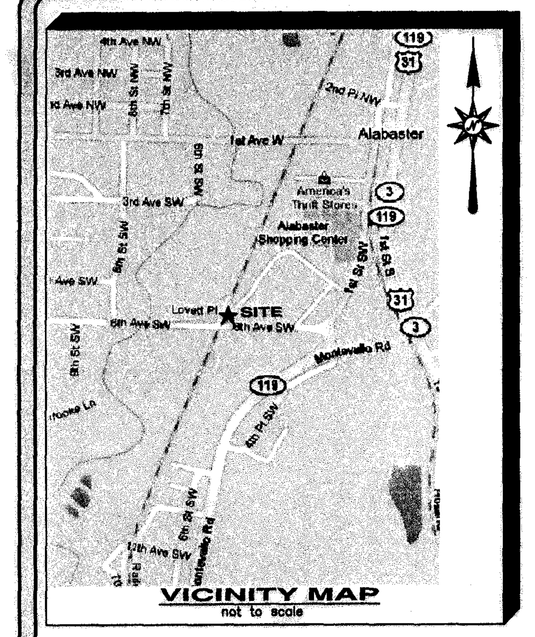
Map Book 42 Page 47

20110303000071160 171 $44.00
Shelby Cnty Judge of Probate, AL
03/03/2011 10:39:44 AM FILED/CERT



VICINITY MAP
not to scale

LEGEND

- FOUND CONCRETE MONUMENT
- IPF — IRON PIN FOUND
- IPS — IRON PIN SET (5/8" REBAR w/CAP)
- CALCULATED POINT
- ROW — RIGHT OF WAY
- INGRESS/EGRESS EASEMENT (DEDICATED BY THIS MAP)
- DUMPSTER PAD EASEMENT (DEDICATED BY THIS MAP)

ABBREVIATIONS

SEC.	SECTION
T21S	TOWNSHIP 21 SOUTH
R3W	RANGE 3 WEST

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 owners expense in order to access any utility or easement.

4. Detention/Retention pond maintenance and upkeep will be the 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 replaced 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.

8. I further certify that I have consulted the Federal Insurance Rate Map, (FIRM Community Panel), 0117C0377D, dated September 29, 2006, Zone X (un-shaded) and found that the above described parcel does not lie in a special Hazard zone.

9. The roads, streets, alleys and other public improvements herein have been dedicated to public use by the Owner pursuant to the guidlines of the Subdivision Regulations of the City of Alabaster. The Owner shall be responsible for maintenance and final construction of the roads until such time as the City of Alabaster by resolution of the City Council accepts said roads pursuant to the Subdivision Regulations of the City of Alabaster.

10. The final plat approved by the Planning Commission of the City of Alabaster on the 23rd day of November, 2010 subject to an improvement bond given by Owner to the City of Alabaster in the amount of $0.00 for completion of all required improvements and maintenance.

11. Purpose of the survey is to subdivide one lot into two lots.

12. Horizontal datum based on U.S.G.S. datum (NAD 88).

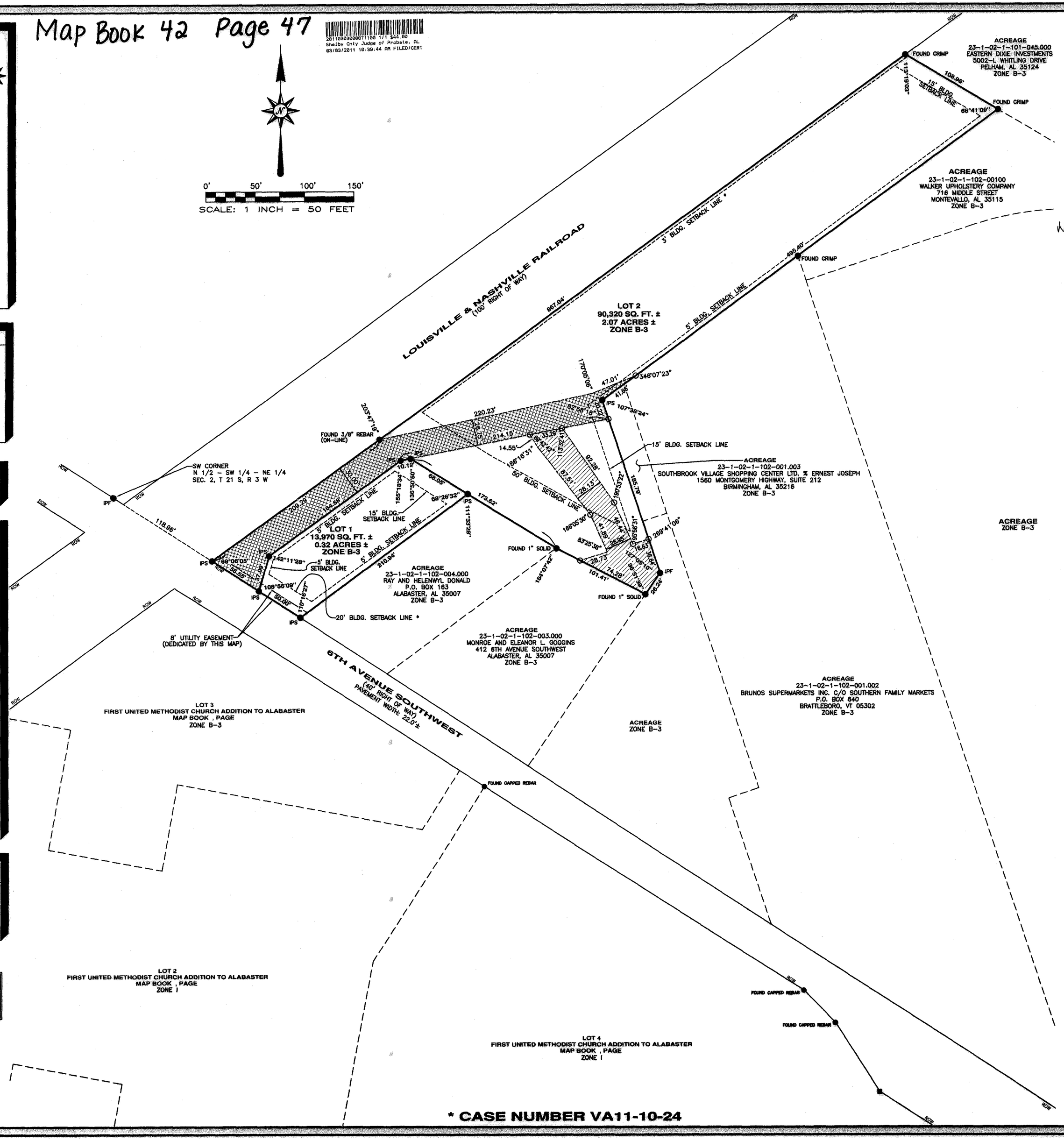
13. No public improvements necessary for subdivision of this property.

