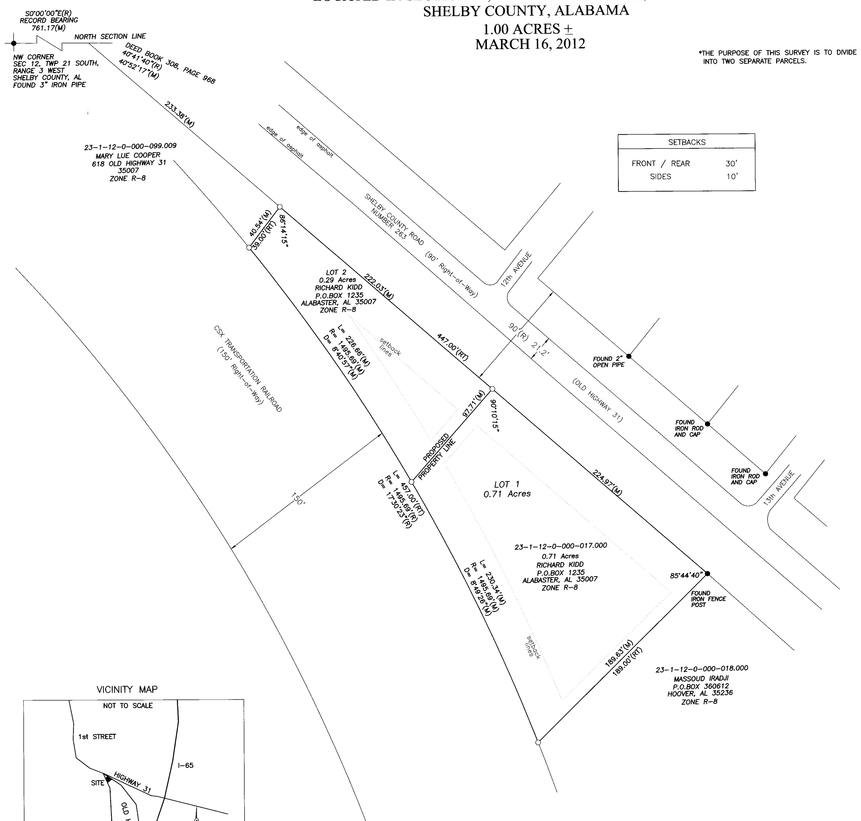
Map Book 42 Page 149

Instrument 20120424000151200 Pg 01
Shelby Cnty Judge of Probate, AL
04/24/2012 01:43:21 PM FILED/CERT

KIDD SUBDIVISION

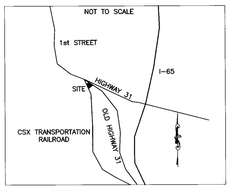
BEING A RESURVEY OF
PARCEL ID: 23-1-12-0-000-017.000
LOCATED IN SECTION 12, TOWNSHIP 21 SOUTH, RANGE 3 WEST
SHELBY COUNTY, ALABAMA
1.00 ACRES ±
MARCH 16, 2012

*THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE EXISTING PARCEL INTO TWO SEPARATE PARCELS.



SETBACKS	
FRONT / REAR	30'
SIDES	10'

VICINITY MAP



*RECORD BEARING Deed Book 308, Page 968
Shelby County, Alabama

LEGEND

○	SET IRON ROD AND CAP
(M)	MEASURED
(R)	RECORD
(RT)	RECORD FROM TAX MAP *RESEARCH AT COUNTY COURTHOUSE SHOWED NO DEED BOOK AND PAGE ON FILE FOR THIS PARCEL

NOTES

ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWER, STORM SEWER, STORM DITCHES, AND MAY BE USED FOR SUCH PURPOSES TO SERVE THE PROPERTY BOTH WITHIN AND WITHOUT THE SUBDIVISION. THE CITY OF ALABASTER IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.

NO FENCES WILL BE ALLOWED TO OBSTRUCT THE FLOW OF STORM WATER.

FENCING, IF INSTALLED ON AN EASEMENT, MAY BE REMOVED AT THE PROPERTY OWNERS EXPENSE IN ORDER TO ACCESS ANY UTILITY OR EASEMENT.

