20080730000307390 1/1 $53.00
Shelby Cnty Judge of Probate,AL
07/30/2008 03:42:39PM FILED/CERT

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ALEX COMMERCIAL COMPLEX

A COMMERCIAL SUBDIVISION SITUATED IN THE NE 1/4 OF
SECTION 14, TOWNSHIP 21 SOUTH, RANGE 3 WEST,
CITY OF ALABASTER, SHELBY COUNTY, ALABAMA

COMMUNITY BUSINESS DISTRICT (B-3)	
AREA AND DIMENSIONAL REGULATIONS	
MINIMUM LOT AREA	NONE
MINIMUM LOT WIDTH	50 FEET
MAXIMUM BUILDING HEIGHT	60 FEET (30 FEET WHEN ANY PORTION OF THE PROPERTY ADJOINS A SINGLE FAMILY OR TWO FAMILY RESIDENTIAL DISTRICT.)
MINIMUM BUILDING SETBACKS FRONT REAR SIDE	50 FEET 60 FEET (15 FEET IF ADJOINING PROPERTY IS ZONED BUSINESS) 40' 5 FEET (5 FEET IF ADJOINING PROPERTY IS ZONED BUSINESS)

LEGEND

- CONCRETE MONUMENT FOUND.
- PK NAIL FOUND
- 1/2 REBAR SET WITH CAP STAMPED.
- PK NAIL SET
- UTILITY POLE.
- BRICK WALL
- WOOD DECK
- COVERED WOOD DECK
- SCREENED IN DECK
- IRON PIN FOUND 1/2" - OUTSIDE DIAMETER
- OHU - OVERHEAD UTILITY LINE(S).
- FENCE.
- CONCRETE.
- NOT TO SCALE.
- ACRES.
- CENTERLINE
- ESM'T - EASEMENT.
- M B L - MINIMUM BUILDING LINE
- ROW - RIGHT OF WAY.
- CONCRETE BLOCK WALL
- BRICK WALL

NOTES:
All easements are for utility and drainage purposes and shall provide for needs both within and without this subdivision.
Basis of bearings is magnetic North.

Contractor and/or developer are responsible for providing building sites free of drainage problems

No sub-surface investigation of geological conditions was performed by R. C. Farmer and Associates, Inc.; therefore no reference what-so-ever is made as to the suitability for any construction.

"Sink Hole Prone Areas-The subdivision shown hereon, including lots and streets, lies in an area where natural lime sink holes may occur. The City of Alabaster, The City of Alabaster Engineer, The City of Alabaster Planning Commission, R.C. Farmer and Associates, inc., and the members and officers thereof, and all other agents, servants or employees of any of the above, make no representations what-so-ever that the subdivision lots and streets are safe or suitable for any construction or any other purpose what-so-ever. Area underlain by limestone may be subject to lime sink activity."

"R.C.FARMER AND ASSOCIATES IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE AND SUBSURFACE INVESTIGATIONS."

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

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

C. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITH OUT PRIOR APPROVAL OF THE CITY OF ALABASTER PLANNING COMMISSION.

D. DRIVEWAYS SHALL BY RESTRICTED TO THE LOCATIONS AS SHOWN ON THIS PLAT. DRIVEWAYS ACCESS PERMIT REQUIRED TO INSTALLATION OF DRIVEWAY(S). CONTACT THE CITY OF ALABASTER AT 664-6823 TO OBTAIN ACCESS PERMIT.

E. THIS ENTIRE PROPERTY ID LOCATED IN FLOOD ZONE 'X' AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAPS (PANEL NUMBER 01117C0380D), DATED SEPTEMBER 29, 2006.

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

G. ANY CONSTRUCTION OF ENCROACHMENT IN A DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE CITY OF ALABASTER 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 CITY OF ALABASTER FLOOD DAMAGE PREVENTION ORDINANCE.

