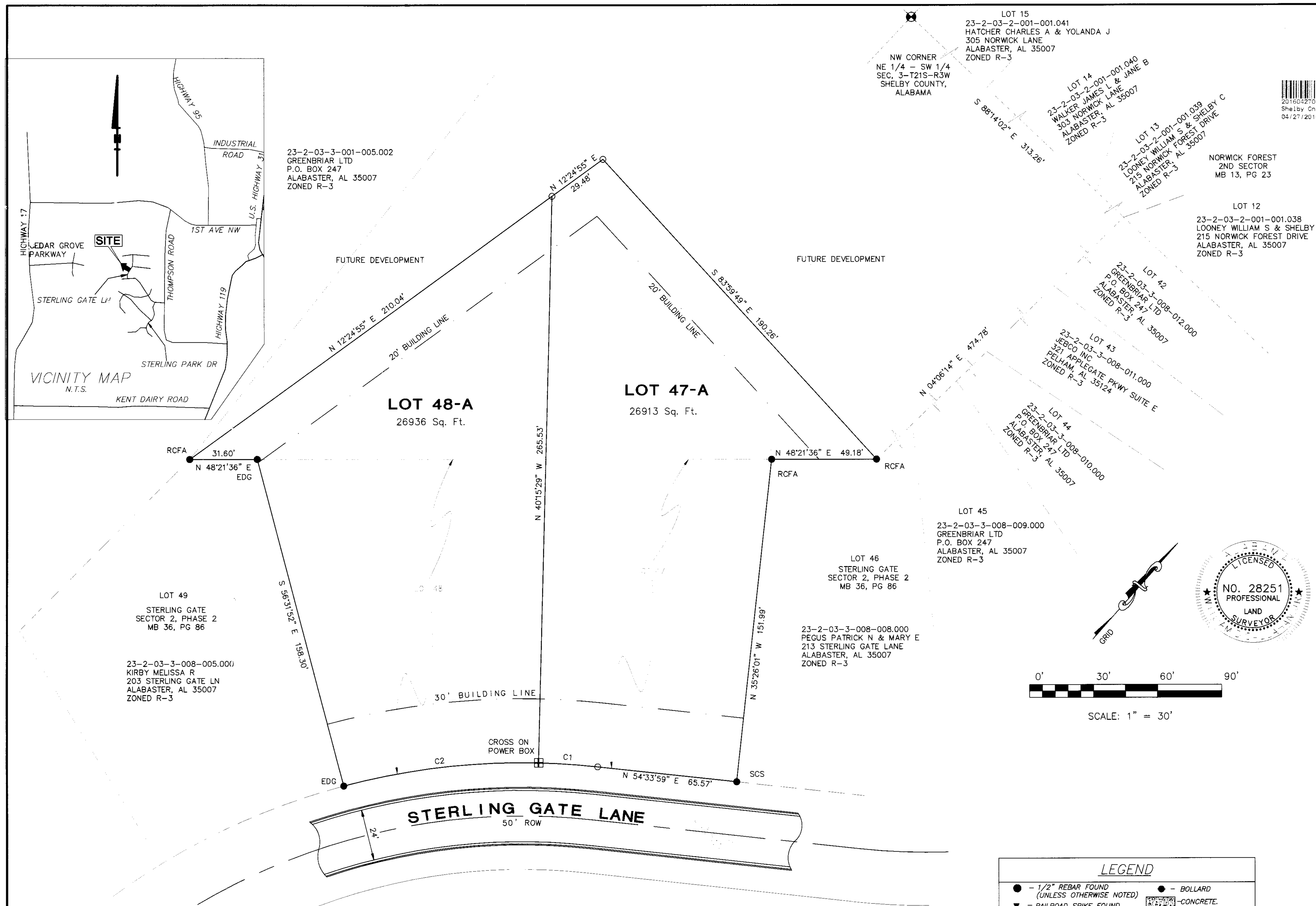
Map Book 46 pg. 18

20160427000138990 1/1 $26.00
Shelby Cnty Judge of Probate, AL
04/27/2016 02:07:16 PM FILED/CERT

A RESURVEY OF LOTS 47 AND 48 STERLING GATE SECTOR 2, PHASE 2

A SINGLE FAMILY RESIDENTIAL SUBDIVISION SITUATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 3 WEST, CITY OF ALABASTER, SHELBY COUNTY, ALABAMA.

