. Clinkscales, a Licensed Land Surveyor, State of Alabama, and Amir Sagini, a member of Aryan786 LLC, and Vincent Hodges Jr. as the 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 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 CJ'S 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 of the Northwest 1/4 of the Northwest 1/4 of Section 26, Township 20 South, Range 1 West, Shelby County, Alabama, 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 owner 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 21st day of July, 2023.

BY: Steven J. Clinkscales
Steven J. Clinkscales, PLS AL 37248
12254 Hwy 280
Sterrett, AL 35147
(205) 671-1033
Date: 7/21/2023

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

BY: Amir Sagini
Amir Sagini, Member - Aryan786, LLC
Owner of Lot 2
Date: 7/21/2023

BY: Vincent Hodges Jr.
Vincent Hodges, Jr.,
Owner of Lot 1
Date: 7-21-2023

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 21st day of July, 2023.

Aimee Donaldson
Notary Public
My Commission Expires 7/22/25

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 Amir Sagini, a member of Aryan786, LLC, 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 24th day of July, 2023.

Aimee Donaldson
Notary Public
My Commission Expires 7/22/25

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 Vincent Hodges Jr., 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 21st day of July, 2023.

Aimee Donaldson
Notary Public
My Commission Expires 7/22/25

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

APPROVED BY: SHELBY COUNTY PLANNING COMMISSION — DATE: 7-24-2023

APPROVED BY: SHELBY COUNTY ENGINEER — DATE: 7-24-2023

APPROVED BY: FIRE CHIEF — DATE: 7/24/23

APPROVED BY: SHELBY COUNTY HEALTH DEPARTMENT (For recording purposes only) — DATE: 7-24-23

SHELBY COUNTY HEALTH DEPARTMENT NOTE:

The lots on this plat are subject to approval or deletion by the Shelby County Health Department. 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 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 part of this plat as if set out hereon.

REQUIRED 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 COMMISSION.
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 01117C0263E), 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.

SURVEYOR'S NOTES:
BEARINGS WERE DERIVED USING GNSS STATE PLANE COORDINATE SYSTEM - ZONE: ALABAMA WEST 0102, DATUM: NAD 1983, GEOID: G12BUS. ANGLES ARE AS MEASURED.

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.

Notes: (a) No title search of the public records has been performed by this firm, and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles are deed/record map unless otherwise noted in such form as Measured (Deed). (c) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. (d) The shown north arrow is based on deed/record map. (e) This survey is not transferable. (f) Easements not shown on recorded map are not shown above. (g) All iron pins set (IPS) by this firm are 5/8" rebars with a yellow rebar cap or a 1/2" rebar with a red cap inscribed CLINKSCALES CA-1084-LS and shall not be removed.

CLINKSCALES LAND SURVEYING, LLC				
SCALE: 1" = 60'	APPROVED BY: Steven J. Clinkscales,PLS AL REG. NO. 37248	DATE OF SURVEY: 06/13/2023	TEL: 205-671-1033	12254 Highway 280 Sterrett, AL 35147 ClinkSurveying.com
DATE: 06/13/2023		SURVEYED BY: SJC / DRAWN BY: TSD		

0' 60' 120' 180'
GRAPHIC SCALE: 1" = 60'

Job #: 22-539

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