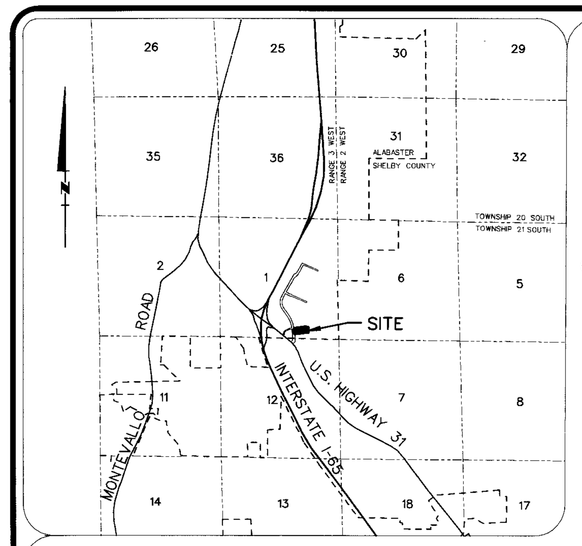
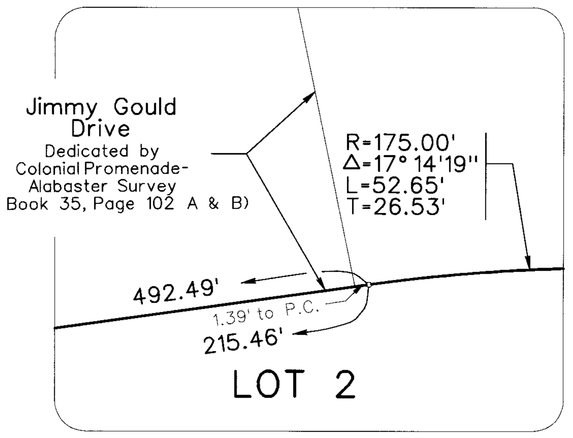
Map Book 36 Page 48



