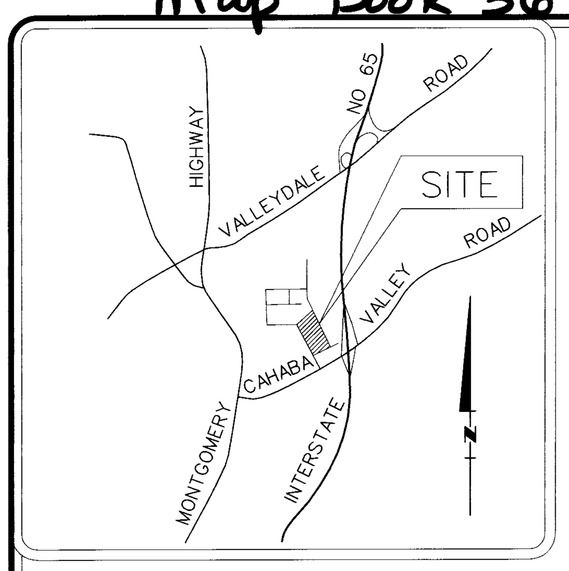
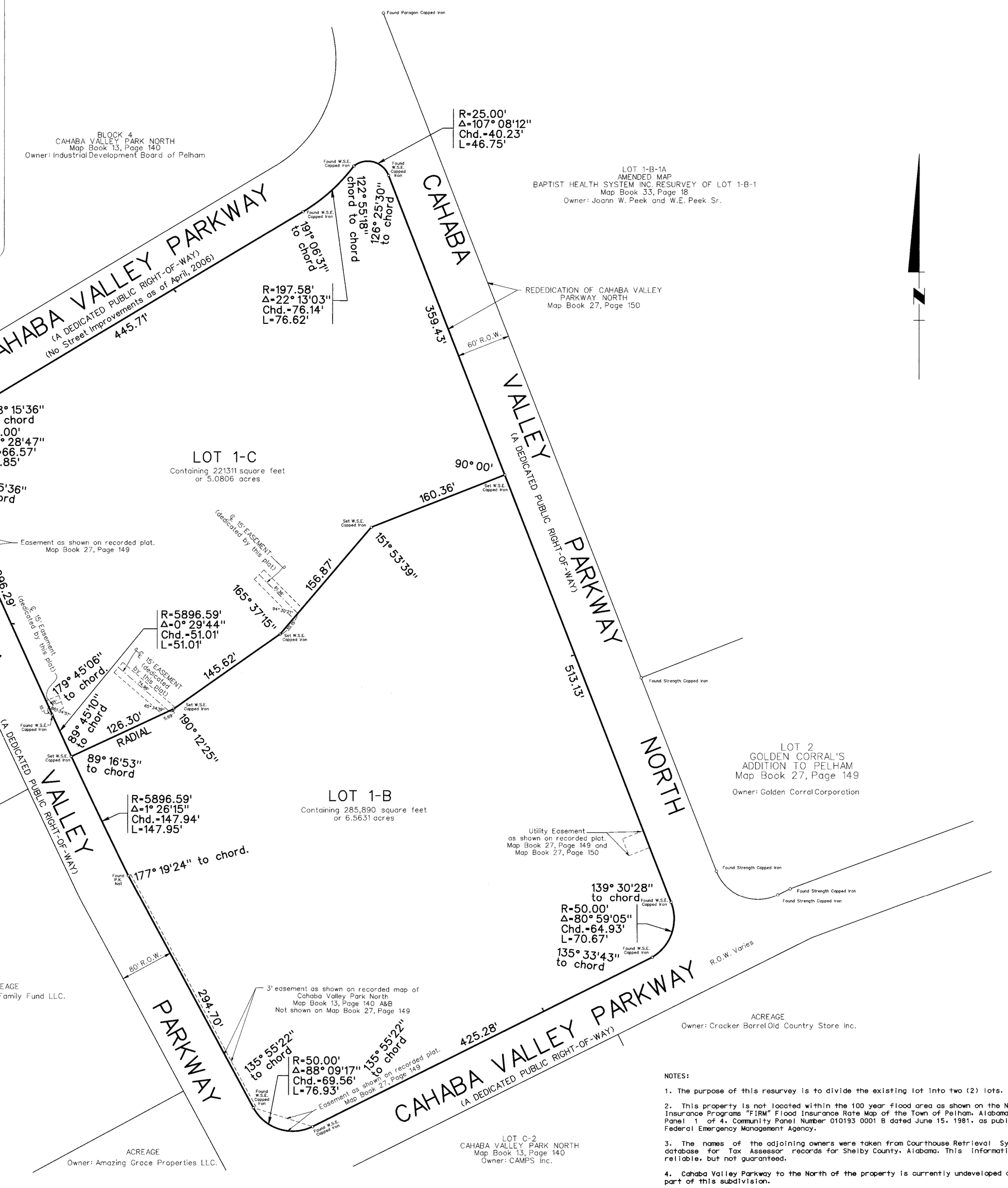
Map Book 36 Page 143



