MAP Book 43 Page 15

SITE 14A OF SHELBY WEST CORPORATE PARK BEING A RESURVEY OF SITE 14 AS RECORDED IN MAP BOOK 27 PAGE 61, SHELBY COUNTY, ALABAMA

LEGEND

Symbol	Description
◎	NAIL AND TWO INCH DIAMETER ALUMINUM DISC SET STAMPED CDG CA-0026-LS
●	IRON/MONUMENT FOUND AND TYPE
○	5/8 INCH DIAMETER REBAR SET WITH YELLOW CAP STAMPED CDG CA-0026-LS
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
(R)	RECORD (BEARING, DISTANCE, ANGLE, OR DESCRIPTION)
— U —	OVERHEAD ELECTRIC, TELEPHONE, AND/OR CABLE(TV)
— X —	EXISTING WIRE FENCE
— O —	EXISTING CHAIN-LINK FENCE
— □ —	EXISTING WOOD FENCE
—∿—	LINE NOT TO SCALE
ROW	RIGHT-OF-WAY
⚲	UTILITY POLE

PROPERTY DESCRIPTION

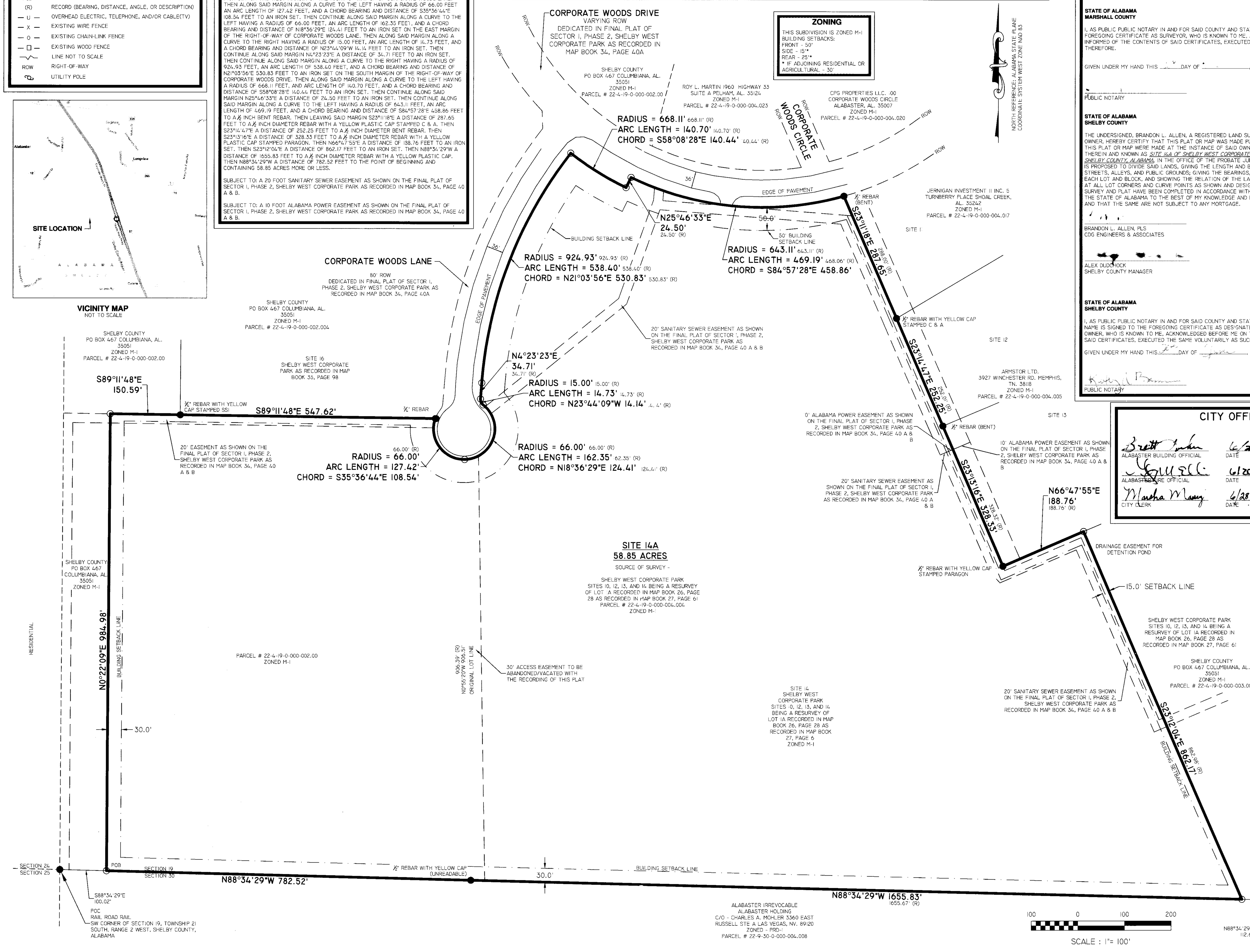
SITE 14 OF SHELBY COUNTY CORPORATE PARK AND ALSO A PART OF THE SOUTHWEST ¼ OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT A RAIL ROAD RAIL AT THE SOUTHWEST CORNER OF SAID SECTION THEN S88°34'29"E A DISTANCE OF 100.02 FEET TO AN IRON SET (THIS IRON AND ALL OTHER IRONS REFERRED TO AS "SET" ARE ⅝ INCH DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED CDG CA-0026-LS), THE POINT OF BEGINNING. THEN FROM THE POINT OF BEGINNING N0°22'09"E A DISTANCE OF 984.98 FEET TO AN IRON SET. THEN S89°11'48"E A DISTANCE OF 150.59 FEET TO A ¾ INCH DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED SSI. THEN S89°11'48"E A DISTANCE OF 547.62 FEET TO AN IRON SET ON THE WEST MARGIN OF THE RIGHT-OF-WAY OF OF CORPORATE WOODS LANE. THEN ALONG SAID MARGIN ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 66.00 FEET AN ARC LENGTH OF 127.42 FEET, AND A CHORD BEARING AND DISTANCE OF S35°36'44"E 108.54 FEET TO AN IRON SET. THEN CONTINUE ALONG SAID MARGIN ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 66.00 FEET, AN ARC LENGTH OF 162.35 FEET, AND A CHORD BEARING AND