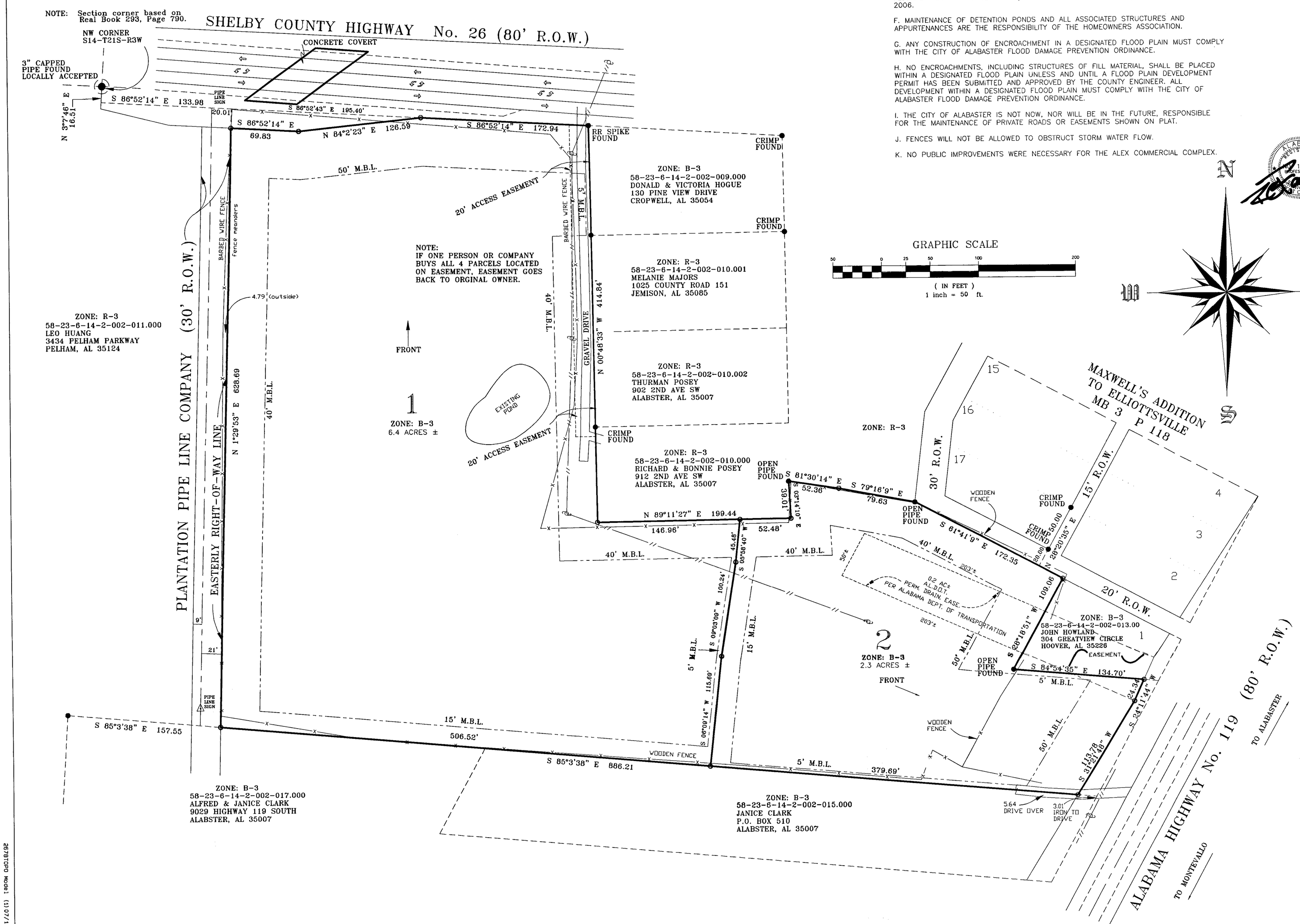
I. THE CITY OF ALABASTER IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS OR EASEMENTS SHOWN ON PLAT.

J. FENCES WILL NOT BE ALLOWED TO OBSTRUCT STORM WATER FLOW.

K. NO PUBLIC IMPROVEMENTS WERE NECESSARY FOR THE ALEX COMMERCIAL COMPLEX.

OWNERS: DONALD W. Jr. & VICTORIA HOGUE
130 PINE VIEW DRIVE
CROPWELL, AL 35054
PHONE:(205) 884-7335

PREPARED BY: R.C. FARMER and ASSOCIATES, INC.
15 SOUTLAKE LANE
HOOVER, AL 35244
PHONE:(205) 985-1119



STATE OF ALABAMA
SHELBY COUNTY

The undersigned, Robert C. Farmer, Licensed Professional Land Surveyor, State of Alabama, and Donald W. Hogue and Victoria Hogue 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 at the instance of said owners; that this plat or map is a true and correct map of lands shown therein known as ALEX COMMERCIAL COMPLEX showing the sub-divisions into which it is proposed to divide said lands, giving the lengths and bearings of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the length and width and name of each street as well as the number of each lot and showing the relation of the lands to the gonverment survey, in the Office of the Judge of Probate of Shelby County, Alabama, 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. Said owners also certify that they are the owner of said lands and that the same are not subject to any mortgage, I further state 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.

By: Robert C. Farmer DATE: 7-11-08 2008.
Robert C. Farmer, P.L.S.
Al Reg No 14720

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Robert C. Farmer, 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 individual with full authority thereof.

Given under my hand and seal this the 11th day of July 2008.
Linda C. Farmer My commission expires 5/22/11
Notary Public

By: Donald W. Hogue Jr. DATE July 14 2008.
Donald W. Hogue Jr.

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Donald W. Hogue Jr., 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 14th day of July 2008.
Linda C. Farmer My commission expires 5/22/11
Notary Public

By: Victoria Hogue DATE July 15th 2008.
Victoria Hogue

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Victoria Hogue, 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 15th day of July 2008.
Autumn McKenzie My commission expires MY COMMISSION EXPIRES JUNE 16, 2011
Notary Public

Mayor, City of Alabaster Date 7/8/08

R L Shipman Date 7/24/08
Alabaster Planning Commission

Date
Alabaster City Engineer

Steve Sims Date 7/23/08
Alabaster Building Inspector

Adam Nelson Date 7/23/08
Alabaster Planning and Zoning Coordinator

Date 7/23/08
City Planner

BE IT RESOLVED, by the City of Alabaster, that the assent of the body be, and the same hereby is, given to the dedication of the streets, alleys, and public grounds as shown on plat or map of , which said plat or map is certified to have been made by Robert C. Farmer, as surveyor, at the instance of Farris Management Company, Inc., Managing General Partner of Greenbriar, LTD as owner, and has been exhibited to this Board; said plat or map being further identified by a recital of the approval of this Board, signed by City Clerk, of even date herewith.

Marsha Massey Date 7/30/08
Alabaster City Clerk

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2678topo Map1 (1) 07/11/2008