Map Book 37 Page 38

ALABASTER SOUTH BUSINESS PARK

BEING A RESURVEY OF LOTS 8-29, AKM COMMERCE PARK
AS PREVIOUSLY RECORDED IN MAP BOOK 28, PAGE 1
IN THE OFFICE OF THE JUDGE OF PROBATE
SHELBY COUNTY, ALABAMA

SITUATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER
SECTION 21, TOWNSHIP 21 SOUTH, RANGE 2 WEST
SHELBY COUNTY, ALABAMA

60 0 60 120 180
Scale 1" = 60'

Scale: 1" = 60'

LOT SIZES

LOT 1	33,211 SQUARE FEET	LOT 9	24,000 SQUARE FEET
LOT 2	28,342 SQUARE FEET	LOT 10	24,000 SQUARE FEET
LOT 3	30,028 SQUARE FEET	LOT 11	24,000 SQUARE FEET
LOT 4	30,200 SQUARE FEET	LOT 12	31,866 SQUARE FEET
LOT 5	32,000 SQUARE FEET	LOT 13	20,066 SQUARE FEET
LOT 6	24,000 SQUARE FEET	LOT 14	30,029 SQUARE FEET
LOT 7	24,000 SQUARE FEET	LOT 15	29,525 SQUARE FEET
LOT 8	24,000 SQUARE FEET	LOT 16	52,788 SQUARE FEET

EXISTING STRUCTURE DATA (APPROXIMATE)

TOTAL CURB AND GUTTER	2800 L.F.
TOTAL STREET	1400 L.F.
STREET SIZE	1.6 ACRES
TOTAL SANITARY SEWER	1400 L.F.