DISTANCE OF N18°36'29"E 124.41 FEET TO AN IRON SET ON THE EAST MARGIN OF THE RIGHT-OF-WAY OF CORPORATE WOODS LANE. THEN ALONG SAID MARGIN ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 14.73 FEET, AND A CHORD BEARING AND DISTANCE OF N23°44'09"W 14.14 FEET TO AN IRON SET. THEN CONTINUE ALONG SAID MARGIN N4°23'23"E A DISTANCE OF 34.71 FEET TO AN IRON SET. THEN CONTINUE ALONG SAID MARGIN ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 924.93 FEET, AN ARC LENGTH OF 538.40 FEET, AND A CHORD BEARING AND DISTANCE OF N21°03'56"E 530.83 FEET TO AN IRON SET ON THE SOUTH MARGIN OF THE RIGHT-OF-WAY OF CORPORATE WOODS DRIVE. THEN ALONG SAID MARGIN ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 668.11 FEET, AND ARC LENGTH OF 140.70 FEET, AND A CHORD BEARING AND DISTANCE OF S58°08'28"E 140.44 FEET TO AN IRON SET. THEN CONTINUE ALONG SAID MARGIN N25°46'33"E A DISTANCE OF 24.50 FEET TO AN IRON SET. THEN CONTINUE ALONG SAID MARGIN ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 643.11 FEET, AN ARC LENGTH OF 469.19 FEET, AND A CHORD BEARING AND DISTANCE OF S84°57'28"E 458.86 FEET TO A ½ INCH BENT REBAR. THEN LEAVING SAID MARGIN S23°11'18"E A DISTANCE OF 287.65 FEET TO A ½ INCH DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED C & A. THEN S23°14'47"E A DISTANCE OF 252.25 FEET TO A ½ INCH DIAMETER BENT REBAR. THEN S23°13'16"E A DISTANCE OF 328.33 FEET TO A ½ INCH DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED PARAGON. THEN N66°47'55"E A DISTANCE OF 138.76 FEET TO AN IRON SET. THEN S23°12'04"E A DISTANCE OF 862.17 FEET TO AN IRON SET. THEN N88°34'29"W A DISTANCE OF 1655.83 FEET TO A ½ INCH DIAMETER REBAR WITH A YELLOW PLASTIC CAP. THEN N88°34'29"W A DISTANCE OF 782.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 58.85 ACRES MORE OR LESS.