VICINITY MAP
NOT TO SCALE



ZONING DATA
CURRENT ZONING DISTRICT AS OF APRIL, 2006: CITY OF PELHAM ZONED B-2
BUILDING SETBACK REQUIREMENTS: FRONT - NONE; REAR - NONE UNLESS ABUTTING A DWELLING; SIDE - NONE UNLESS ABUTTING A DWELLING
PARKING REQUIREMENTS: 1 SPACE PER 3 BEDS PLUS 1 SPACE PER 2 EMPLOYEES
MAX. BUILDING HEIGHT: 6 STORIES OR 75 FEET
DENSITY REQUIREMENTS: NO MINUMUM LOT AREA

FINAL PLAT

A RESURVEY OF LOT 1-A
GOLDEN CORRAL'S ADDITION TO PELHAM

BEING A RESURVEY OF LOT 1-A, GOLDEN CORRAL'S ADDITION TO PELHAM
AS RECORDED IN MAP BOOK 27, PAGE 149 IN THE
OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA
SITUATED IN THE EAST 1/2 OF
SECTION 31, TOWNSHIP 19 SOUTH, RANGE 2 WEST
SHELBY COUNTY, ALABAMA

SCALE: 1" = 60' APRIL, 2006

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

GRAPHIC SCALE
0 25 50 100 150 200

STATE OF ALABAMA
CITY OF PELHAM

The undersigned, Joseph F. Breighner, Jr., Registered Land Surveyor, State of Alabama, and Baptist Health System, 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 A RESURVEY OF LOT 1-A GOLDEN CORRAL'S ADDITION TO PELHAM, 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 Golden Corral's Addition to Pelham, as recorded in Map Book 27, Page 149, in the office of the Judge of Probate of Shelby County, Alabama, being situated in Section 31, Township 19 South, Range 2 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.

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

WALTER SCHOEL ENGINEERING COMPANY, INC.

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

BAPTIST HEALTH SYSTEM, INC.
3201 - 4th Avenue South
Birmingham, Alabama 35222

By: Mark H. Bryan
Its: Sr. Vice President / Chief Operating Officer

STATE OF ALABAMA
CITY OF PELHAM

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 12TH day of APRIL, 2006.

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 PELHAM

I, Dorothea H. Green, as Notary Public in and for said County and State, do hereby certify that Mark H. Bryan, whose name as Sr. Vice President / Chief Operating Officer of Baptist Health System, 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 12 day of April, 2006.

Dorothea H. Green
Notary Public
My Commission Expires: 3-12-07

APPROVED: Bobby Hayes, Mayor, City of Pelham DATE: 4/18/06

APPROVED: Donna Freeman, City Clerk, City of Pelham DATE: 4/18/06

APPROVED: John D. Flynn, Chairman, City of Pelham Planning Commission DATE: 4/19/06

APPROVED: [illegible], Public Works Director, City of Pelham DATE: 4-20-06

APPROVED: Jesse Bowers, City Engineer, City of Pelham DATE: 4/18/06

File: LOT-1-A-GOLDEN-CORRAL-RES-REC.doc

NOTES:

1. The purpose of this resurvey is to divide the existing lot into two (2) lots.

2. This property is not located within the 100 year flood area as shown on the National Flood Insurance Programs "FIRM" Flood Insurance Rate Map of the Town of Pelham, Alabama, according to Panel 1 of 4, Community Panel Number 010193 0001 B dated June 15, 1981, as published by the Federal Emergency Management Agency.

3. The names of the adjoining owners were taken from Courthouse Retrieval System's Online database for Tax Assessor records for Shelby County, Alabama. This information is deemed reliable, but not guaranteed.

4. Cahaba Valley Parkway to the North of the property is currently undeveloped and is not a part of this subdivision.

5. The City of Pelham is not responsible for the maintenance of any easements dedicated by this plat, which are located outside of the public rights-of-way.

Job No: 06-053
File Name: G:/06/053/SURVEY/LOT-1-A-RESURVEY-REC.dgn

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\LOT-1-A-RESURVEY-REC.dgn 04/12/2006 02:11:08 PM