FEBRUARY, 2016



SURVEYOR:	OWNER:	OWNER LOT 47:	OWNER LOT 48:
SOUTH CENTRAL SURVEYING, LLC 156 SUNSET TRAIL ALABASTER, AL 35007 PHONE: 205-229-1993 CONTACT: BUCK CALLAHAN	GREEN BRIAR, LTD P.O. BOX 247 ALABASTER, AL 35007 205-663-0572	RONALD W. & CLYDENE S. CHARLES 209 STERLING GATE LANE ALABASTER, AL 35007 205-907-2482	DOUGLAS T. & BERTIE ELANE YOUNGBLOOD 205 STERLING GATE LANE ALABASTER, AL 35007

LOT 47-A – 26,913 SQ. FT.
LOT 48-A – 26,936 SQ. FT.

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, William D. Callahan Jr., Registered Land Surveyor, State of Alabama, Farris Management, Inc., Managing general partner of Greenbriar, LTD, Ronald W. & Clydene S. Charles, Douglas T. & Bertie Elane Youngblood, as 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 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 A RESURVEY OF LOTS 47 AND 48, STERLING GATE, SECTOR 2 PHASE 2, showing the subdivisions into which it is proposed to divide said lands, giving the lengths and angles the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the bearing, length and 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 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 current requirements of the Standards of Practice for Land 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 lands and that the same are not subject to any mortgage.

By: *William D Callahan, Jr.* Date ________
William D. Callahan Jr., P.L.S.
Al Reg No 28251

I, the undersigned, a Notary Public in and for Shelby County, Alabama, do hereby certify that William D. Callahan 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 ____ day of ________ 2016

________ Notary Public   My Commission Expires ________

By: *Mary F. Roensch* DATE *3-3-16*
Mary Roensch, President
Farris Management Company, Inc.
Managing General Partner, Greenbriar, LTD

I, the undersigned, a Notary Public in and for *Shelby* (County), *Alabama* (State), do hereby certify that Mary Roensch, whose name is signed to the foregoing certificate as President, 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 *3rd* day of *March*, 2016.

________ Notary Public   My Commission Expires *10-2018*

By: ________ DATE *3/3/16*
Ronald W. Charles, Owner Lot 47

I, the undersigned, a Notary Public in and for *Shelby* (County), *Alabama* (State), do hereby certify that Ronald W. Charles, 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 *3rd* day of *March*, 2016.

________ Notary Public   My Commission Expires *10-20-18*

By: *Clydene S. Charles* DATE *3-3-16*
Clydene S. Charles, Owner Lot 47

I, the undersigned, a Notary Public in and for *Shelby* (County), *Alabama* (State), do hereby certify that Clydene S. Charles, 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 *3rd* day of *March*, 2016.

________ Notary Public   My Commission Expires *10-2018*

By: ________ DATE *3/3/16*
Douglas T. Youngblood, Owner Lot 48

I, the undersigned, a Notary Public in and for *Shelby* (County), *Alabama* (State), do hereby certify that Douglas T. Youngblood, 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 *3rd* day of *March*, 2016.

________ Notary Public   My Commission Expires *10-20-18*

By: *Bertie Elane Youngblood* DATE *3/3/16*
Bertie Elane Youngblood, Owner Lot 48

I, the undersigned, a Notary Public in and for *Shelby* (County), *Alabama* (State), do hereby certify that Bertie Elane Youngblood, 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 *3rd* day of *March*, 2016.