SUBJECT TO: A 20 FOOT SANITARY SEWER EASEMENT AS SHOWN ON THE FINAL PLAT OF SECTOR I, PHASE 2, SHELBY WEST CORPORATE PARK AS RECORDED IN MAP BOOK 34, PAGE 40 A & B.

SUBJECT TO: A 10 FOOT ALABAMA POWER EASEMENT AS SHOWN ON THE FINAL PLAT OF SECTOR I, PHASE 2, SHELBY WEST CORPORATE PARK AS RECORDED IN MAP BOOK 34, PAGE 40 A & B.

ZONING

THIS SUBDIVISION IS ZONED M-I
BUILDING SETBACKS:
FRONT - 50'
SIDE - 15'*
REAR - 25'*
* IF ADJOINING RESIDENTIAL OR AGRICULTURAL - 30'



STATE OF ALABAMA
SHELBY COUNTY

I, BRANDON L. ALLEN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT 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 TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

BRANDON L. ALLEN, PLS
ALABAMA LICENSE NO. 31826 — DATED: ______, 20__

STATE OF ALABAMA
MARSHALL COUNTY

I, AS PUBLIC PUBLIC NOTARY IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT BRANDON L. ALLEN, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS SURVEYOR, WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE, THAT AFTER HAVING BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATES, EXECUTED THE SAME VOLUNTARILY AS SUCH INDIVIDUAL WITH FULL AUTHORITY THEREFORE.

GIVEN UNDER MY HAND THIS ____DAY OF ______, 20__

PUBLIC NOTARY — MY COMMISSION EXPIRES: ______

STATE OF ALABAMA
SHELBY COUNTY

THE UNDERSIGNED, BRANDON L. ALLEN, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, AND THE SHELBY COUNTY COMMISSION, 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 _SITE 14A OF SHELBY WEST CORPORATE PARK BEING A RESURVEY OF SITE 14 AS RECORDED IN MAP BOOK 27 PAGE 61, SHELBY COUNTY, ALABAMA_, IN THE OFFICE OF THE PROBATE JUDGE OF SHELBY COUNTY, ALABAMA, 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 OPEN CIRCLES ON SAID PLAT AND THAT ALL PARTS OF THIS SURVEY AND PLAT HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF THE PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID OWNER ALSO CERTIFIES THAT IT IS THE OWNER OF SAID LANDS AND THAT THE SAME ARE NOT SUBJECT TO ANY MORTGAGE.

BRANDON L. ALLEN, PLS
CDG ENGINEERS & ASSOCIATES — DATED: ______, 20__

ALEX DUDCHOCK
SHELBY COUNTY MANAGER — DATED: ______, 20__

STATE OF ALABAMA
SHELBY COUNTY

I, AS PUBLIC PUBLIC NOTARY IN AND FOR SAID COUNTY AND STATE HEREBY CERTIFY THAT ALEX DUDCHOCK, OWNERS OF SAID PROPERTY WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS DESIGNATED OFFICER OF SHELBY COUNTY COMMISSION, WHOSE NAME IS SIGNED AS OWNER, WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE, THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATES, EXECUTED THE SAME VOLUNTARILY AND WITH FULL AUTHORITY THEREFORE.

