Mapbook 160 page 94

A SUBDIVISION FOR SINGLE FAMILY RESIDENCES

DE LA CRUZ FAMILY ESTATES

THE PURPOSE OF THIS SUBDIVISION IS TO DIVIDE 39.61 ACRES FROM PARENT PARCEL INTO 3 LOTS FOR RESIDENTIAL USE

A SINGLE FAMILY RESIDENTIAL SUBDIVISION SITUATED IN THE NE ¼ OF THE NE ¼ OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA

PREPARED FOR:
DE LA CRUZ, SABINE & EMILIO
6300 STONEHAVEN LANE
PINSON, AL 35126
(305) 984 - 6217

N

PREPARED BY:
CLINKSCALES LAND SURVEYING, LLC
12254 Hwy 280
Sterrett, [illegible]47
Phone: (20[illegible] [illegible]1033

TOTAL ACREAGE: 39.61 AC
UNZONED UNINCORPORATED SHELBY COUNTY

20250107000007660 1/1 $34.00
Shelby Cnty Judge of Probate, AL
01/07/2025 11:46:09 AM FILED/CERT

State of Alabama
Shelby County

The undersigned, Steven J. Clinkscales, Registered Land Surveyor, State of Alabama, and Emilio De La Cruz, and Sabine De La Cruz 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 owner; that this plat or map is a true and correct plat or map of lands shown therein and known as DE LA CRUZ FAMILY 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 8, Township 18 South, Range 1 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 she 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 20th day of December 2024.

By: _____ Date: 12/20/2024
Steven J. Clinkscales, PLS - AL Reg. No. 37248
12254 Hwy 280
Sterrett, AL 35147
(205) 671-1033

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

By: _____ Date: 12/21/24
Emilio De La Cruz - Owner

By: _____ Date: 12/20/24
Sabine De La Cruz - Owner

STATE OF ALABAMA
COUNTY OF SHELBY
I, Aimee Donaldson, 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 20th day of December, 2024.

Aimee Donaldson
notary public (seal)

7/22/25
My commission expires

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

STATE OF ALABAMA
COUNTY OF SHELBY
I, Adrian Medina, a notary public in and for said county and state, do hereby certify that Emilio De La Cruz, whose name is signed to the foregoing certificate as Owner, whose name is 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 21 day of December, 2024.

notary public (seal)

Oct 9, 2025
My commission expires

ADRIAN MEDINA Commission No. HH 357403 Expires October 9, 2025

STATE OF ALABAMA
COUNTY OF SHELBY
I, Aimee Donaldson, a notary public in and for said county and state, do hereby certify that Sabine De La Cruz, 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 20th day of December, 2024.

Aimee Donaldson
notary public (seal)

7/22/25
My commission expires

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

CURVE	CHORD LENGTH	CHORD BEARING	ARC LENGTH	RADIUS
C1	43.73'	S 45°52'03" W	43.75'	470.37'
C2	54.93'	S 51°52'47" W	54.96'	470.37'
C3	23.05'	S 53°35'28" W	23.05'	410.37'

LINE	BEARING	DISTANCE
L1	S 58°21'24" W	35.69'
L2	N 58°21'24" E	60.84'
L3	N 55°36'14" E	19.03'
L4	S 58°31'58" W	56.40'
L5	N 01°09'22" E	52.73'
L6	N 89°10'57" E	81.31'
L7	S 01°09'22" W	71.59'
L8	S 88°02'17" E	49.96'
L9	S 18°01'59" E	118.40'
L10	S 53°02'13" E	111.63'
L11	S 06°48'48" E	65.49'
L12	S 01°09'50" E	80.67'
L13	S 05°45'20" W	262.28'
L14	S 16°14'08" E	174.01'
L15	S 60°31'19" E	139.13'
L16	S 78°47'54" E	172.51'
L17	S 66°34'05" E	201.50'
L18	S 47°15'39" E	182.97'
L19	S 65°17'53" E	42.57'

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN EXAMINED FOR COMPLIANCE WITH THE CURRENT SUBDIVISION REGULATIONS BY SHELBY COUNTY PLANNING COMMISSION AND FOUND TO CONFORM TO THE REQUIREMENTS THEREOF AND IS APPROVED FOR RECORDING.

APPROVED BY: _____ DATE: 12-27-2024
SHELBY COUNTY PLANNING COMMISSION

APPROVED BY: _____ DATE: 1-7-2025
SHELBY COUNTY ENGINEER

ATTEST: _____ DATE: 12-20-24
FIRE CHIEF

APPROVED BY: Lynnette Bleton DATE: 12/27/24
SHELBY COUNTY HEALTH DEPARTMENT
(For recording purposes only)

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.

DEDICATION STATEMENT FOR COUNTY ROW

We, Emilio De La Cruz and Sabine De La Cruz, as owner(s) have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as DE LA CRUZ FAMILY ESTATES, a part of Shelby County, Alabama, and that the streets as shown on said plat are hereby dedicated to the use of the public.

BY: _____ Date: 12-21-2024
Emilio De La Cruz - Owner

BY: _____ Date: 12/27/24
Sabine De La Cruz - Owner

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Emilio De La Cruz and Sabine De La Cruz, whose name is signed to the forgoing 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 27th day of December, 2024.