________ Notary Public   My Commission Expires *10-20-18*

LEGEND

● – 1/2" REBAR FOUND (UNLESS OTHERWISE NOTED)	● – BOLLARD
▼ – RAILROAD SPIKE FOUND	– CONCRETE
– PK NAIL SET IN ASPHALT	(M) – MEASURED
– UTILITY POLE	(R) – RECORDED
R.O.W. – RIGHT OF WAY	– NOT TO SCALE
–op– – OVERHEAD UTILITY LINE(S)	AC. – ACRES
– SANITARY SEWER MANHOLE	C/L – CENTERLINE
– LIGHT POLE	FC – FENCE CORNER
FP – FLAG POLE	SCS – SOUTH CENTRAL SURVEYING CAPPED REBAR
YI – YARD INLET	EDG – ENGINEERING DESIGN GROUP CAPPED REBAR
GI – GRATE INLET	RCFA – R.C. FARMER & ASSOCIATES CAPPED REBAR
DWI – DOUBLE WING INLET	
SWI – SINGLE WING INLET	
HW – HEADWALL	

THE PURPOSE OF THIS RESURVEY IS TO ADD SQUARE FOOTAGE TO LOTS 47 AND 48 FROM ADJOINING ACREAGE.

ACREAGE PID – 23-2-03-3-001-005.003
LOT 47 PID – 23-2-03-3-008-007.000
LOT 48 PID – 23-2-03-3-008-006.000

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	325.00'	27.73'	27.72'	S 52°11'07" W	4°53'20"
C2	325.00'	92.31'	92.00'	S 41°36'14" W	16°16'25"

SURVEYOR'S NOTES:

1. No underground utilities, underground encroachments, underground mines, or subsurface building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.

2. 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.

3. 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.

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 owner's expense in order to access any utility or easement

4. Detention / Retention pond maintenance and upkeep will be responsibility of the homeowners association or party of ownership.

5. The City of Alabaster is not nor will ever be responsible for the maintenance of easements outside the right of way.

6. All decorative signage, lighting, etc. within a subdivision if removed or damaged will be replaced with standard City of Alabaster Equipment.

7. The City of Alabaster is located in an area subject to sinkholes and limestone formations. The City does not make any guarantee against sink hole or other natural conditions that may exists or may occur.

8. I further certify that I have consulted the Federal Insurance Rate Map (FIRM), Community Panel, 01117C0380E and 01117C0377E, dated FEBRUARY 20, 2013, and found that the above described parcel DOES NOT lie in a special hazard zone, Zone X.

9. The roads, streets, 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.

10. The final plat was approved by the Planning Commission of the City of Alabaster on the _____day of ___________, 2016 subject to an improvement bond given by Owner to the City of Alabaster in the amount of ___________ for completion of all required improvements and maintenance.

ZONING REGULATIONS

Zoned: R-3 Per Alabaster, Alabama.

Minimum Lot Area (Square Feet)	10,000 Square Feet
Minimum Lot Width	80 feet
Maximum Building Height	35 feet
Minimum Building Setbacks Front	30 feet
Rear	20 feet
Side	13 feet between dwellings, with at least one side setback of 10 or more feet.
Minimum Livable Floor Area One Story Dwelling	1,400 Square Feet
More Than One Story Dwelling	First Floor: 1,000 Square Feet Total Dwelling: 1,600 Square Feet

________ Date *3/21/16*
Mayor, City of Alabaster

Robert Shumpaugh Date *3/10/16*
Alabaster Planning Commission

Brett Cuber Date *3/8/16*
Alabaster City Engineer

________ Date *03-09-16*
Alabaster Building Official

________ Date *03-09-16*
Alabaster Fire Official

________ Date *3-16-16*
Alabaster City Clerk

REVISIONS			
No.	Date	By:	Remarks
1			
2			
3			
4			
5			
6			

South Central Surveying, LLC
RESIDENTIAL & COMMERCIAL LAND SURVEYING
156 SUNSET TRAIL
ALABASTER, ALABAMA 35007
PHONE 205-229-1993 FAX 664-0401
buck@southcentralsurveying.com

PROJECT: FINAL PLAT
SITUATED IN THE NE 1/4 OF THE SW 1/4 OF SEC. 3, T-21-S, R-3-W, SHELBY CO., ALABAMA

CLIENT: RONALD CHARLES
209 STERLING GATE LANE
ALABASTER, AL 35007

DWG. No.: 1 of 1

PROJECT NO: 15-12003