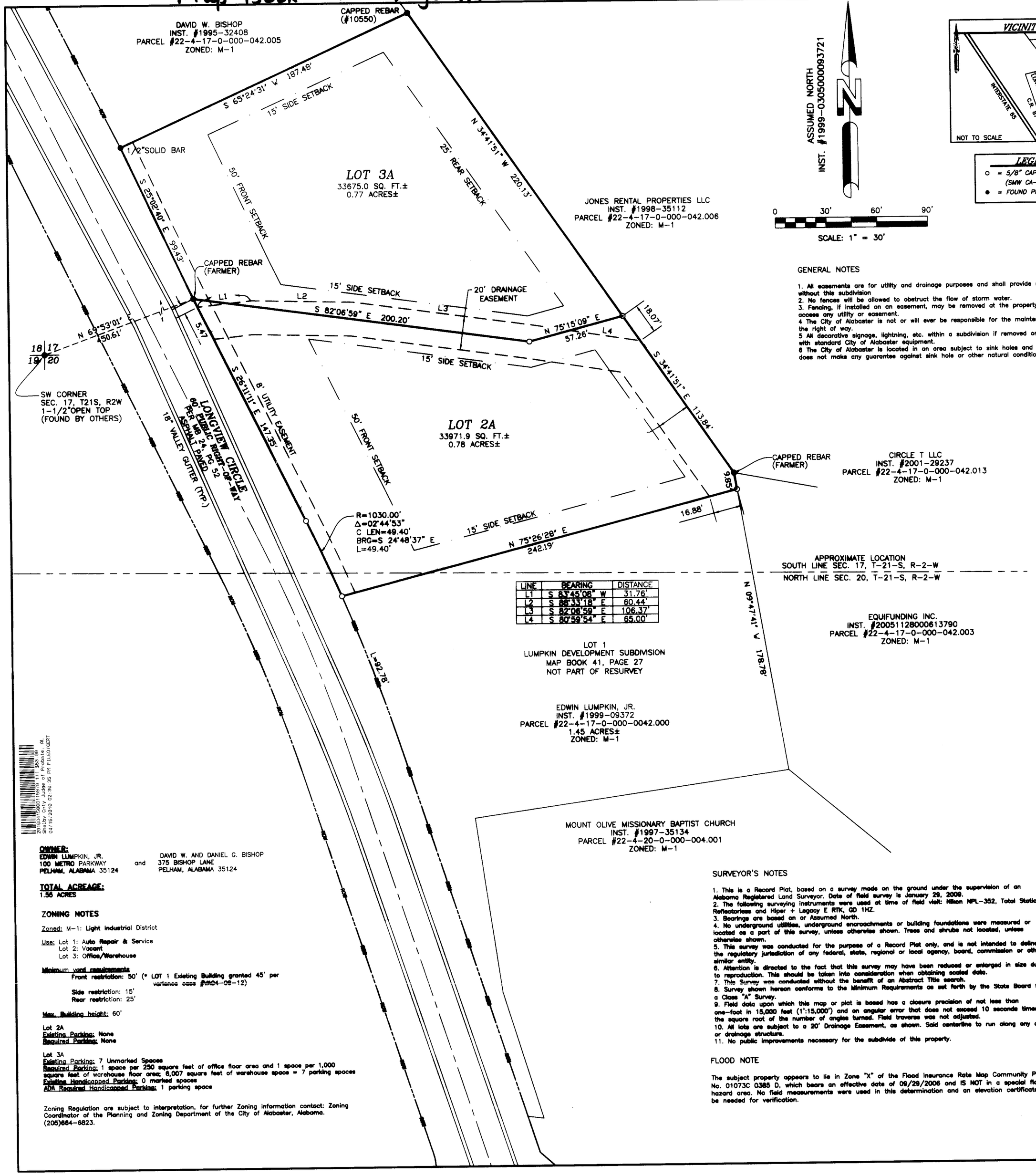
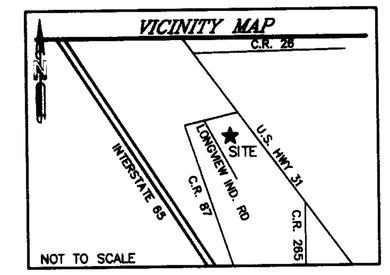
Map Book 41 Page 118



