Map Book 38 Page 101

M1 AREA AND DIMENSIONAL REGULATIONS	
MINIMUM LOT AREA	NONE
MINIMUM LOT WIDTH	NONE
MAXIMUM BUILDING HEIGHT	60 FEET, (30 FEET WHEN ANY PORTION OF THE PROPERTY ADJOINS A RESIDENTIAL DISTRICT)
MINIMUM BUILDING SETBACKS	
FRONT	50 FEET
REAR	25 FEET
SIDE	15 FEET

RESURVEY LOTS 2 AND 3 COMMERCIAL COURT

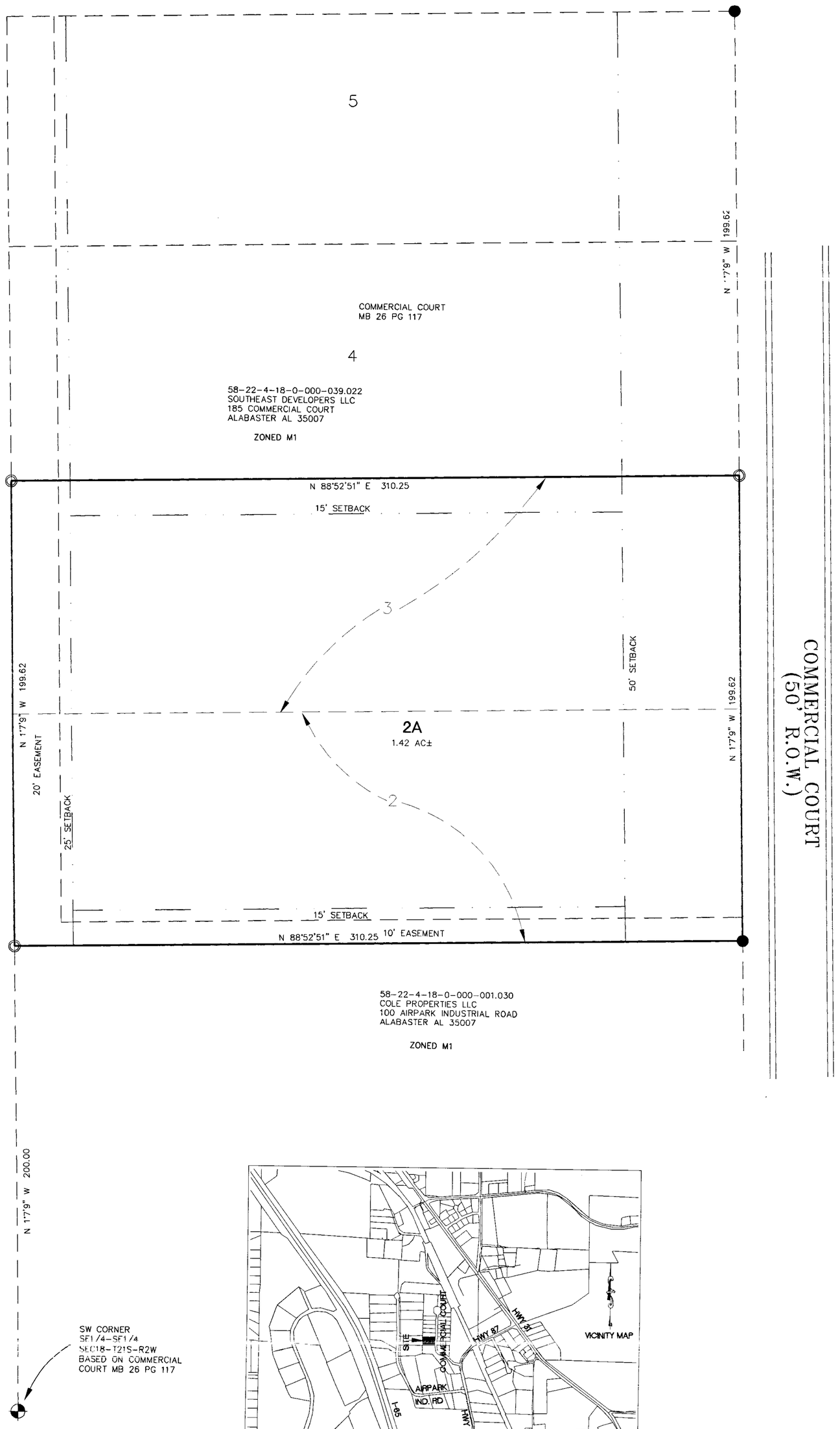
AS RECORDED IN MB. 26 PG. 117 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA

