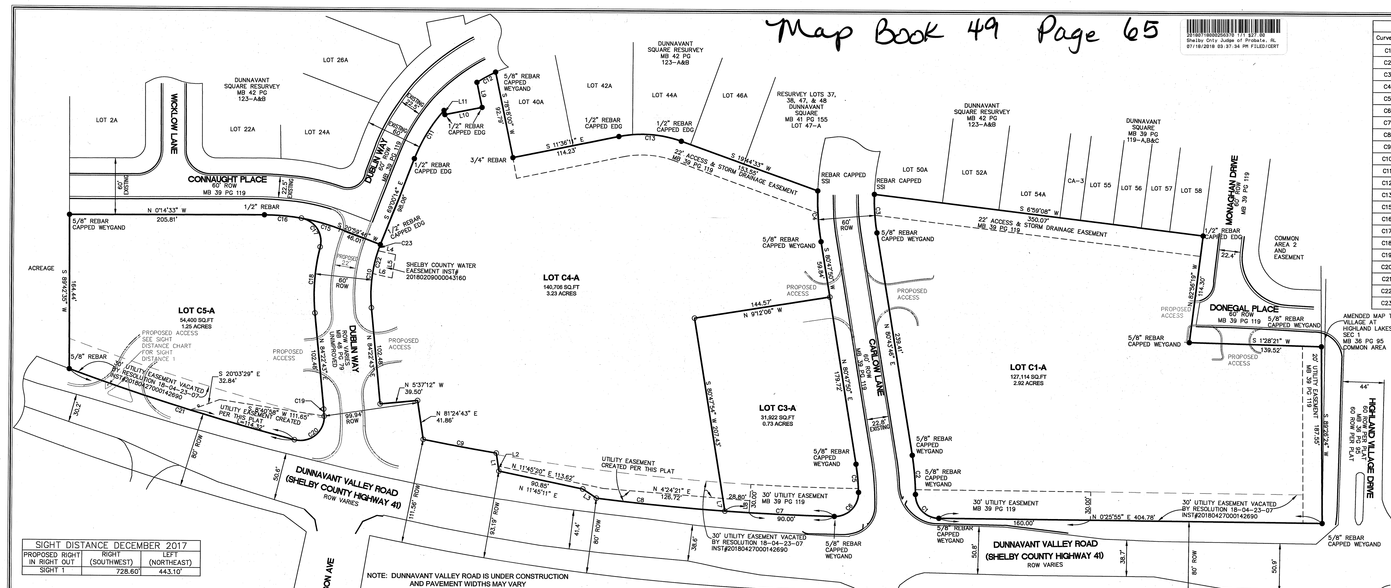
Map Book 49 Page 65

Shelby Cnty Judge of Probate, AL
07/18/2018 03:37:34 PM FILED/CERT



NOTE: DUNNAVANT VALLEY ROAD IS UNDER CONSTRUCTION AND PAVEMENT WIDTHS MAY VARY

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.27'	25.00'	90°00'13"	N 45°21'56" E	35.36'
C2	41.84'	280.00'	8°33'40"	N 85°01'03" E	41.80'
C3	41.16'	220.00'	10°43'10"	N 85°55'33" E	41.10'
C4	54.30'	280.00'	11°06'42"	S 86°03'17" W	54.22'
C5	30.04'	219.96'	7°49'32"	N 84°34'06" E	30.02'
C6	40.36'	25.00'	92°29'32"	S 45°09'14" E	36.12'
C7	115.77'	2492.71'	2°39'40"	S 2°29'15" W	115.76'
C8	136.46'	2492.71'	3°08'11"	N 5°23'11" E	136.44'
C9	78.45'	2461.15'	1°49'35"	N 12°27'06" E	78.44'
C10	68.85'	148.21'	26°37'03"	S 82°18'46" E	68.24'
C11	60.30'	170.00'	20°19'21"	S 58°50'34" E	59.98'
C12	22.48'	170.00'	7°34'31"	S 29°22'31" E	22.46'
C13	67.04'	122.00'	31°29'08"	S 39°59'50" W	66.20'
C15	42.28'	220.00'	11°00'35"	S 15°29'30" W	42.20'
C16	39.29'	220.00'	10°13'53"	N 4°52'24" E	39.23'
C17	41.00'	25.00'	93°57'58"	N 56°58'19" E	36.56'
C18	71.14'	208.21'	19°34'35"	S 85°49'59" E	70.80'
C19	7.50'	148.83'	2°52'06"	N 83°48'43" E	7.50'
C20	46.77'	25.00'	107°12'41"	S 39°09'56" E	40.24'
C21	249.62'	2492.71'	5°44'15"	S 17°17'32" W	249.51'
C22	25.20'	148.21'	9°44'31"	S 76°36'30" E	25.17'
C23	7.07'	148.21'	2°44'01"	S 70°22'14" E	7.07'

