Map Book 34 Page 13

BEERS ADDITION TO PELHAM

SITUATED IN THE NW1/4-SW1/4,SEC. 31, TS. 19S, R2W PELHAM, SHELBY COUNTY,ALABAMA.

A TWO LOT COMMERCIAL SUBDIVISION MADE BY THE INCORPORATING OF 2 ADJACENT PARCELS OF PROPERTY INTO A MINOR SUBDIVISION

STATE OF ALABAMA
COUNTY OF SHELBY

The Undersigned, Joseph E. Conn, Jr, a licensed land surveyor in the State of Alabama and the undersigned 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 was made at the instance of said owners; that this plat or map is a true and correct map of lands shown therein and known or to be known as "BEERS ADDITION TO PELHAM" a two lot commercial subdivision, showing the subdivision into which the subject land has been divided, giving the lengths and the bearing of each lot and it's number, showing the streets, easements, alleys and public grounds as applicable and showing the relationship of the of the subject lands to the government survey of Section 31, Township 19 south, Range 2 west, Pelham, Shelby County, Alabama. Said surveyor also certifies that steel rebar corners have been installed at each lot corner and curve point as shown hereon represented by small dark circles. Said owners also certify that they are the owners of said lands and that same is subject to a mortgage as listed hereon . Said surveyor also certifies that this survey and this plat meet the requirements of the Standards for the practice of land surveying in the State of Alabama.

Joseph E. Conn, Jr Date 8/27/04
Joseph E. Conn, Jr Alabama licensed land surveyor # 9049

ALABAMA LICENSED No. 9049 LAND SURVEYOR JOSEPH EDWARD CONN JR.

BY: _____ Date 9/03/04
Greg Beers, Owner

BY: _____ Date 9/3/04
Len Shannon Manager for Owner-Pelham Retail Investments

Martin R. Brown
MORTGAGE HOLDER (LOT #1) – COMPASS BANK

N/A
MORTGAGE HOLDER (LOT #2)

STATE OF ALABAMA
COUNTY OF SHELBY

I, The undersigned, a Notary Public in and for said County in said State, hereby certify that Joseph E. Conn, 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 the foregoing instrument, executed same voluntarily as such individual with full authority thereof on the day same bears date.

Given under my hand and seal this the 24th day of SEPT, 2004

BY: _____ My Commission expires 5-23-08
Notary Public

STATE OF ALABAMA
COUNTY OF SHELBY

I, The undersigned, a Notary Public in and for said County in said State, hereby certify that Greg Beers, whose name is signed to the foregoing certificate as an owner of a part of the subject lands shown hereon and who is known to me, acknowledged before me, on this date that; after being duly informed of the contents of the foregoing instrument, executed same voluntarily as such individual with full authority thereof on the day same bears date.

Given under my hand and seal this the 3rd day of September, 2004

BY: _____ My Commission expires 12-20-07
Notary Public

STATE OF ALABAMA
COUNTY OF SHELBY

I, The undersigned, a Notary Public in and for said County in said State, hereby certify that ,Leon Shannon, III whose name is signed to the foregoing certificate representative of owners of a part of the subject lands shown hereon and who is known to me, acknowledged before me, on this date that, after being duly informed of the contents of the foregoing instrument, executed same voluntarily as such individual with full authority thereof on the day same bears date.

Given under my hand and seal this the 3rd day of _____, 2004

BY: _____ My Commission expires 10-1-04
Notary Public

STATE OF ALABAMA
COUNTY OF SHELBY

I, The undersigned, a Notary Public in and for said County in said State, hereby certify that Martin R. Brown, whose name is signed to the foregoing certificate as representative of the Mortgage Holder of Lot 1 of the subject lands as shown hereon and who is known to me, acknowledged before me, on this date that, after being duly informed of the contents of the foregoing instrument, executed same voluntarily as such individual with full authority thereof on the day same bears date.

Given under my hand and seal this the [redacted] day of September, 2004

BY: _____ My Commission expires _____
Notary Public

NO FURTHER SUBDIVISION OF ANY OF THE TWO LOTS SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE PELHAM ,ALABAMA , PLANNING COMMISSION OR IT'S APPROVED REPRESENTATIVE.

ALL FUTURE DRIVEWAYS SHOULD BE RESTRICTED TO THE LOCATIONS AS SHOWN ON THE PLAN(S) . DRIVEWAY ACCESS PERMIT(S) ARE REQUIRED PRIOR TO THE INSTALLATION OF ANY NEW DRIVEWAY(S) CONTACT THE CITY OF PELHAM, ALABAMA TO OBTAIN ALL REQUIRED PERMITS .