DETENTION / RETENTION POND MAINTENANCE AND UPKEEP WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR PARTY OWNERSHIP.

THE CITY OF ALABASTER IS NOT NOR WILL EVER BE RESPONSIBLE FOR THE MAINTENANCE OF EASEMENTS OUTSIDE THE RIGHT OF WAY

ALL DECORATIVE SIGNAGE, LIGHTING, ETC. WITHIN A SUBDIVISION IR REMOVED OR DAMAGE WILL BE REPLACE WITH THE STANDARD CITY OF ALABASTER EQUIPMENT

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.

I FURTHER CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE RATE MAP, FIRM# 01117C0305D, DATED SEPTEMBER 29, 2006, ZONE "X", AND FOUND THAT THE ABOVE DESCRIBED PARCEL DOES NOT LIE IN A SPECIAL HAZARD ZONE.

THE ROADS, STREET, ALLEYS, AND OTHER PUBLIC IMPROVEMENTS HEREIN HAVE BEEN DEDICATED TO PUBLIC USE BY THE OWNER PURSUANT TO THE GUIDELINES OF THE SUBDIVISION REGULATIONS OF THE CITY OF ALABASTER. THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE AND FINAL CONSTRUCTION OF THE ROADS UNTIL SUCH TIME AS THE CITY OF ALABASTER BY RESOLUTION OF THE CITY COUNCIL ACCEPTS SAID ROADS PURSUANT TO THE SUBDIVISION REGULATIONS OF THE CITY OF ALABASTER.

THE FINAL PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF ALABASTER ON THE 16 DAY OF MARCH, 2012 SUBJECT TO AN IMPROVEMENT BOND GIVEN BY OWNER TO THE CITY OF ALABASTER IN THE AMOUNT OF FOR COMPLETEION OF ALL REQUIRED IMPROVEMENTS AND MAINTENANCE.

SURVEYOR'S NOTES

1. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH ALABAMA STANDARDS.
2. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS FURNISHED TO NOR PERFORMED BY THIS FIRM FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTY.
3. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION OR EXTENT OF ANY SUB-SURFACE FEATURES.
5. NO IMPROVEMENTS LOCATED OTHER THAN SHOWN.

Mayor, City of Alabaster DATE 4/23/2012

Alabaster City Engineer DATE 4/10/12

Planning Commission, City of Alabaster DATE 4/12/12

Alabaster Building Official DATE 4/3/12

Alabaster Fire Official DATE 4/10/2012

City Clerk DATE 4/23/2012

SCALE IN FEET
(1 IN = 40 FT)

CAMPBELL ROSE SURVEYING
980 Highway 331
Columbiana, Alabama 35051
(205) 685-5300 phone
(205) 685-5303 fax

STATE OF ALABAMA
COUNTY OF SHELBY

The undersigned, David Brister, a Registered Land Surveyor in the State of Alabama 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 owners; that this plat or map is a true and correct map of lands therein and know PID 23-1-12-0-000-017.000, showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of boundaries of each lot and its number, showing the streets, alleys and public grounds, 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 designated by small open circles on said plat or map and that all parts of this survey and plat have been completed in accordance withr he requirements of the Standards of Practice of Surveying in the State of Alabama to the best of my knowledge and belief. Said owners also certify that they are the owners of said lands and that the same are not subject to any mortgage except a mortgage helby by the following mortgages.

Dated this 2nd day of April, 2012.

ALABAMA LICENSED No. 31566 PROFESSIONAL LAND SURVEYOR DAVID BRISTER

By: David Brister
David Brister, P.L.S.
AL. Reg. No. 31566

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that David Brister, P.L.S., 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 by hand and seal this the 2nd day April, 2012.

Notary Public My Commission Expires My Commission Expires Feb 2, 2014

By: Richard Kidd Date 4-10-12
Richard Kidd (Owner)

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that the owner,whose name is signed to the foregoing certificate as owner/borrower of Clement P. Conter, 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 by hand and seal this the 10th day of April, 2012.

Notary Public My Commission Expires My Commission Expires Feb 2, 2014

*SITE PLAN ADDRESS: 646 OLD HIGHWAY 31
ALABASTER, AL 35007