Line Table		
Line #	Direction	Length
L1	N 81°24'43" E	19.32'
L2	N 81°37'49" E	5.36'
L3	N 34°11'02" E	17.14'
L4	N 12°43'11" E	18.70'
L5	N 82°10'33" W	25.26'
L6	N 12°43'11" E	21.16'
L7	N 80°47'54" E	13.54'
L8	S 86°16'42" E	12.76'
L9	N 78°27'27" E	27.31'
L10	S 11°19'07" E	40.00'
L11	S 78°27'27" W	4.63'

SIGHT DISTANCE DECEMBER 2017		
PROPOSED RIGHT IN RIGHT OUT	RIGHT (SOUTHWEST)	LEFT (NORTHEAST)
SIGHT 1	728.60'	443.10'

RESURVEY 1
DUNNAVANT SQUARE
COMMERCIAL SUBDIVISION

8.61 ACRES +- ZONED SD

Being a resurvey of Dunnavant Square Commercial Subdivision as recorded in Map Book 48 Page 79 in the Office of the Judge of Probate in Shelby County, Alabama.
A commercial subdivision situated in the NE 1/4 of the SW 1/4 of Section 3, Township 19 South, Range 1 West, Shelby County, Alabama.

THE PURPOSE OF THIS SUBDIVISION IS TO REVISE THE UTILITY EASEMENT ALONG DUNNAVANT VALLEY ROAD AND SHOW THE VACATED EASEMENTS.

OWNER: DUNNAVANT COMMERCIAL LLC
5300 CAHABA RIVER RD SUITE 200
BIRMINGHAM, AL. 35243
(205) 870-5498

SURVEYOR: ENGINEERING DESIGN GROUP LLC
120 BISHOP CIRCLE
PELHAM, AL. 35124
(205) 403-9158

THE STATE OF ALABAMA
SHELBY COUNTY

The undersigned Rodney K. Cunningham, Registered Land Surveyor, State of Alabama, and Dunnavant Commercial, LLC, owner(s) 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(s); that this plat or map is a true and correct map of lands shown therein and known as RESURVEY 1 DUNNAVANT SQUARE COMMERCIAL SUBDIVISION showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and its number showing the streets, alleys, and public grounds; giving the bearings, 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 Dunnavant Square as recorded in Map Book 39 Page 119 and Dunnavant Square Resurvey as recorded in Map Book 42 Page 123 all in the Office of the Judge of Probate in Shelby County, Alabama 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(s) also certifies (certify) that he (she, they, it) is (are) the owner(s) of said lands and that the same are not subject to any mortgage, except a mortgage or mortgages held by the following mortgage(s), ServisFirst Bank.

Date July 2 , 2018

I hereby certify 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.

Surveyor: Rodney K. Cunningham Date: July 2, 2018
Alabama License Number 26013

ALABAMA CERTIFIED No. 26013 PROFESSIONAL LAND SURVEYOR RODNEY KEITH CUNNINGHAM

STATE OF ALABAMA
COUNTY OF SHELBY

I, Richard Earl Stubbs, as Notary Public in and for said County and State, do hereby certify that Rodney K. Cunningham, whose name is signed to the foregoing certificate as a surveyor, and is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, they executed same voluntarily as such individuals (or in any other capacities) with full authority thereof.

Given under my hand and seal this 2nd day of July 2018.

Notary Public My Commission Expires: December 13, 2021

RICHARD EARL STUBBS NOTARY PUBLIC ALABAMA STATE AT LARGE

Owner: Dunnavant Commercial LLC
Manager: William L. Thornton III

Date: 7-2-18

STATE OF Alabama
COUNTY OF Shelby

I, Richard Earl Stubbs, as Notary Public in and for said County and State, do hereby certify that William L. Thornton II, whose name is signed to the foregoing certificate as Manager of Dunnavant Commercial LLC, and is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, they executed same voluntarily as such individuals (or in any other capacities) with full authority thereof.

Given under my hand and seal this 2nd day of July 2018.