LINE	BEARING	DISTANCE
L1	S 83°45'08" W	31.76'
L2	S 88°33'18" E	60.44'
L3	S 82°06'59" E	106.37'
L4	S 80°59'54" E	65.00'

ASSUMED NORTH
INST. #1999-030500093721

0 30' 60' 90'
SCALE: 1" = 30'



LEGEND
○ = 5/8" CAPPED REBAR SET (SMW CA-627-LS)
● = FOUND PROPERTY MARKER

GENERAL NOTES

1. All easements are for utility and drainage purposes and shall provide needs for both within and without this subdivision
2. No fences will be allowed to obstruct the flow of storm water.
3. Fencing, if installed on an easement, may be removed at the property owners expense in order to access any utility or easement.
4 The City of Alabaster is not or will ever be responsible for the maintenance of easements outside the right of way.
5 All decorative signage, lightning, etc. within a subdivision if removed or damage will be replaced with standard City of Alabaster equipment.
6 The City of Alabaster is located in an area subject to sink holes and limestone formations. The City does not make any guarantee against sink hole or other natural conditions that may exist or occur.

OWNER:
EDWIN LUMPKIN, JR.
100 METRO PARKWAY
PELHAM, ALABAMA 35124

and

DAVID W. AND DANIEL G. BISHOP
375 BISHOP LANE
PELHAM, ALABAMA 35124

TOTAL ACREAGE:
1.56 ACRES

ZONING NOTES

Zoned: M-1: Light Industrial District

Use: Lot 1: Auto Repair & Service
Lot 2: Vacant
Lot 3: Office/Warehouse

Minimum yard requirements
Front restriction: 50' (* LOT 1 Existing Building granted 45' per variance case #VA04-08-12)
Side restriction: 15'
Rear restriction: 25'

Max. Building height: 60'

Lot 2A
Existing Parking: None
Required Parking: None

Lot 3A
Existing Parking: 7 Unmarked Spaces
Required Parking: 1 space per 250 square feet of office floor area and 1 space per 1,000 square feet of warehouse floor area; 6,007 square feet of warehouse space = 7 parking spaces
Existing Handicapped Parking: 0 marked spaces
ADA Required Handicapped Parking: 1 parking space

Zoning Regulation are subject to interpretation, for further Zoning information contact: Zoning Coordinator of the Planning and Zoning Department of the City of Alabaster, Alabama. (205)664-6823.

SURVEYOR'S NOTES

1. This is a Record Plat, based on a survey made on the ground under the supervision of an Alabama Registered Land Surveyor. Date of field survey is January 29, 2009.
2. The following surveying instruments were used at time of field visit: Nikon NPL-352, Total Station, Reflectorless and Hiper + Legacy E RTK, GD 1HZ.
3. Bearings are based on or Assumed North.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. This survey was conducted for the purpose of a Record Plat only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
6. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
7. This Survey was conducted without the benefit of an Abstract Title search.
8. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
9. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1'15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
10. All lots are subject to a 20' Drainage Easement, as shown. Said centerline to run along any ditch or drainage structure.
11. No public improvements necessary for the subdivide of this property.

FLOOD NOTE

The subject property appears to lie in Zone "X" of the Flood Insurance Rate Map Community Panel No. 01073C 0385 D, which bears an effective date of 09/29/2006 and IS NOT in a special flood hazard area. No field measurements were used in this determination and an elevation certificate may be needed for verification.

LUMPKIN DEVELOPMENT RESURVEY

BEING A RESURVEY OF LOTS 2 AND 3 OF THE LUMPKIN DEVELOPMENT SUBDIVISION
AS RECORDED IN MAP BOOK 41, PAGE 27
LOCATED IN THE NW-1/4, SECTION 20, TOWNSHIP 21 SOUTH, RANGE 2 WEST
CITY OF ALABASTER, SHELBY COUNTY, ALABAMA

STATE OF ALABAMA
SHELBY COUNTY

THE UNDERSIGNED, ANDREW ALAN KRAMER, A PROFESSIONAL LAND SURVEYOR NO. 20999, LUMPKIN DEVELOPMENT AS OWNER, DAVID W. BISHOP AS OWNER AND DANIEL G. BISHOP 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 INSISTENCE OF THE OWNER, THAT THIS PLAT OR MAP IS A TRUE AND CORRECT PLAT OR MAP OF LANDS SHOWN THEREIN AND KNOWN AS LUMPKIN DEVELOPMENT SUBDIVISION, SHOWING THE SUBDIVISIONS INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVING THE LENGTH AND THE BEARINGS 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. SAID OWNER ALSO CERTIFIES THAT IT IS THE OWNER OF SAID LANDS AND THAT THE SAME ARE NOT SUBJECT TO ANY MORTGAGE.