ZONE B-3 (BUSINESS DISTRICT)

Minimum Building Setbacks	
Front	50 feet
Rear	60 feet, (15 feet if adjoining property is zoned business)
Side	40 feet, (5 feet if adjoining property is zoned business)

TOTAL ACREAGE SUBDIVIDED: 2.39

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.



* CASE NUMBER VA11-10-24

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, Michael R. Bridges, a Registered Land Surveyor in the State of Alabama 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 JOSEPH'S ADDITION TO ALABASTER, 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 the government survey and that iron pins have been installed at all lot corners and curve points as shown and designated by small solid circles on said plat or map and that all parts of this survey and plat (or drawing) have been completed in accordance with the requirements of the Standards for the Practice of Surveying in the State of Alabama to the best of my knowledge and belief. Said owners also certify that they are the owners of said lands and that the same are not subject to any mortgage.

DATED: 11/30 2010.

GONZALEZ - STRENGTH & ASSOC., INC.
By: Michael R. Bridges
Michael R. Bridges, Reg. No. 25850

ALABAMA REGISTERED No. 25850 PROFESSIONAL LAND SURVEYOR MICHAEL R. BRIDGES
11/30/10

DATED: 11/30/10 2010.

OWNER: ZAFIRA D. JOSEPH REVOCABLE TRUST
By: STEVE THORNTON

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Michael R. Bridges, whose name is signed to the foregoing certificate as surveyor and who is known to me, acknowledged before me, on this date, that after having been duly informed on the contents of said certificate, he executed same voluntarily as such individual with full authority therefor.

Given under my hand this 30TH day of NOVEMBER, 2010.

Michael Wayne Hinton
Notary Public

My Commission Expires: 6-10-2011

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Zafira D. Joseph Revocable Trust, owners of said property whose names are signed to the foregoing certificate as owners and who are known to me, acknowledged before me, on this date, that after having been duly informed on the contents of said certificate, they executed same voluntarily as such individual with full authority therefor.

Given under my hand this 30TH day of NOVEMBER, 2010.

Michael Wayne Hinton
Notary Public

My Commission Expires: 6-10-2011

APPROVED: _____ DATE: 12/20/10
City Engineer

APPROVED: R L Shinpaugh DATE: 1/5/11
Alabaster Planning Commission Chairman

APPROVED: _____ DATE: 1/11/2011
Mayor

APPROVED: Marsha M. [illegible] DATE: 1/11/2011
City Clerk

APPROVED: _____ DATE: 12/30/2010
Building Official

APPROVED: _____ DATE: 1/3/2011
Alabaster Fire Official

JOSEPH'S ADDITION TO ALABASTER

PART OF THE NORTH HALF OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 3 WEST, CITY OF ALABASTER SHELBY COUNTY, ALABAMA

Prepared for:

ZAFIRA D. JOSEPH REVOCABLE TRUST
3075 JOHN HAWKINS PARKWAY, SUITE A
HOOVER, AL 35244

Prepared by:

GONZALEZ - STRENGTH & ASSOCIATES, INC.
ENGINEERING, LAND PLANNING, & SURVEYING
SUITE 407 - 117 GEMINI CIRCLE
BIRMINGHAM, ALABAMA 35209
PHONE: (205) 942-2486
FAX: (205) 942-3033
Gonzalez-Strength.com

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DECEMBER 2010

JOB# 26614