BROWN'S ADDITION TO NORRIS LANE

A MINOR SUBDIVISION SITUATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 3 WEST
SHELBY COUNTY, ALABAMA

THE PURPOSE OF THIS SUBDIVISION IS TO DIVIDE 2 LOTS CONSISTING OF 8.91 ACRES INTO 3 LOTS FOR RESIDENTIAL USE.

THE SUBJECT PROPERTY IS ZONED R-3 (SINGLE FAMILY RESIDENTIAL) WITHIN THE CITY OF ALABASTER, ALABAMA.

PREPARED FOR:
SAMUEL W. BROWN
83 NORRIS LN
ALABASTER, AL 35007
(205) 602-3715

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

STATE OF ALABAMA)
COUNTY OF SHELBY)

The undersigned, Steven J. Clinkscales, a Registered Land Surveyor in the State of Alabama 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, showing the subdivision into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the bearings length, width, and name of each street, as well as the number of each lot and block, and showing the relation if 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 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 and belief. Said owners also certify that they are the owners of said lands and that the same are not subject to any mortgage except a mortgage held by the following mortgages (if Applicable): Chase Bank. Dated this the _____ day of _____ 2024

BY: _____ Date: APRIL 10, 2024
Steven J. Clinkscales, PLS AL 37248
12254 Hwy 280
Sterrett, AL 35147
(205) 671-1033

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

BY: _____ Date: _____
Samuel W. Brown, Owner

BY: _____ Date: _____
Debra F. Brown, Owner

BY: _____ Date: _____
Authorized Representative
Chase Bank

STATE OF ALABAMA)
COUNTY OF SHELBY)

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 _____ day of _____, 2024.

_____ _____
Notary Public My Commission Expires

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Samuel W. Brown, 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 _____ day of _____, 2024.

_____ _____
Notary Public My Commission Expires

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Debra F. Brown, 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 _____ day of _____, 2024.

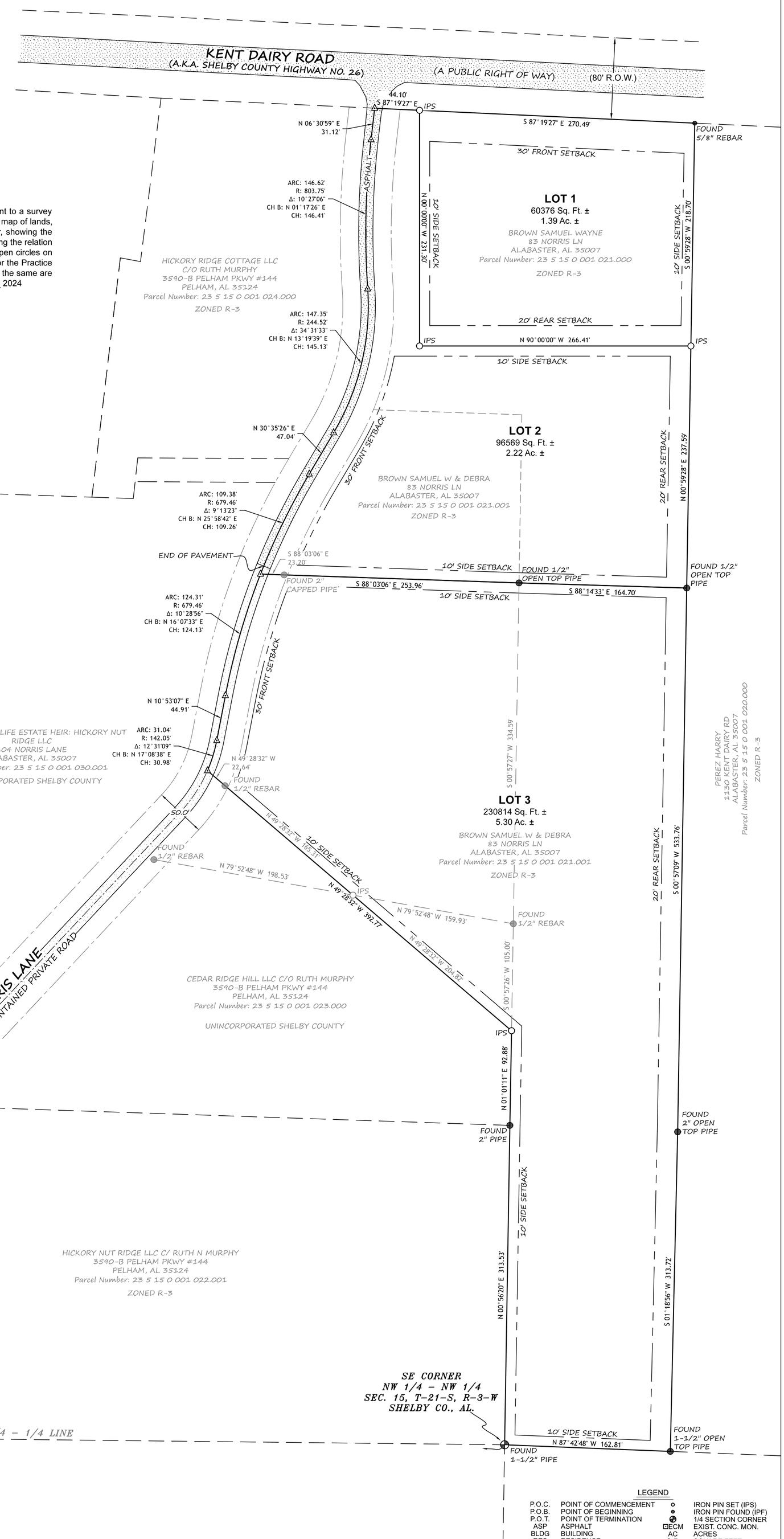
_____ _____
Notary Public My Commission Expires

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that _____, whose name is signed to the forgoing certificate as an Authorized Representative of Chase Bank, 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 _____ day of _____, 2024.