Notary Public My Commission Expires: 12-13-21

Mortgagee: ServisFirst Bank

Date: 7-2-18

ITS: VP

STATE OF Alabama
COUNTY OF Jefferson

I, Beverly Pettis Smith, as Notary Public in and for said County and State, do hereby certify that Chris Spencer, whose name is signed to the foregoing certificate as VP of ServisFirst Bank, and is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, they executed same voluntarily as such individuals (or in any other capacities) with full authority thereof.

Given under my hand and seal this 2nd day of July 2018.

Notary Public My Commission Expires: 8/6/2020

BEVERLY PETTIS SMITH My Commission Expires August 6, 2020

ALABAMA WEST ZONE

GRID NORTH

SCALE: 1" = 50'

0' 50' 100' 150'

SHELBY COUNTY NOTES:

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

B. CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING SITES FREE OF DRAINAGE PROBLEMS.

C. NO FURTHER SUBDIVISIONS OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITH OUT THE PRIOR APPROVAL OF THE SHELBY COUNTY PLANNING COMMISSION.

D. DRIVEWAYS SHALL BE RESTRICTED TO THE LOCATIONS AS SHOWN ON THIS PLAT. DRIVEWAY ACCESS PERMIT REQUIRED PRIOR TO INSTALLATION OF DRIVEWAY(S). CONTACT THE SHELBY COUNTY HIGHWAY DEPARTMENT AT 669-3880 TO OBTAIN ACCESS PERMIT.

E. THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAPS (PANEL NUMBER 01117C0302E AND 01117C0304E), DATED FEBRUARY 20, 2013.

F. MAINTENANCE OF DETENTION PONDS AND ALL ASSOCIATED STRUCTURES AND APPURTENANCES ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

G. ANY CONSTRUCTION OR ENCROACHMENT IN A DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE SHELBY COUNTY FLOOD DAMAGE PREVENTION ORDINANCE.

H. NO ENCROACHMENTS, INCLUDING STRUCTURES OF FILL MATERIAL, SHALL BE PLACED WITHIN A DESIGNATED FLOOD PLAIN UNLESS AND UNTIL A FLOOD PLAIN DEVELOPMENT PERMIT HAS BEEN SUBMITTED AND APPROVED BY THE COUNTY ENGINEER. ALL DEVELOPMENT WITHIN A DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE SHELBY COUNTY FLOOD DAMAGE PREVENTION ORDINANCE.

I. SHELBY COUNTY IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT.

J. SINK HOLE NOTES: THE SUBDIVISION SHOWN HEREON, INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS HAVE OCCURRED. LIME SINKS, AS LOCATED AND SHOWN ON THE PLAT, WERE FOUND BUT NOT REPAIRED, UNLESS OTHERWISE NOTED ON THE PLAT. SHELBY COUNTY, THE SHELBY COUNTY ENGINEER, THE SHELBY COUNTY PLANNING COMMISSION AND THE INDIVIDUAL MEMBERS THEREOF, AND ALL OTHER AGENTS, SERVANTS, OR EMPLOYEES OF SHELBY COUNTY, ALABAMA, MAKE NO REPRESENTATIONS WHATSOEVER THAT THE SUBDIVISION LOTS AND STREETS ARE SAFE OR SUITABLE FOR RESIDENTIAL CONSTRUCTION, OR FOR ANY OTHER PURPOSES WHATSOEVER.

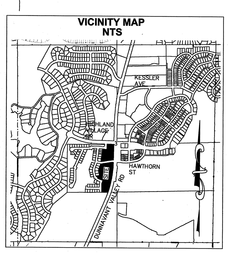
Approved: Shelby County Engineer Date: 7/17/2018

Approved: Shelby County Planning Commission Date: 7/13/2018

Approved: Shelby County Clerk Date: 7/13/18

Shelby County Health Department (For Recording Purposes Only) Date: 7/11/18

VICINITY MAP
NTS



REVISIONS

DRAWN BY: RES
CHECKED BY: RKC
PROJECT No.: THOR0007
FILE: 18-07-0007 DUNNAVANT SQUARE SUBDIVISION
CADFILE:
SCALE: 1" = 50'

PROJECT: RESURVEY 1 DUNNAVANT SQUARE COMMERCIAL SUBDIVISION SECTION 3, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA.

TITLE: FINAL PLAT

120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
FAX - (205) 403-9175

EDG
ENGINEERING DESIGN GROUP, LLC
CIVIL ENGINEERING • LAND SURVEYING
SITE DESIGN

SHEET No.
1 OF 1