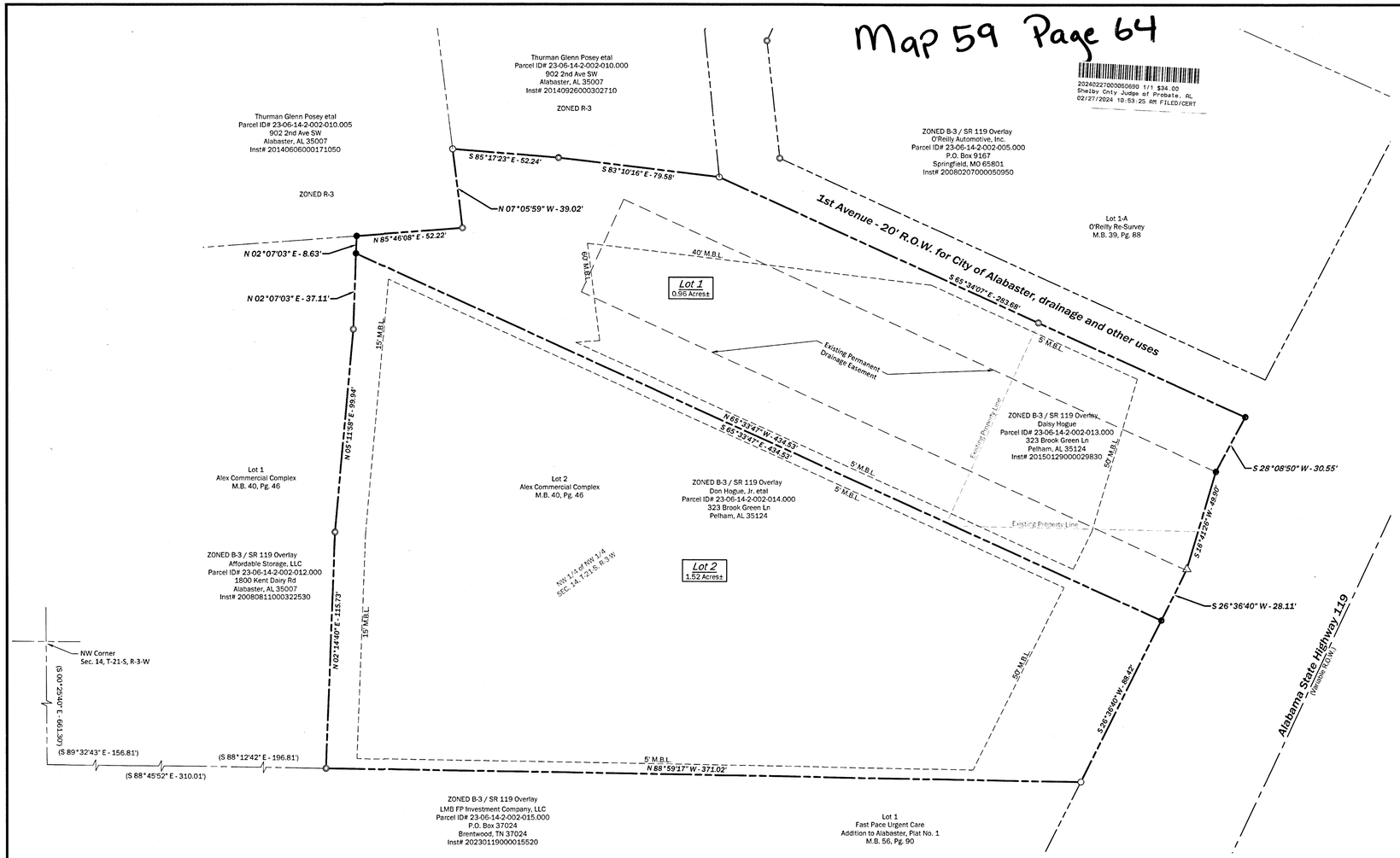
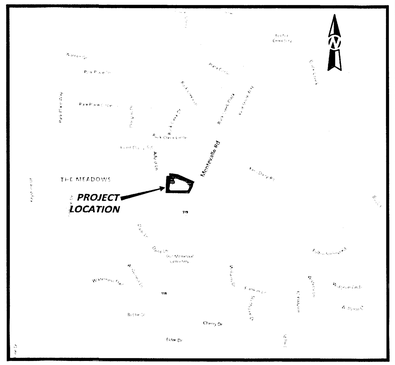
Map 59 Page 64



2024022700080690 1/1 $34.00
Shelby Cnty Judge of Probate, AL
02/27/2024 10:53:25 AM FILED/CERT

Grid North
Alabama West Zone (NAD 83)

0 30' 60' 90'
SCALE IN FEET



VICINITY MAP
NO SCALE

SURVEY LEGEND

	EXISTING BOUNDARY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING PROPERTY LINE
	EXISTING SUBDIVISION LOT LINE
○	IRON PIPE / PIN FOUND
⊙	CAPPED REBAR FOUND
▲	CONCRETE MONUMENT SET
△	CONCRETE MONUMENT FOUND
⬠	AXLE FOUND
○	PINE KNOT FOUND
●	CAPPED REBAR SET
SEC	SECTION
T	TOWNSHIP
R	RANGE
R.O.W.	RIGHT-OF-WAY
M.B.L.	MINIMUM BUILDING LINE
PB.	PLAT BOOK
DB.	DEED BOOK
PG.	PAGE
( )	RECORD DIMENSION

CITY OF ALABASTER 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 easement.
4. Detention / Retention pond maintenance and upkeep will be responsibility of the home owners 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 replaces with standard City of Alabaster equipment.
7. 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.