_____ _____
Notary Public My Commission Expires



LEGEND

P.O.C.	POINT OF COMMENCEMENT	○	IRON PIN SET (IPS)
P.O.B.	POINT OF BEGINNING	●	IRON PIN FOUND (IPF)
P.O.T.	POINT OF TERMINATION	⊕	1/4 SECTION CORNER
ASP	ASPHALT	ECM	EXIST. CONC. MON.
BLDG	BUILDING	AC	ACRES
RES	RESIDENCE	S.F.	SQUARE FEET
CALC	CALCULATED	±	PLUS OR MINUS
(R)	RECORD		DECK
(M)	MEASURED	C	CONCRETE
BRG	BEARING		RETAINING WALL
CH	CHORD		GUY ANCHOR
R	RADIUS		FENCE
TAN	TANGENT		OVERHEAD POWER
Δ	DELTA	PP	POWER POLE
ESMT	EASEMENT	MH	MANHOLE
HW	HEADWALL	W	WATER METER
OH	OVERHANG	UPE	UTILITY PEDESTAL
POR	PORCH	G	GAS VALVE
COV	COVERED	WV	WATER VALVE
R.O.W.	RIGHT OF WAY	FH	FIRE HYDRANT
A/C	AIR CONDITIONER	LP	LIGHT POLE
	CALCULATED POINT		

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.

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.

General Notes:
1. All easements are for utility and drainage purposes and shall provide needs for both within and without this subdivision.
2. No fences will be allowed to obstruct the flow of storm water.
3. Fencing, if installed on an easement, may be removed at the property owner's expense in order to access any utility easement.
4. Detention / Retention pond maintenance and upkeep will be responsibility of the home owners association or party of ownership.
5. The City of Alabaster is not nor will ever be responsible for the maintenance of easements outside the right-of-way.
6. All decorative signage, lighting, etc. within a subdivision if removed or damaged will be replaces with standard City of Alabaster equipment.
7. The City of Alabaster is located in an area subject to sink holes and limestone formations. The City does not make any guarantee against sink hole or other natural conditions that may exist or occur.
8. I further certify that I have consulted the Federal Insurance Rate Map (FIRM) Community Panel, 01117C0380E, dated, 2/20/2013, Zone X, and found that the above-described parcel DOES NOT lie in a special Hazard zone.
9. The roads, streets, alleys, and other public improvements herein have been dedicated to public use by the Owner pursuant to the guidelines of the Subdivision Regulations of the City of Alabaster. The Owner shall be responsible for maintenance and final construction of the roads until such time as the City of Alabaster by resolution of the City Council accepts said roads pursuant to the Subdivision Regulations of the City of Alabaster.
10. The final plat was approved by the Planning Commission of the City of Alabaster on the _____ day of _____, 20 ____ subject to an improvement bond given by Owner to the City of Alabaster in the amount of _____ for completion of all required improvements and maintenance.

_____ Date: _____
Mayor, City of Alabaster

_____ Date: _____
City Engineer, City of Alabaster

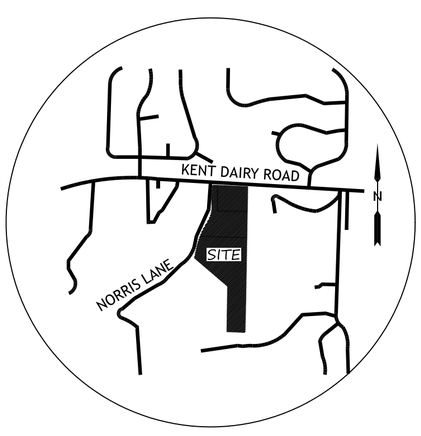
_____ Date: _____
Planning Commission, City of Alabaster

_____ Date: _____
Building Official, City of Alabaster

_____ Date: _____
Fire Official, City of Alabaster

_____ Date: _____
City Clerk, City of Alabaster

_____ Date: _____ (if applicable)
Shelby County Health Department



VICINITY MAP
NOT TO SCALE

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 ⅝" rebars with a yellow rebar cap inscribed CLINKSCALES CA-1084-LS or a ½" rebars with a red cap inscribed PLS37248 CA1084LS 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: 02/16/2023	TEL: 205-671-1033	12254 US-280 Sterrett, AL 35147 ClinkSurveying.com
DATE: 04/10/2024		SURVEYED BY: MWT / DRAWN BY: SJC		

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

Job #: 22-618

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