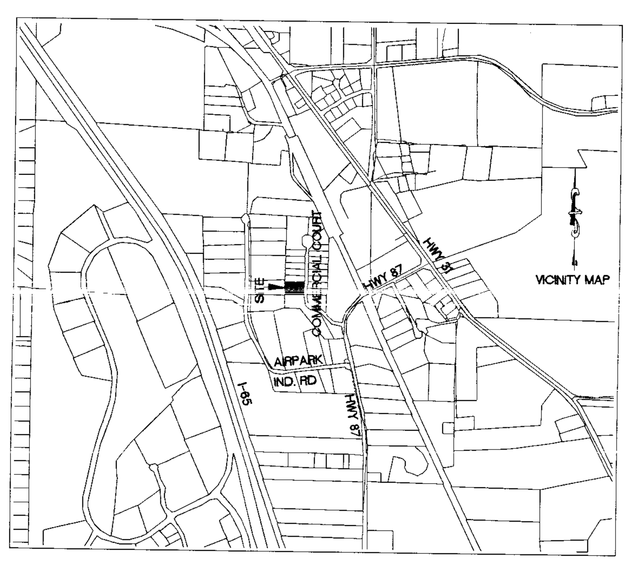
A COMMERCIAL SUBDIVISION SITUATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 2 WEST, CITY OF ALABASTER, SHELBY COUNTY, ALABAMA

THE PURPOSE OF THIS RESURVEY IS TO COMBINE LOTS 2 AND 3 INTO ONE LOT.

OWNER: SUBSTATION ENTERPRISES, INC.
184 REGENCY PARK
ALABASTER, ALABAMA 35007
(205) 685-2755
ATTN: LARRY WARE

SURVEYOR: WALTER W. WICKSTROM JR.
1657 WINGFIELD DR
BIRMINGHAM AL 35242
205-369-6113





PLAT

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

1.42 ACRES±

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, Walter W. Wickstrom Jr., Registered Land Surveyor, State of Alabama. and Substation Enterprises, 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 in the instance of said owners; that this plat or map is a true and correct map of lands shown therein known as RESURVEY LOTS 2 AND 3 COMMERCIAL COURT showing the subdivisions into which it is proposed to divide said lands, giving the lengths and angles of each lot and its number, showing the streets, alleys and public grounds, giving the length and width and name of each street as well as the number of each lot and showing the relation of the lands to the recorded subdivisions in the state of Alabama ,and that iron pins have been installed at all lot corners and curve points as shown and are designated by small open circles on said plat or map and that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice of Land Surveying in the State of Alabama. Said owners also certify that they are the owners of said lands and that the same are not subject to any mortgage except that one held by Wachovia Bank.

By: Walter W. Wickstrom Jr. Date APRIL 16, 2007
Walter W. Wickstrom Jr.
Reg. P.L.S.#18259

ALABAMA LICENSED NO 18259 LAND SURVEYOR WALTER W. WICKSTROM JR.

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Walter W. Wickstrom, Jr., whose name is signed to the foregoing 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 same voluntarily as such individuals with full authority thereof.

Given under my hand and seal this the 16th day of April 2007

Notary Public Richard Earl Stubbs My Commission Expires 2-28-10

By: _____ DATE _____
Substation Enterprises, Inc.
President

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Larry Ware, whose name is signed to the foregoing 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 same voluntarily as such individual with full authority thereof.
Given under my hand and seal this the _____ day of _____ 2006.

Notary Public _____ My Commission Expires _____

By: _____ DATE _____
Officer
Wachovia Bank, Mortgagee

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that _____, whose name is signed to the foregoing certificate as mortgagee, 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 same voluntarily as such individual with full authority thereof.

Given under my hand and seal this the _____ day of _____, 2006.

Notary Public

Mayor, City of Alabaster _____ Date 5/24/07

Alabaster Planning Commission Robert L Shumpaugh Date 5-22-07

Alabaster City Engineer _____ Date _____

Alabaster Building Inspector _____ Date 5-15-2007

Alabaster Planning and Zoning Coordinator _____ Date 5/15/07

City Planner _____ Date 5/15/07

Alabaster City Clerk _____ Date 5/24/07

NOTES:
All easements are for utility and drainage purposes and shall provide for needs both within and without this subdivision.
Basis of bearings is plat.

Contractor and/or developer are responsible for providing building sites free of drainage problems

No sub-surface investigation of geological conditions was performed by Walter W. Wickstrom; therefore no reference what-so-ever is made as to the suitability for residential construction.

"Sink Hole Prone Areas-The subdivision shown hereon, including lots and streets, lies in an area where natural lime sink holes may occur. The City of Alabaster, The City of Alabaster Engineer, The City of Alabaster Planning Commission, Walter W. Wickstrom Jr., Substation Enterprises, Inc. and the members thereof, and all other agents, servants or employees of any of the above, make no representations what-so-ever that the subdivision lots and streets are safe or suitable for residential construction or any other purpose what-so-ever. Area underlain by limestone may be subject to lime sink activity."

I further certify that I have consulted the Federal Insurance Rate Map, (FIRM), Community Panel # 01117C0385D, dated September 29, 2006, Zone X, and found that the above described parcel does not lie in a special flood hazard zone.

NO PUBLIC IMPROVEMENTS WERE NECESSARY FOR THIS RESURVEY

● REBAR FOUND
○ REBAR SET

INSTRUMENT # 20070412-000161
Filed & Recorded
Official Public Records
04/12/2007 11:18:02 AM
Shelby County, Alabama
Judge of Probate
Fee: 15.00