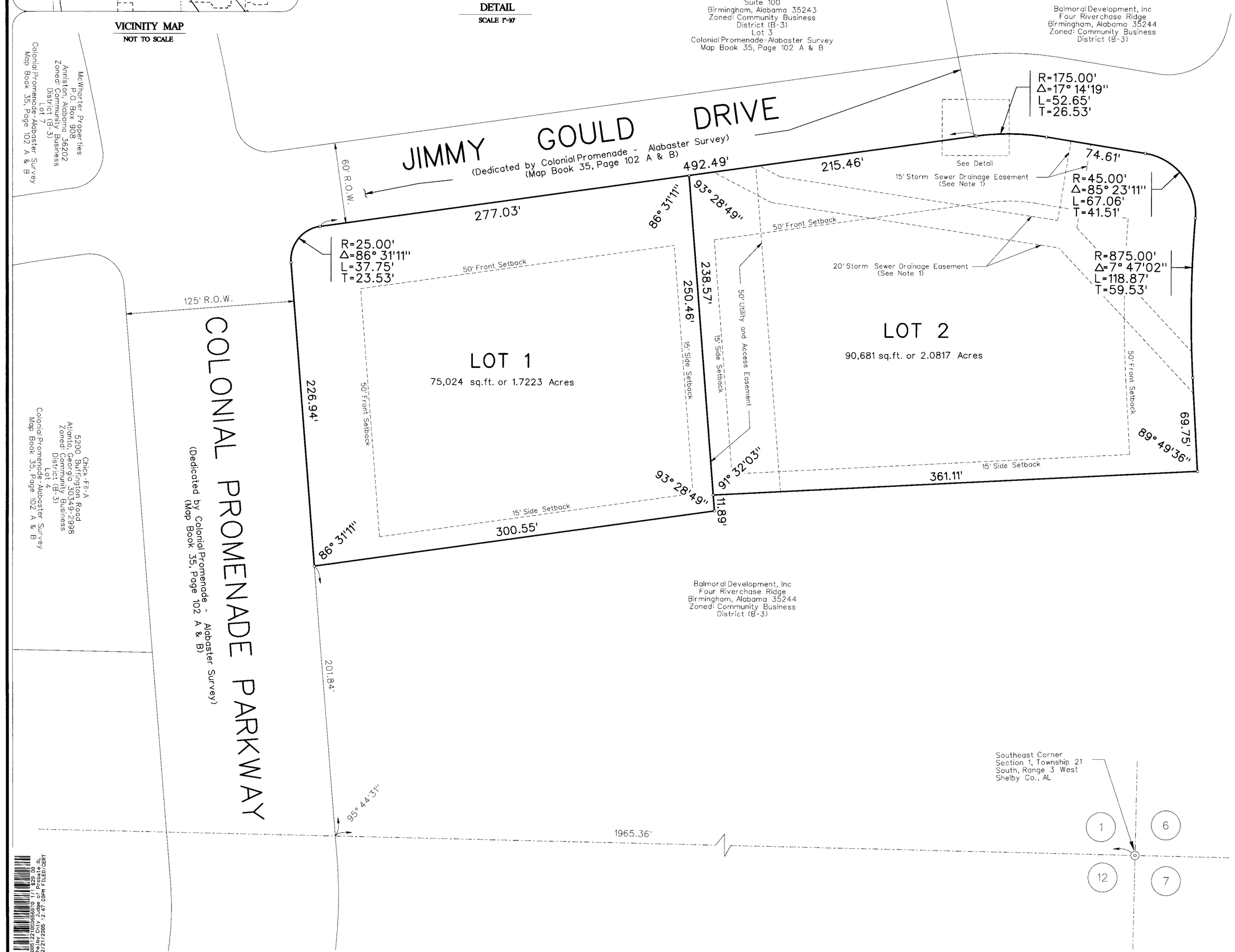

VICINITY MAP
NOT TO SCALE




DETAIL
SCALE 1"=10'

NOTES:

1. The storm sewer easements dedicated by this plat are provided for the construction of these facilities and the location of the centerline of these facilities as constructed will be the centerline of the easements shown hereon.
2. Site is zoned B-3, City of Alabaster.
3. This site is not located within the 100-year flood area as shown on panel 4 of 4. Community Panel No. 010192 0004 City of Alabaster, Alabama effective date June 15, 1981.
4. All storm drainage improvements for lot Lots 1 & 2 shall be installed as permitted with the preliminary plat for Balmoral Phase 1.
5. All storm drainage installation shall be properly installed and inspected by a City employee prior to covering.
6. The City of Alabaster is not responsible for any development cost or any cost incurred for these improvements or site modifications.




FINAL PLAT

# BALMORAL PHASE I

## BEING A SURVEY OF ACREAGE SITUATED IN THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA.


WALTER SCHOEL ENGINEERING COMPANY, INC.
1001 22ND STREET SOUTH
BIRMINGHAM, ALABAMA 35205
(205)323-6166


DECEMBER, 2005 SCALE 1"=40'

GRAPHIC SCALE
0 10 25 50 100 200

STATE OF ALABAMA
CITY OF ALABASTER

The undersigned, Joseph F. Breighner, Jr., Registered Land Surveyor, State of Alabama, and Balmoral Development, Inc., 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 were made at the instance of said Owner; that this plat or map is a true and correct plat or map of the lands shown therein and known or to be known as BALMORAL PHASE I, 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 bearing, width, length, and name of each street, as well as the number of each lot and block and showing the relation of the lands to Colonial Promenade Alabaster Survey, as recorded in Map Book 35, Pages 102 A & B in the office of the Judge of Probate of Shelby County, Alabama and to the government survey of Section 1, Township 21 South, Range 3 West, Shelby County, Alabama; and that iron pins or other appropriate monumentation have been installed at all lot corners (or reference points to lot corners) and curve points as shown and designated by small open circles on said plat or map. This survey and drawing of the parcel described hereon, were made by individuals under my supervision, based on knowledge and information in accordance with commonly accepted procedures consistent with applicable standards of practice and 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. Said Owner also certifies that they are the Owner of said lands and that the same are not subject to any mortgage.

WALTER SCHOEL ENGINEERING COMPANY, INC.

Joseph F. Breighner, Jr., Ala. License No. 17518

ALABAMA REGISTERED No. 17518 PROFESSIONAL LAND SURVEYOR JOSEPH F. BREIGHNER, JR.

BALMORAL DEVELOPMENT, INC.

James A. Jackson, President

STATE OF ALABAMA
CITY OF ALABASTER

I, Penny D. Hopson, as Notary Public in and for said County and State, do hereby certify that Joseph F. Breighner, Jr., whose name is signed to the foregoing certificate as Surveyor, who is known to me, acknowledged before me, on this date that after having been duly informed of the contents of said certificate, he executed the same voluntarily as such Surveyor with full authority therefor.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 14TH day of DECEMBER, 2005.

Penny D. Hopson

Notary Public
My Commission Expires: 11/21/2009

PENNY D. HOPSON NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF ALABAMA
CITY OF ALABASTER

I, Melissa A. Sutton, as Notary Public in and for said County and State, do hereby certify that James A. Jackson, whose name as President of Balmoral Development, Inc., is signed to the foregoing certificate as Owner, who is known to me, acknowledged before me, on this date that after having been duly informed of the contents of said certificate, he executed the same voluntarily as such officer with full authority therefor.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 14th day of December, 2005.

Melissa A. Sutton

Notary Public
My Commission Expires: 03/27/07

MELISSA A. SUTTON NOTARY PUBLIC

APPROVED: Mayor, City of Alabaster DATE: 12/20/05

APPROVED: Alabaster Planning and Zoning Coordinator DATE: 12/20/05

APPROVED: Alabaster Planning Commission DATE: 12/20/05

APPROVED: Alabaster City Engineer DATE: 12/19/2005

APPROVED: Alabaster Building Official DATE: 12/20/2005

ATTEST: Alabaster City Clerk DATE: 12/20/2005

File: BALMORAL-PHASE-I-REC.doc


20051223000596970 1/1 $20.00
Shelby County, AL
12/27/2005 12:47:00PM FILED/CERT



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