Ashley N. Johnson
Notary Public

11/09/2027
My Commission Expires

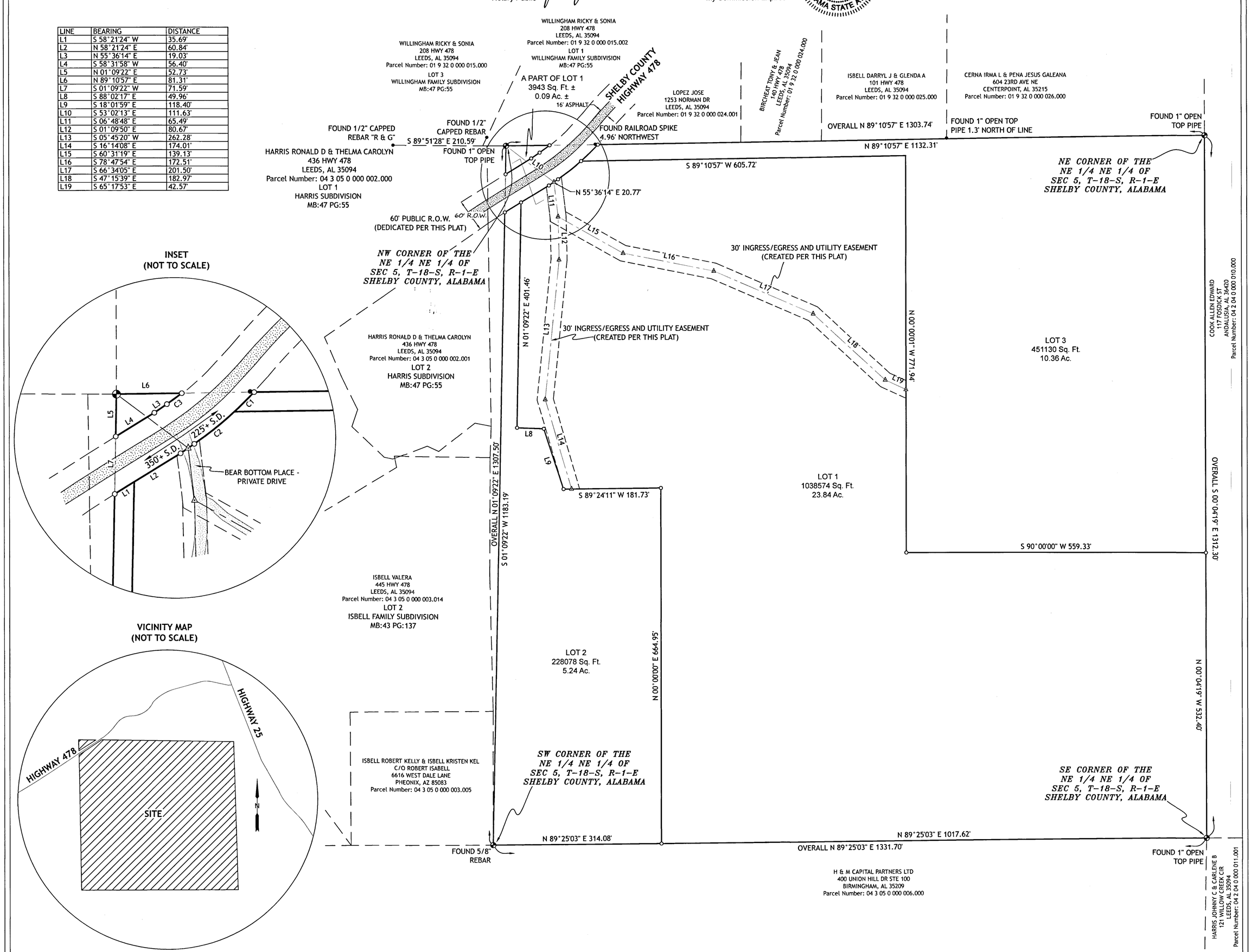
ASHLEY N JOHNSON NOTARY PUBLIC ALABAMA STATE AT LARGE

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 PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAPS (PANEL NUMBER 01117C0020E) & (PANEL NUMBER 01117C0110E), 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.
J. LOT 2 AND LOT 3 SHALL NOT HAVE DIRECT ACCESS TO SHELBY COUNTY HIGHWAY 478. LOT 2 AND LOT 3 ARE REQUIRED TO ACCESS SHELBY COUNTY HIGHWAY 478 BY MEANS OF THE 30' INGRESS/EGRESS AND UTILITY EASEMENT.

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.

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.



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" = 100'	APPROVED BY: Steven J. Clinkscales,PLS AL REG. NO. 37248	DATE OF SURVEY: 08/16/2024	TEL: 205-671-1033
DATE: 12/20/2024		SURVEYED BY: JBC / DRAWN BY: KGM	12254 Highway 280 Sterrett, AL 35147 ClinkSurveying.com

0 100 200 300
Job #: 24-335 GRAPHIC SCALE: 1" = 100'
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