Map Book 40 Page 1

ALABASTER SOUTH BUSINESS PARK FIRST ADDITION

BEING A COMMERCIAL SUBDIVISION
SITUATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER
SECTION 21, TOWNSHIP 21 SOUTH, RANGE 2 WEST
SHELBY COUNTY, ALABAMA

Prepared by:

CAE

Carr & Associates Engineers, Inc.
153 Cahaba Valley Parkway
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(205) 664-8498 Fax - (205) 664-9685

CADD FILE: 23-183 AKM 1 ADD FINAL PLAT.DWG
PREPARED: FEBRUARY 28, 2008
REV. MARCH 19, 2008
BBY/MAD/GPJ

EXISTING STRUCTURE DATA (APPROXIMATE)

TOTAL CURB AND GUTTER	3,070 L.F.
TOTAL STREET	1,310 L.F.
STREET SIZE	0.78 ACRES
TOTAL SANITARY SEWER	1,310 L.F.
RIGHT-OF-WAY ACREAGE	1.51 ACRES
STORM SEWER	740 L.F.
SIDEWALK	NONE

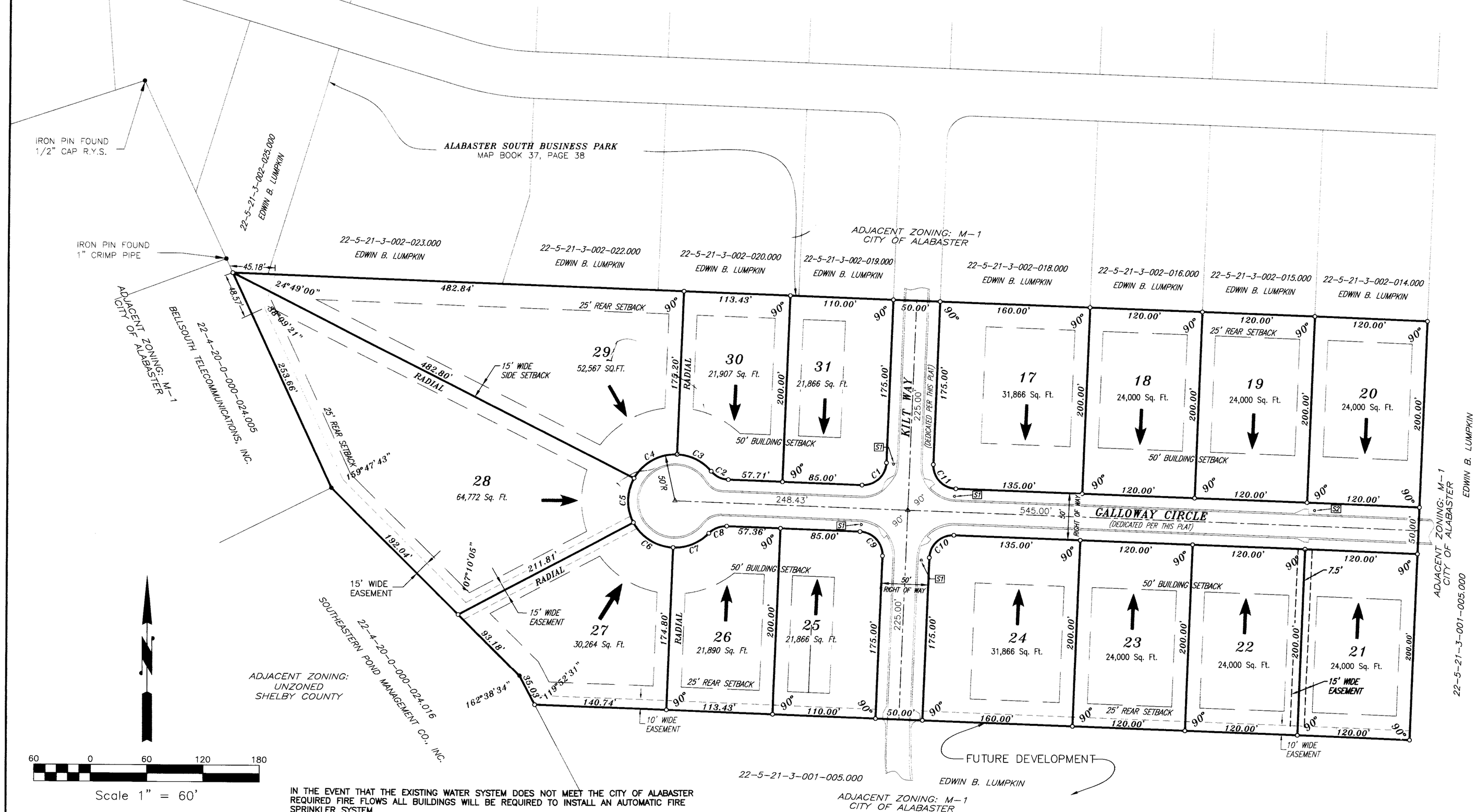
CURRENT ZONING

M1 - LIGHT INDUSTRIAL DISTRICT

ZONING SETBACKS

FRONT	50'
SIDE	15'
REAR	25'

→ DENOTES BUILDING FACING
S1 DENOTES "STOP" SIGN
S2 DENOTES "20 MPH" SIGN



Scale 1" = 60'

IN THE EVENT THAT THE EXISTING WATER SYSTEM DOES NOT MEET THE CITY OF ALABASTER REQUIRED FIRE FLOWS ALL BUILDINGS WILL BE REQUIRED TO INSTALL AN AUTOMATIC FIRE SPRINKLER SYSTEM.

