Map Book 40 Page 116

FINAL PLAT
BALMORAL PHASE I RESURVEY NO. 3

BEING A RESURVEY OF LOTS 1A AND 1B, BALMORAL PHASE I RESURVEY NO. 2
(MAP BOOK 38, PAGE 32)
SITUATED IN THE SOUTH 1/2 OF THE SE 1/4
OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 3 WEST,
SHELBY COUNTY, ALABAMA.

SCALE : 1"=40' OCTOBER, 2008

GRAPHIC SCALE

0 10 25 50 100 200

WALTER SCHOEL ENGINEERING COMPANY, INC.

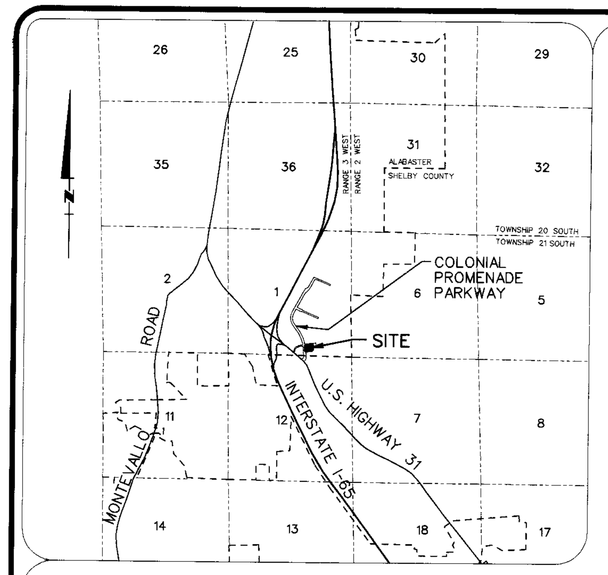
1001 22ND STREET SOUTH
BIRMINGHAM, ALABAMA 35205
(205) 323-6466
(205) 328-2252 FAX

D. BRUCE IRWIN

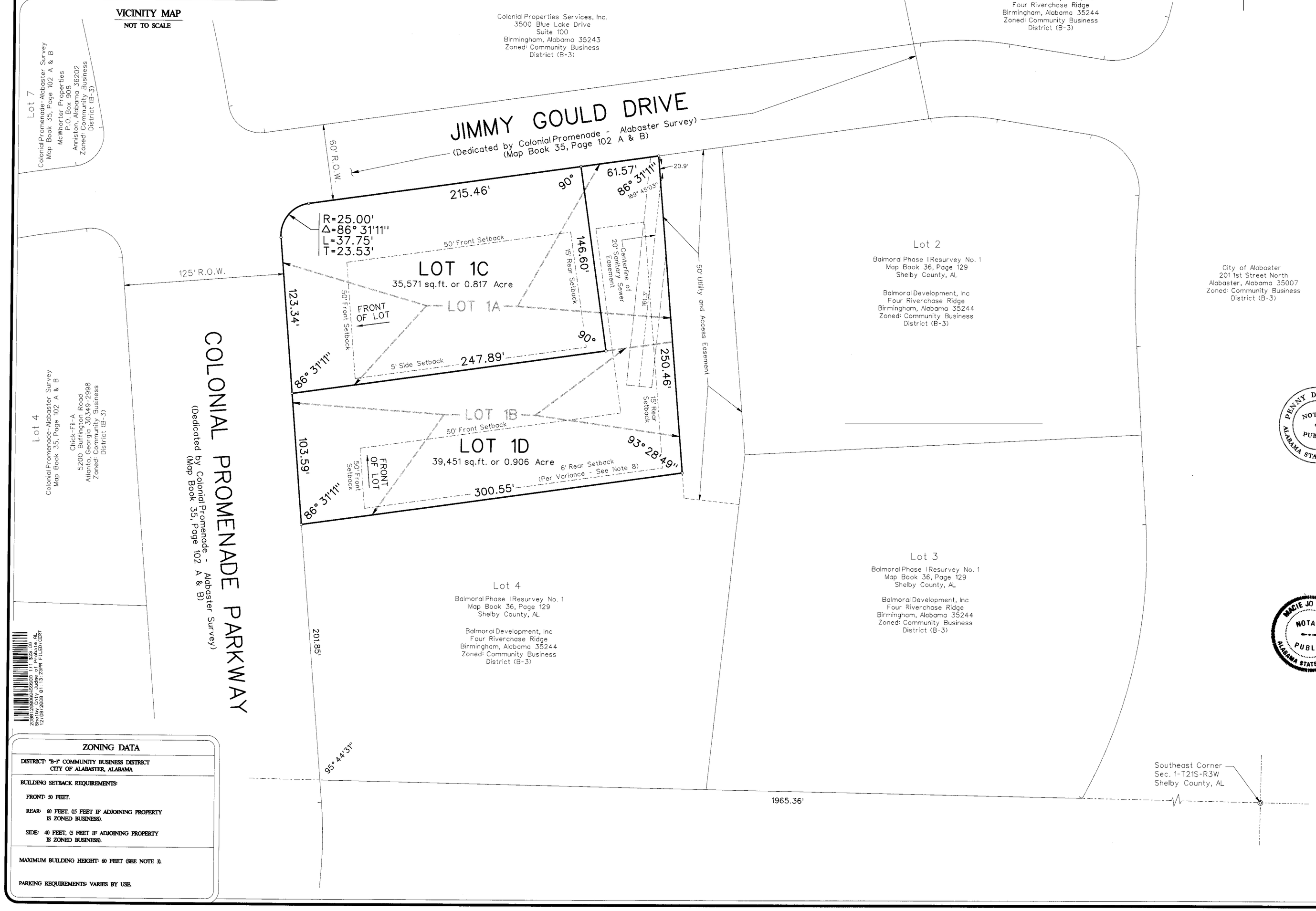
2147 RIVERCHASE OFFICE ROAD
BIRMINGHAM, ALABAMA 35244
(205) 421-2001