NOTES:

1. No title search was performed with this survey.
2. All bearings are to Grid North as established by global positioning, based on ALDOT 3 DIV DIS 5 CORS ARP (PID:DL7329).
   2.1. Horizontal Datum: Alabama State Plane, West Zone, NAD83(2011), U.S. Feet
   2.1. Vertical Datum: NAVD88, U.S. Feet
3. Sources of Title: Inst# 20150129000029830
4. Current Zoning: B-3 (Community Business District) SR 119 Overlay
5. Setbacks: Min Building Front- 20' Max Building Front- 100' *** Min. Building Rear- 5' (adjacent to non-residential) 20' (adjacent to residential) Min Building Side- 5'

*** Variance to 100' received by BZA on January 9, 2024.

6. No part of this property lies within a special flood hazard area from information as depicted on FEMA Flood Panel 01117C0379 E, revised February 20, 2013.
7. Total Area of Property of Subdivision 2.48± Acres.
8. Total Area of Property is 2.48± Acres.
9. Owners/Developers of property being subdivided:
   Property Owners: Daisy Hogue, 323 Brook Green Ln, Pelham, AL 35124
   Don Hogue, Jr., 323 Brook Green Ln, Pelham, AL 35124
   Victoria Hogue
   Developer: Tacala, LLC, 3750 Corporate Woods Drive, Vestavia Hills, AL 35242
10. Property located in the NW 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 3 West in Shelby County, Alabama.

STATE OF ALABAMA)
SHELBY COUNTY)

I, Steven G. Faulkner, a Licensed Professional Land Surveyor of the firm of TTL, Inc., Tuscaloosa, Alabama, hereby certify that we have surveyed the property as shown on this plat, and designated as A RESURVEY OF LOT 2 OF ALEX COMMERCIAL COMPLEX AND UNPLATTED LAND, being a resurvey of Lot 2 of Alex Commercial Complex, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 40, Page 46, and unplatted land; being located in the Northwest Quarter of the Northwest Quarter of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; that said plat is a true and correct plat of survey and that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

I further certify that I have consulted the Federal Insurance Rate Map (FIRM) Community Panel, 01117C0379 E, dated, 02/20/2013, Zone X, and found that the above-described parcel DOES NOT lie in a special Hazard zone.

WITNESS my hand this the 14th day of February, 2024

Steven G. Faulkner, P.L.S.
Alabama License No. 24329

ALABAMA REGISTERED No. 24329 PROFESSIONAL LAND SURVEYOR STEVEN G. FAULKNER

The undersigned, Don Hogue, Jr. and Victoria Hogue, and Daisy Hogue, being the owners of all the land comprising Lots 1 & 2, hereby accept and adopt said survey and plat.

WITNESS our hands and seals on this the 22nd day of February, 2024

Don Hogue, Jr.

Victoria Hogue.

Daisy Hogue.

KIMBERLY BROTHERS NOTARY PUBLIC My Comm. Expires June 18, 2025 ALABAMA STATE AT LARGE

Victoria Hogue is one and the same as Daisy Hogue.

Kimberly Brothers, a Notary Public in and for said County in said State, hereby certify that Don Hogue, Jr, Victoria Hogue, and Daisy Hogue, whose names are signed to this plat, and who are known to me, acknowledged before me on this day that, being informed of the contents of this plat, they executed the same voluntarily.

GIVEN under my hand this the 22nd day of February, 2024

MY COMMISSION EXPIRES: 6-18-2025

Notary Public

Mayor, City of Alabaster — DATE: 2/20/24

City Engineer, City of Alabaster — DATE: 2/14/24

Planning Commission, City of Alabaster — DATE: 2/22/24

Building Official, City of Alabaster — DATE: 2/16/24

Fire Official, City of Alabaster — DATE: 2/23/2024

City Clerk, City of Alabaster — DATE: 02/20/2024

Public GASB34 Notes

Acreage in Row = 0
Linear Footage of Streets = 0
Linear Footage of Storm = 0
Linear Footage of Sanitary = 0
Linear Footage of Water = 0
Linear Footage of Sidewalks = 0

RS- 2024-0020

PROJECT SURVEYOR	PROJECT ENGINEER
TTL INC.	MICHAEL J. GRAY, P.E.
STEVEN G. FAULKNER	ALABAMA LICENSE NO. 24440
ALABAMA LICENSE NO. 24329	3750 CORPORATE WOODS DRIVE
3516 GREENSBORO AVE	VESTAVIA HILLS, AL 35242
TUSCALOOSA, AL 35401	

TTL
3516 Greensboro Avenue | Tuscaloosa, AL 35401
205.345.0816 | www.ttlusa.com

A Resurvey of Lot 2 of Alex Commercial Complex and Unplatted Land

9171 and 9270 Highway 119
Alabaster, Shelby County, Alabama

Sheet Title: **Resurvey Plat**

No.	Date	Revision Description
1.	02/01/24	Revised per City Comments
1.	02/09/24	Revised per City Comments

Drawn By: E M H | Checked By: S G F
Date Drawn: 12/28/2023 | Date Surveyed: 10/2023
Scale: 1" = 30' | Proj. No.: 23-01-02427.00
File Name: 23-2427.FinalPlat.dwg

Sheet No.
1 of 1