EASEMENTS SHOWN ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, AND MAYBE USED FOR SUCH PURPOSES TO SERVE PROPERTY WITHIN AND WITHOUT THIS SUBDIVISION.

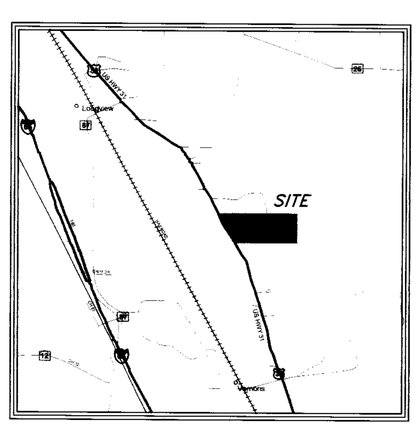
NO FENCES WILL BE ALLOWED TO BLOCK STORM WATER FLOW.

DEVELOPER, BUILDER AND/OR OWNER HAVE THE SOLE RESPONSIBILITY TO PROVIDE A BUILDING PAD/SITE FREE OF DRAINAGE PROBLEMS AND NON IMPACTING TO ALL ADJOINING PROPERTIES..

ENGINEER/SURVEYOR SHOWN HAVE NO RESPONSIBILITY OR CONTROL FOR PREEXISTING SITE CONDITIONS AS CURRENTLY IN PLACE. ENGINEER/SURVEYOR OF FORGOING PLAT HAD NO PART IN THE EXISTING SUBDIVISION/COMMERCIAL PARK DEVELOPMENT DESIGN. THE PURPOSE OF THIS PLAT IS DESIGNATE AND CREATE THE LOTS SHOWN HEREON ON EXISTING STREETS AND TO FURTHER DEDICATE THE STREETS SHOWN HEREON AND EXISTENCE. NO ENGINEERING DESIGN HAS TAKEN PLACE UNDER THIS PLATTING.

THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE "X" "AREAS OF MINIMAL FLOODING" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 01117C 0395 D DATED SEPTEMBER 29, 2006.

THIS PRELIMINARY PLAT IS PROVIDED TO MEET THE 2008 SUBDIVISION REGULATIONS. THE IMPROVEMENTS SHOWN WERE INSTALLED AROUND 2001.



VICINITY MAP
NOT TO SCALE

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	90°00'00"	25.00	39.27
C2	47°59'10"	25.00	20.94
C3	47°59'10"	50.00	41.88
C4	63°10'47"	50.00	55.13
C5	56°53'05"	50.00	49.64
C6	59°56'08"	50.00	52.30
C7	48°23'33"	50.00	42.23
C8	48°23'33"	25.00	21.12
C9	90°00'00"	25.00	39.27
C10	90°00'00"	25.00	39.27
C11	90°00'00"	25.00	39.27

STATE OF ALABAMA
SHELBY COUNTY

The undersigned Barton F. Carr, a Registered Land Surveyor, State of Alabama, and Lumpkin Development, Inc. as Owner, 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; that this plat or map is a true and correct map of lands shown therein and known as ALABASTER SOUTH BUSINESS PARK FIRST ADDITION, 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 relation to the lands to the government survey 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 also certifies that he is the owner of said lands and that the same are not subject to any mortgage.

This plat was prepared in accordance with the Standards for the Practice of Land Surveying in the State of Alabama.

Barton F. Carr
Al PLS No. 16685 — Date 3/24/08

Eddie Lumpkin
Lumpkin Development, Inc. — Date 3/24/08

STATE OF ALABAMA
SHELBY COUNTY

I, Maureen Palmer, as Notary Public in and for said County and State, do hereby certify that Barton F. Carr, whose name is signed to the foregoing certificate as a surveyor, whom is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, he executed same voluntarily as such individual with full authority thereof.

Given under my hand and seal this 24th day of March, 20 08.

Maureen Palmer
Notary

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 4, 2010
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF ALABAMA
SHELBY COUNTY

I, Marla M. Coker, as Notary Public in and for said County and State, do hereby certify that Eddie Lumpkin, whose name is signed to the foregoing certificate for Lumpkin Development, Inc., whom is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, he executed same voluntarily as such individual with full authority thereof.

Given under my hand and seal this 24th day of March, 20 08.

Marla M. Coker
Notary

APPROVED: Mayor, City of Alabaster — Date 4/4/8
APPROVED: Alabaster City Engineer — Date 4-23-08
APPROVED: Alabaster Planning Commission — Date 4/30/08
APPROVED: Alabaster City Planner — Date 4/28/08
APPROVED: Alabaster Building Official — Date 4/28/08
APPROVED: Alabaster Planning and Zoning Coordinator — Date 4/28/08
ATTEST: Marsha Massey, Alabaster City Clerk — Date 5/2/08

2008000201 10:00:01 AM Recorded In Above Book and Page
Shelby County Judge of Probate, AL
04/08/2008 09:16:00 AM FILED/CERT

RETURN ORIGINAL TO CARR & ASSOCIATES ENGINEERS, INC. (205) 664-8498