CURRENT ZONING

M1 – LIGHT INDUSTRIAL DISTRICT

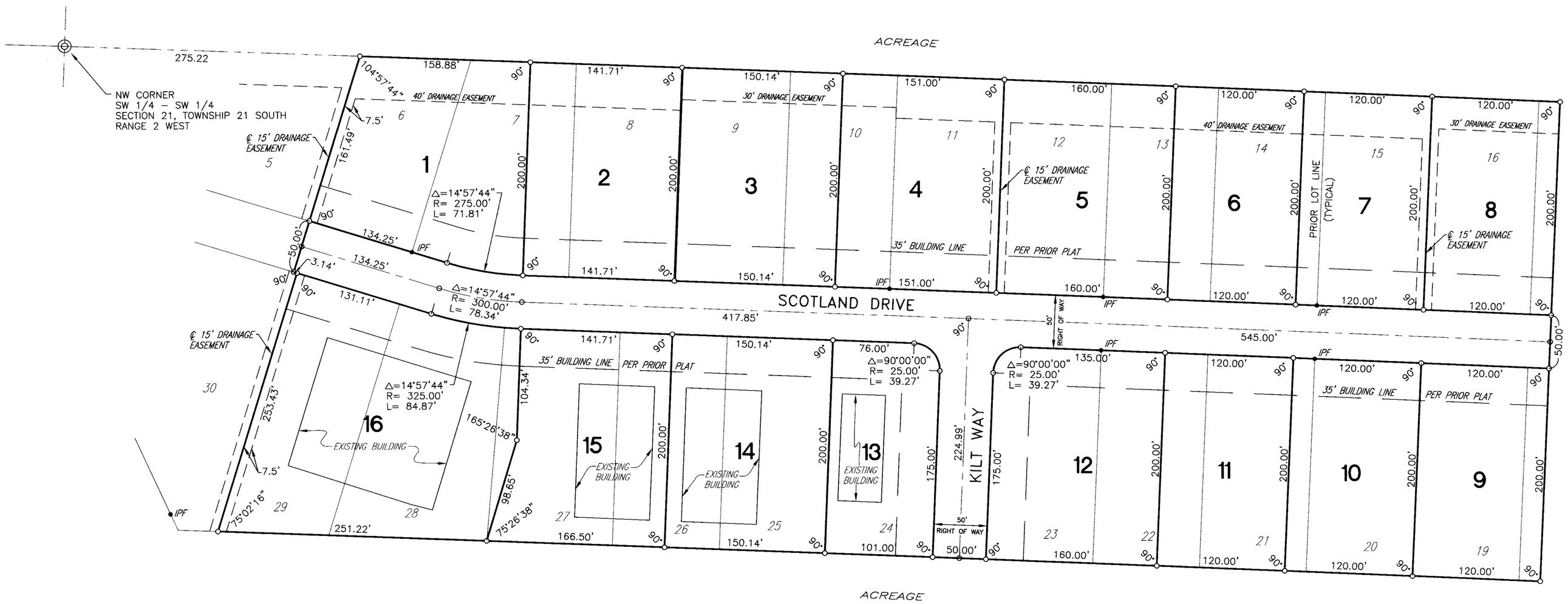
ZONING SETBACKS

FRONT	50'– OMITTED 35' PER PRIOR SUBDIVISION PLAT (MAP BOOK 28, PAGE 1)
SIDE	15', 30' ADJACENT TO RESIDENTIAL/AGRICULTURAL
REAR	25', 30' ADJACENT TO RESIDENTIAL/AGRICULTURAL

Prepared by:

Carr & Associates Engineers, Inc.
2052 Oak Mountain Drive
Pelham, Alabama 35124
(205) 664-8498 Fax – (205) 664-9685

CADD FILE: 23-183 COMMERCE PARK (MAD)
APRIL 6, 2006



STATE OF ALABAMA
SHELBY COUNTY

The undersigned Barton F. Carr, a Registered Land Surveyor, State of Alabama, and Lumpkin Development, Inc. as 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 map of lands shown therein and known as ALABASTER SOUTH BUSINESS PARK, showing the subdivisions 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 relation to 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. Said owner also certifies that he is the owner of said lands and that the same are not subject to any mortgage.

This plat was prepared in accordance with the Standards for the Practice of Land Surveying in the State of Alabama.

Barton F. Carr — Date 6/26/06
Al PLS No. 16685

ALABAMA REGISTERED No. 16685 PROFESSIONAL LAND SURVEYOR BARTON F. CARR

ACREAGE

Eddie Lumpkin — Date 6/26/06
Eddie Lumpkin
Lumpkin Development, Inc.

STATE OF ALABAMA
SHELBY COUNTY

I, NANCY B. CARR, as Notary Public in and for said County and State, do hereby certify that Barton F. Carr, whose name is signed to the foregoing certificate as a surveyor, whom is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, he executed same voluntarily as such individual with full authority thereof.

Given under my hand and seal this 26 TH day of JUNE, 20 06.

Notary

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar 12, 2010
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF ALABAMA
SHELBY COUNTY

I, MARIA M. COKER, as Notary Public in and for said County and State, do hereby certify that Eddie Lumpkin, whose name is signed to the foregoing certificate for Lumpkin Development, Inc., whom is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, he executed same voluntarily as such individual with full authority thereof.

Given under my hand and seal this 26th day of JUNE, 20 06.

Notary

APPROVED:

Attest By — Date 6/27/06
City Clerk

By — Date 6/27/2006
City Engineer

By — Date
Mayor, City of Alabaster

By — Date 6/27/06
Chairman, Alabaster Planning Commission

By — Date 6-28-06
Building Official, City of Alabaster

By — Date 6/27/06
Planning/Zoning Coordinator,
Alabaster Planning Commission

By — Date 6/27/06
Alabaster City Planner

EASEMENTS SHOWN ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, AND MAYBE USED FOR SUCH PURPOSES TO SERVE PROPERTY WITHIN AND WITHOUT THIS SUBDIVISION.

BUILDER AND/OR OWNER HAVE THE SOLE RESPONSIBILITY TO PROVIDE A BUILDING PAD/SITE FREE OF DRAINAGE PROBLEMS AND NON IMPACTING TO ALL ADJOINING PROPERTIES..

ENGINEER/SURVEYOR SHOWN HAVE NO RESPONSIBILITY OR CONTROL FOR PREEXISTING SITE CONDITIONS AS CURRENTLY IN PLACE. ENGINEER/SURVEYOR OF FORGOING PLAT HAD NO PART IN THE EXISTING SUBDIVISION/COMMERCIAL PARK DEVELOPMENT DESIGN. THE PURPOSE OF THIS PLAT IS TO ONLY MODIFY EXISTING LOT LINES. NO ENGINEERING DESIGN HAS TAKEN PLACE UNDER THIS RESURVEY.

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Shelby Cnty Judge of Probate, AL
07/05/2006 10:23:08AM FILED/CERT