I HEREBY 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.

ANDREW ALAN KRAMER — DATE 2-15-10
ALABAMA REG. NO. 2999
LUMPKIN DEVELOPMENT, OWNER — DATE 2/15/10
DAVID W. BISHOP, OWNER — DATE 2/16/10
DANIEL G. BISHOP, OWNER — DATE 2/16/10

ALABAMA LICENSED No. 20999 PROFESSIONAL LAND SURVEYOR ANDREW ALAN KRAMER

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Andrew Alan Kramer, whose name is signed to the foregoing certificate as surveyor and who is known to me, acknowledged before me on this date, that after having been duly informed of the contents of said certificate, he/she executed same voluntarily as such individual with full authority thereof.

GIVEN UNDER MY HAND AND SEAL, this the 15th day of February 2010.

NOTARY PUBLIC: Marjorie McKenzie MY COMMISSION EXPIRES: 02/05/14

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Eddie Lumpkin whose name is signed to the foregoing certificate as mortgagee and who is known to me, acknowledged before me on this date, that after having been duly informed of the contents of said certificate, he/she executed same voluntarily as such individual with full authority thereof.

GIVEN UNDER MY HAND AND SEAL, this the 16 day of February 2010.

NOTARY PUBLIC: Stacy Warren MY COMMISSION EXPIRES: 9-22-13

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that ~~Andrew Alan Kramer~~ David W. Bishop whose name is signed to the foregoing certificate as surveyor and who is known to me, acknowledged before me on this date, that after having been duly informed of the contents of said certificate, he/she executed same voluntarily as such individual with full authority thereof.

GIVEN UNDER MY HAND AND SEAL, this the 16 day of February 2010.

NOTARY PUBLIC: Dawn Forman MY COMMISSION EXPIRES: 9-22-13

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that DANIEL G. BISHOP whose name is signed to the foregoing certificate as mortgagee and who is known to me, acknowledged before me on this date, that after having been duly informed of the contents of said certificate, he/she executed same voluntarily as such individual with full authority thereof.

GIVEN UNDER MY HAND AND SEAL, this the 16 day of February 2010.

NOTARY PUBLIC: Dawn Forman MY COMMISSION EXPIRES: 9-22-13

BE IT RESOLVED, by the City of Alabaster, that the assent of the body be, and the same hereby is, given to the dedication of streets, alleys, and public grounds as shown on plat or map of "Lumpkin Development Subdivision" which said plat or map is certified to have been made by Andrew Alan Kramer as surveyor, at the instance of Edwin Lumpkin, Jr., as owner and has been exhibited to this Board; said plat or map being further identified by a recital of the approval of this board, signed by Marsha Massey, Alabaster City Clerk, of even date herewith.

The subdivider has posted a surety bond in an amount sufficient to assure the completion of all required improvements.

ATTEST: Marsha Massey DATE: 3/9/10
Alabaster City Clerk

APPROVED: [signature] DATE: 3/9/10
Mayor, City of Alabaster

APPROVED: [signature] DATE: 3/1/10
Alabaster City Engineer

APPROVED: Michael R. Allen DATE: 3/5/10
Alabaster Planning Commission

APPROVED: [signature] DATE: 3/2/2010
Alabaster Fire Official

APPROVED: [signature] DATE: 3-2-2010
Alabaster Building Official

NO.	REVISION	DATE	BY

PROJECT NO. 09-0034

DRAWN BY: BC
CHECKED BY: AAK
FIELD CREW: JE
APPROVED BY: WHS
DATE: 12/17/09
SCALE: 1"=30'
SHEET 1 OF 1

RECORD PLAT

FOR: LUMPKIN DEVELOPMENT

100 METRO PARKWAY
PELHAM, ALABAMA 35124

SMW Engineering Group, Inc.
1550 Woods of Riverchase Drive
Suite 100
Hoover, Alabama 35244
Ph: 205-252-6985
www.smweng.com
SMW ENGINEERING GROUP, INC.