Map Book 39 Page 68

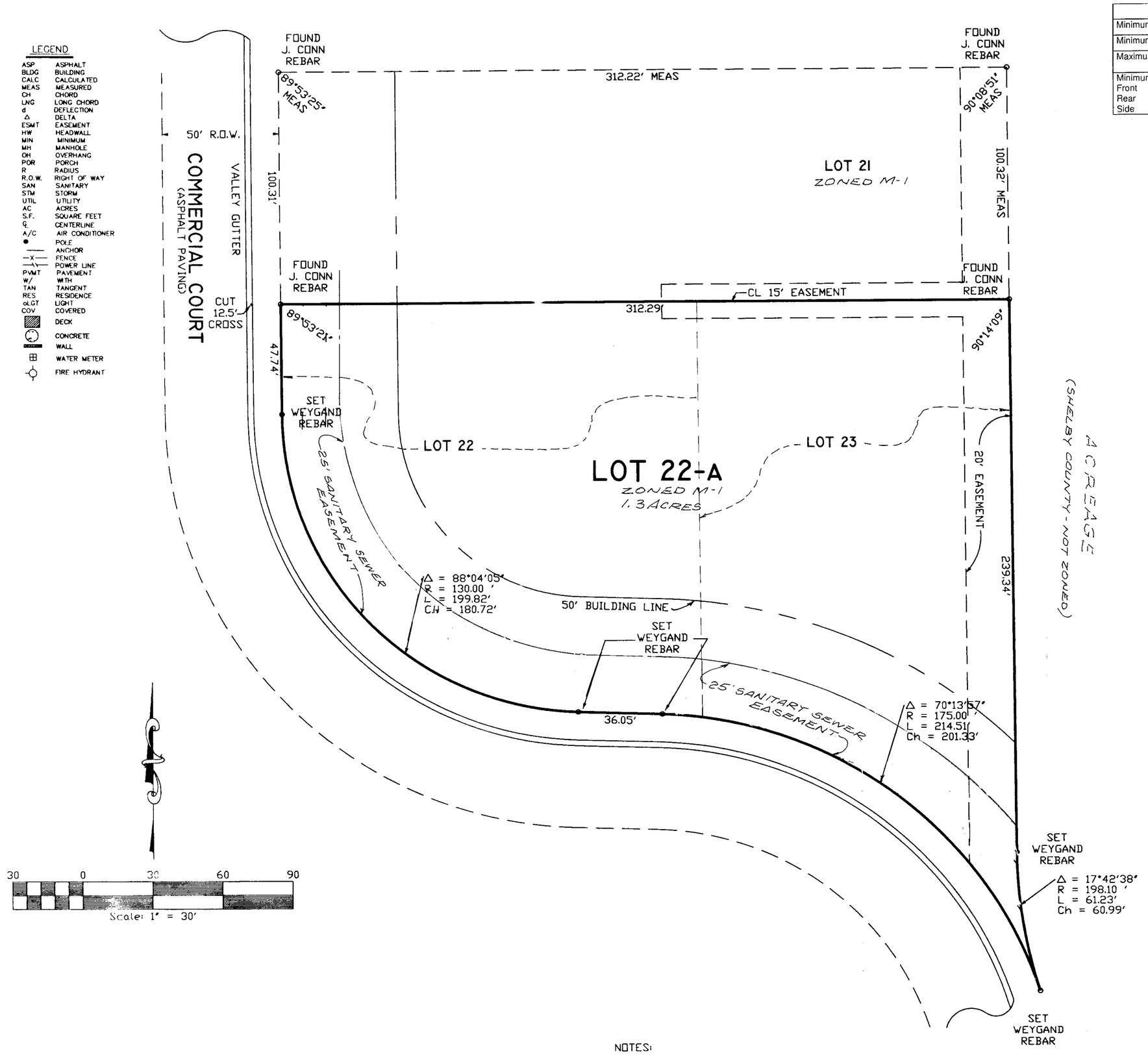
Section 17.0 Light Industrial District (M-1)

17.5 Area and Dimensional Regulations

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 Rear Side	 50 feet 25 feet* 15 feet*

RESURVEY OF LOTS 22 AND 23, OF A RESURVEY OF LOTS 13 THROUGH 23 COMMERCIAL COURT

AS RECORDED IN MAP BOOK 28, PAGE 84 IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA AND BEING SITUATED IN THE SE1/4 OF THE SE1/4 OF SECTION 18 AND THE NE1/4 OF THE NE1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA.



State of Alabama)
Shelby County)

The undersigned, Laurence D. Weygand, Registered Engineer-Land Surveyor, State of Alabama, and William E. Scott, and wife, Karen B. Scott, Owners, 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 was made at the instance of said owners; that this plat or map is a true and correct plat or map of land shown therein and known or to be known as RESURVEY OF LOTS 22 & 23 OF A RESURVEY OF LOTS 13 THROUGH 23 COMMERCIAL COURT showing the subdivision 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 length, width and name of each street, as well as the number of each lot and block, and showing the relation of 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. I, Laurence D. Weygand, state that all parts of 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 owners also certify that they are the owners of said land, and that same is not subject to any mortgage.

Date: OCTOBER 31, 2007 By: William E. Scott - Owner

By: Laurence D. Weygand
Laurence D. Weygand
Reg. P.E.-L.S. #10373

By: Karen B. Scott
Karen B. Scott - Owner

State of Alabama)
Shelby County)

I, Pamela G. Glass, as Notary Public in and for said County and State, do hereby certify that Laurence D. Weygand, whose name is signed to the foregoing certificate as Engineer-Land Surveyor, who is known to me, acknowledge before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this 31st day of October, 2007.

By: Pamela G. Glass
Notary Public - My Commission Expires: 5-17-09

State of Alabama)
Shelby County)

I, Daryl Payton, a Notary Public in and for said County and State, do hereby certify that William E. Scott, and wife, Karen B. Scott, whose names are signed to the foregoing certificate as Owners, and who are known to me, acknowledge before me, on this date, that being duly informed of the contents of said certificate, they executed same voluntarily for and as the act of said corporation.

Given under my hand and seal this 2nd day of November, 2007.

By: Daryl Payton 11-26-07
Notary Public - My Commission Expires

Alabaster City Engineer

Alabaster Building Inspector

11/26/07
Alabaster Planning & Zoning Coordinator

11/07/07
City Planner

NOTES:

ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION (UNLESS OTHERWISE NOTED).

BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING.

BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LIDS OR TOP ELEVATION FOR ALL MANHOLES AND YARD INLETS ON EACH LOT.

THE LOT OWNER/BUILDER SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAINS, DITCHES, GRADING OR OTHER MEANS TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.

THE LOT OWNER/BUILDER SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE LINE OR SEPTIC TANK LOCATION PRIOR TO CONSTRUCTION OF BUILDING FOUNDATIONS.

ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF RESIDENCE TO BE SERVICED.

NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL.

NO FENCE SHALL IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY.

WEYGAND SURVEYORS, INC. IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE AND SUBSURFACE INVESTIGATIONS.

APPROVED BY: MAYOR OF THE CITY OF ALABASTER DATE 11/28/07

APPROVED BY: R.L. Shinpaugh CHAIRMAN, ALABASTER PLANNING COMMISSION DATE 11/27/07

APPROVED BY: Marsha Massey CITY CLERK, CITY OF ALABASTER DATE 11/29/07

APPROVED BY: N/A ALABASTER PUBLIC WORKS DIRECTOR DATE —

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