THE CITY OF PELHAM ,ALABAMA, IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY EASEMENTS SHOWN ON THIS PLAT THAT ARE OUTSIDE OF THE PUBLIC RIGHT OF WAY.

BOTH OF THE LOTS IN THIS PROPOSED SUBDIVISION LIE IN FLOOD ZONE "C", A NO FLOODING ZONE, AS SHOWN AND DEFINED ON THE FIRM COMMUNITY PANEL MAPS.

DEVELOPER(S) SHOULD HAVE POSSESSION OF ALL REQUIRED NPDES PERMIT(S) PRIOR TO BEGINNING ANY CONSTRUCTION . THE DEVELOPER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ANY AND ALL PROPOSED EROSION CONTROL MEASURES THAT MAY BE REQUIRED.

THE AREA WHERE THE SUBJECT PROPERTY LIES MAY BE SUBJECT TO SINK HOLE ACTIVITY. THE CITY OF PELHAM, ALABAMA , IT'S EMPLOYEES AND AGENTS ARE NOT RESPONSIBLE FOR ANY DAMAGES THAT MAY RESULT AS A DIRECT RESULT OF SINK HOLE ACTIVITY. THE CITY OF PELHAM, ALABAMA, MAKES NO CLAIMS WHAT SO EVER THAT THE SUBJECT PROPERTY SHOWN HEREON, THE STREETS AND ROADWAYS OR ANY PART THEREOF ARE SUITABLE FOR BUILDING PURPOSES OR FOR ANY OTHER PURPOSE WHAT SO EVER. UNDERGROUND SINK HOLES MAY EXIST EVEN THOUGH THERE IS NO EVIDENCE OF SUCH HOLES ON THE SURFACE

PHASE II STORMWATER, 03 / 01/ 03, REQUIRES ALL CONSTRUCTION SITES 1.0 ACRE OR LARGER TO OBTAIN AN NPDES PERMIT BEFORE ANY CONSTRUCTION BEGINS

OWNERS, CONTRACTORS AND OR BUILDERS ARE TO EMPLOY BEST MANAGEMENT PRACTICES FOR EROSION CONTROL DURING ANY CONSTRUCTION.

THE CITY OF PELHAM, ALABAMA IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF ANY PRIVATE ROADS, DRIVEWAYS OR EASEMENTS AS SHOWN ON THIS PLAT.

THE SUBJECT PROPERTIES SHOWN HEREPON ARE PRESENTLY ZONED - B 2, GENERAL BUSINESS DISTRICT

Official Signatures

APPROVED: Bobby Hayes DATE 10-4-04
MAYOR, CITY OF PELHAM, ALABAMA

APPROVED: _____ DATE 10-4-04
DIRECTOR OF PUBLIC WORKS, CITY OF PELHAM, ALABAMA

APPROVED: _____ DATE 10/4/04
CITY OF PELHAM ALABAMA PLANNING COMMISSION

APPROVED: Jesse E Jowers, Jr. DATE 10/1/04
CITY OF PELHAM, CITY ENGINEER

APPROVED: _____ DATE 10/4/04
CITY CLERK , CITY OF PELHAM

FLOOD ZONE DATA

BOTH SUBJECT LOTS ARE LOCATED IN FLOOD ZONE 'C', AS PER FLOOD INSURANCE PANEL OF PELHAM,ALABAMA, PANEL 1 OF 4, COMMUNITY PANEL NO.# 010193 0001 B, EFFECTIVE DATE, JUNE 15, 1981