GIVEN UNDER MY HAND THIS 27 DAY OF June, 2012

PUBLIC NOTARY — MY COMMISSION EXPIRES: ______

CITY OFFICIAL SIGNATURE BLOCK

Signature	Date	Signature	Date
ALABASTER BUILDING OFFICIAL	6/20/12	MAYOR, CITY OF ALABASTER	6/24/2012
ALABASTER FIRE OFFICIAL	6/20/2012	ALABASTER CITY ENGINEER	6/21/12
CITY CLERK	6/28/2012	PLANNING COMMISSION CITY OF ALABASTER	6/21/12

GENERAL NOTES

1. PROPERTY OWNER NAME AND ADDRESS IS - SHELBY COUNTY PO BOX 467 COLUMBIANA, AL 35051
2. SURVEY FIRM IS CDG ENGINEERS & ASSOCIATES, INC. 417 MARTLING ROAD ALBERTVILLE, AL 35951
3. PURPOSE OF THIS SUBDIVISION IS LIGHT INDUSTRIAL DEVELOPMENT.
4. LINEAR FOOTAGE OF ROAD FRONTAGE = 1487.5'
5. CLOSURE ERROR IS GREATER THAN 1'/15,000'
6. NO PUBLIC IMPROVEMENTS WERE NECESSARY FOR THE SUBDIVIDE/RESURVEY OF THIS PROPERTY.
7. ALL EASEMENTS ARE FOR UTILITY AND DRAINAGE PURPOSES AND SHALL PROVIDE NEEDS FOR BOTH WITHIN AND WITHOUT THIS SUBDIVISION.
8. NO FENCES WILL BE ALLOWED TO OBSTRUCT THE FLOW OF STORM WATER.
9. FENCING, IF INSTALLED ON AN EASEMENT, MAY BE REMOVED AT THE PROPERTY OWNERS EXPENSE IN ORDER TO ACCESS ANY UTILITY OR EASEMENT.
10. DETENTION/RETENTION POND MAINTENANCE AND UPKEEP WILL BE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION OR PARTY OF OWNERSHIP.
11. THE CITY OF ALABASTER IS NOT NOR WILL EVER BE RESPONSIBLE FOR THE MAINTENANCE OF EASEMENTS OUTSIDE THE RIGHT-OF-WAY.
12. ALL DECORATIVE SIGNAGE, LIGHTING, ETC. WITHIN A SUBDIVISION IF REMOVED OR DAMAGED WILL BE REPLACED WITH STANDARD CITY OF ALABASTER EQUIPMENT.
13. 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 HOLES OR OTHER NATURAL CONDITIONS THAT MAY EXIST OR OCCUR.
14. FURTHER CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE RATE MAP, (FIRM) COMMUNITY PANEL, 010192 DATED SEPTEMBER 29, 2006, ZONE X AND FOUND THAT THE ABOVE DESCRIBED PARCEL DOES NOT LIE IN A SPECIAL HAZARD ZONE.
15. THE ROADS, STREETS, ALLEYS AND OTHER PUBLIC IMPROVEMENTS HEREIN HAVE BEEN DEDICATED TO PUBLIC USE BY THE OWNER PURSUANT TO THE GUIDELINES 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.
16. THE FINAL PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF ALABASTER ON THE ___DAY OF ______, 20___ SUBJECT TO AN IMPROVEMENT BOND GIVEN BY OWNER TO THE CITY OF ALABASTER IN THE AMOUNT OF $______ FOR COMPLETION OF ALL REQUIRED IMPROVEMENTS AND MAINTENANCE.

FINAL PLAT OF SITE 14A SHELBY COUNTY, ALABAMA

CDG Engineers & associates
417 Martling Road Albertville, Alabama 35951
P.O. Box 2079 Albertville, Alabama 35950 (256) 891-3458 Fax (256) 891-3459
Birmingham, AL Dothan, AL Andalusia, AL Huntsville, AL

ALABAMA LICENSED No. 31826 PROFESSIONAL LAND SURVEYOR BRANDON L. ALLEN

SCALE:	1" = 100'
DATE:	5/29/2012
DESIGNED BY:	
DRAWN BY:	BLA
CHECKED BY:	
QUALITY CHECK:	
APPROVED BY:	
REVISED:	
DWG:	
PROJECT NO.:	12126820
SHEET NO.:	1 OF 1

20120629000228160 1/1 $24.00
Shelby Cnty Judge of Probate, AL
06/29/2012 09:31:10 AM FILED/CERT