NOTES:

1. Site is zoned B-3, City of Alabaster.
2. This property is not located within the 100 year flood area and is in Unshaded Zone "X" (areas determined to be out of 0.2% annual chance floodplain) as shown on the National Flood Insurance Programs "FIRM" Flood Insurance Rate Map of Shelby County, Alabama, according to Panel 385 of 580, Map Number 01117C0385D dated September 29, 2006, as published by the Federal Emergency Management Agency.
3. All storm drainage improvements for Lots 1C & 1D shall be installed as permitted with the preliminary plat for Balmoral Phase 1.
4. All storm drainage installation shall be properly installed and inspected by a City employee prior to covering.
5. The City of Alabaster is not responsible for any development cost or any cost incurred for site improvements or modifications.
6. Lots 1C & 1D are subject to cross access, utility and drainage easements that encompass each lot in its entirety.
7. Ingress / Egress, Parking, Parking Isles, and Access points both within and across Lots 1C and 1D shall be shared, utilized, and maintained by the lot owners. No access or parking may be denied by either lot owner at this time or any time in the future.
8. As requested for Case No. VA-09-08-23, a 9' Variance was granted to reduce the Rear Setback along the Southerly line of Lot 1-D from 15' to 6'. This variance was granted by the Board of Adjustments at their meeting on September 22, 2008.



VICINITY MAP
NOT TO SCALE



ZONING DATA

DISTRICT: "B-3" COMMUNITY BUSINESS DISTRICT
CITY OF ALABASTER, ALABAMA

BUILDING SETBACK REQUIREMENTS:

FRONT: 50 FEET.

REAR: 60 FEET, (15 FEET IF ADJOINING PROPERTY IS ZONED BUSINESS).

SIDE: 40 FEET, (5 FEET IF ADJOINING PROPERTY IS ZONED BUSINESS).

MAXIMUM BUILDING HEIGHT: 60 FEET (SEE NOTE 3).

PARKING REQUIREMENTS: VARIES BY USE.

STATE OF ALABAMA
CITY OF ALABASTER

The undersigned, Joseph F. Breighner, Jr., Registered Land Surveyor, State of Alabama, and D. Bruce Irwin, 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 RESURVEY NO. 3, 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 Balmoral Phase I, Resurvey No. 2, as recorded in Map Book 38, Page 32, Balmoral Phase I Resurvey No. 1, as recorded in Map Book 36, Page 129, and to Colonial Promenade Alabaster Survey, as recorded in Map Book 35, Pages 102 A & B, all 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.

D. BRUCE IRWIN

D. Bruce Irwin

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 21ST day of OCTOBER, 2008.

PENNY D. HOPSON NOTARY PUBLIC ALABAMA STATE AT LARGE

Penny D. Hopson
Notary Public
My Commission Expires: 11/21/2009

STATE OF ALABAMA
CITY OF ALABASTER

I, Macie Jo Wilson, as Notary Public in and for said County and State, do hereby certify that D. Bruce Irwin, whose name 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 owner with full authority therefor.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 24th day of OCTOBER, 2008.

MACIE JO WILSON NOTARY PUBLIC ALABAMA STATE AT LARGE

Macie Jo Wilson
Notary Public
My Commission Expires: 10/6/2008

APPROVED: _____ DATE: 11/12/08
Mayor, City of Alabaster

APPROVED: Adele Nelson DATE: 11/12/08
Alabaster Planning and Zoning Coordinator

APPROVED: Robert L. Shumpaugh DATE: 11/14/08
Alabaster Planning Commission

APPROVED: _____ DATE: 11/4/08
Alabaster City Engineer

APPROVED: _____ DATE: 11/12/2008
Alabaster Building Official

APPROVED: _____ DATE: 11/12/08
Alabaster City Planner

ATTEST: Marsha Massey DATE: 11/21/08
Alabaster City Clerk

File: BALMORAL-PHASE-I-RES-3-REC.doc

G:/08/096/FINALPLAT/BALMORAL-PH-I-RES-3-REC.DGN

2008102000420 1/1 $30.00
Shelby County, Judge of Probate, AL
10/20/2008 01:13:20PM FILED/CERT