OWNERS.
GREG BEERS
2100 DATA PARK DR.
BHAM AL. 35244

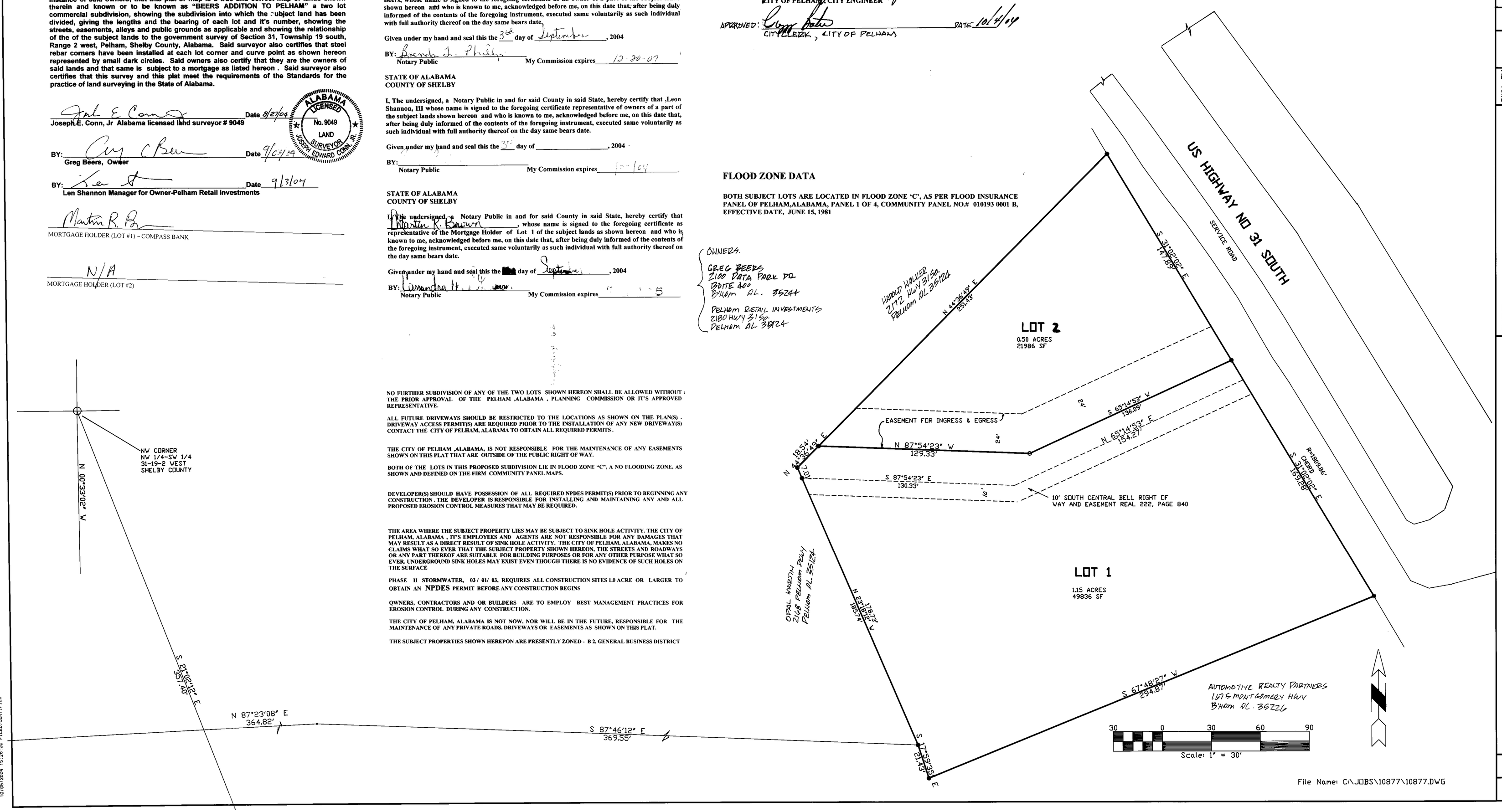
PELHAM RETAIL INVESTMENTS
2180 HWY 31 SO.
PELHAM AL 35124

SETBACK REQUIREMENTS FOR THIS SUBDIVISION

FRONT, NO SETBACK REQUIREMENTS

REAR, NO SETBACK REQUIREMENTS EXCEPT ON THE REAR OF A LOT ABUTTING A RESIDENTIAL DWELLING DISTRICT IN WHICH CASE THERE SHALL BE A REAR YARD OF NOT LESS THAN 20.0 FEET IN DEPTH

SIDE, NO SETBACK REQUIREMENTS EXCEPT ON THE REAR OF A LOT ABUTTING A RESIDENTIAL DWELLING DISTRICT IN WHICH CASE THERE SHALL BE A SIDE YARD OF NOT LESS THAN 20.0 FEET IN DEPTH



NO.	DESCRIPTION	BY	DATE
	REVISIONS		

DWN. BY
CKD. BY
JOB NO.
DISK
SCALE
DATE

CLIENT:
PROJECT:
TITLE

CONN & ALLEN
2850 E PELHAM MALL
PELHAM, ALABAMA 35124
(205) 663-4251
FAX (205) 663-7804

SHEET NO.
___ OF ___