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WALTER E LEE RESURVEY

situated in the NW ¼ of the NW ¼ of
Section 23, Township 21 South, Range 3 West,
Shelby County, Alabama

City of Alabaster General Notes

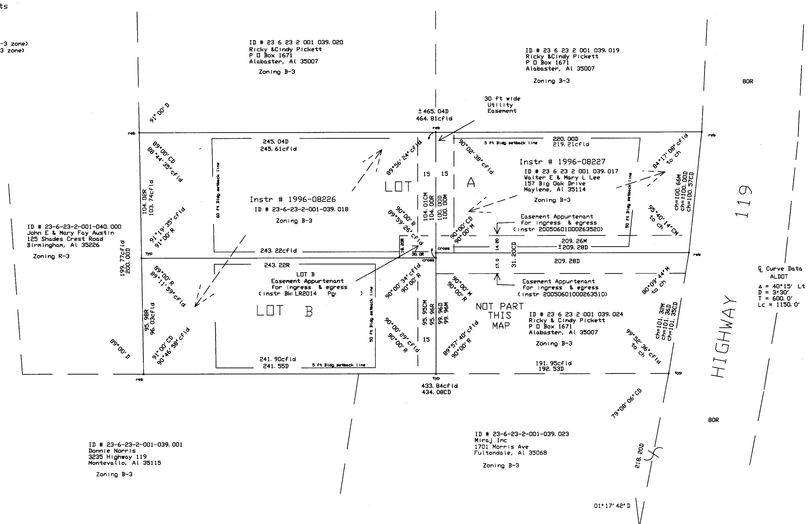
1. All easements are for utility and drainage purposes and shall provide needs for both within and without this subdivision.
2. No fences will be allowed to obstruct the flow of storm water.
3. Fencing, if installed on an easement, may be removed at the property owners expense in order to access the utility or drainage.
4. Detention / Retention pond maintenance and upkeep will be responsibility of 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. Street signs, signage, lighting, etc. within a subdivision if removed or damage 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 exists or occur.
8. I hereby certify that I have consulted the Federal Insurance Rate Map, (FIRM) Community Panel, 0117C0207K, dated February 20, 2013, Zone "X (unshaded),and found that the above described parcel DOES NOT lie in a special Hazard zone.
9. The roads, streets, alleys and other public improvements have been dedicated to public use, subject to the terms and conditions 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. A bond has approved by the Planning Commission of the City of Alabaster on the 28th day of October, 2014 in the amount of $ 0.00 subject to as improvement bond given by Owner to the City of Alabaster in the amount of N/A for completion of all required improvements and maintenance.

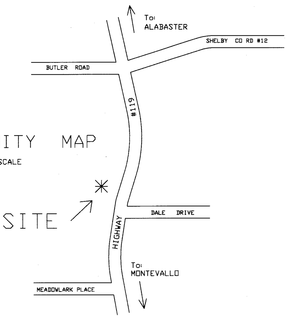
"PURPOSE OF THE RESURVEY"

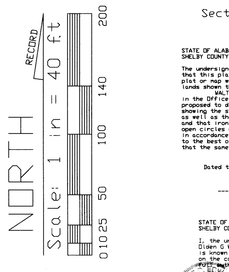
Realignment of Parcel #23-6-23-2-001-039.018 into approximate North and South Halves and combining the North-half with Parcel # 23-6-23-2-001-039.017
No increase in the number of tracts.

Current Zoning B-3 all tracts

Required Building Setbacks
Front 50 feet
Rear 40 feet (adjacent to R-3 zone)
Side 5 feet (adjacent to B-3 zone)







D= Deed / Instrument
M= Measure
C= Calculate
fld= Field Data
reb= reinforcement bar
typ= plastic cap reb
cross 'x' on conc
⌿ = scale break

Deed References:

1. instr 1996-08226
2. instr 1996-08227
3. instr 20101018000347300 (corr legal RB 135 PG 940)
4. instr 20120730000274610
5. instr 20031009000680130
6. instr 20060908000445730
7. DB 297 PG 635
8. instr 20050601000263520

STATE OF ALABAMA
SHELBY COUNTY

The undersigned Olden G. Webb III LS, 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 owners; that this plat or map is a true and correct map of lands shown; THE E.L.C. RESURVEY described and recorded on Inst # 1996-08226 and # 1996-08227 in the Office of the Judge of Probate 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, and that the lots and streets shown on said plat or map are based on a survey of said premises 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 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 except a mortgage held by the following mortgagee: NONE

Dated this the 17TH day of OCTOBER, 2014

Olden G. Webb III LS
Olden G Webb III LS,
Alabama Reg. No. 11847

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Olden G Webb III, LS 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 and seal this the 17th day of October, 2014

Notary Public
My Commission Expires: 12-19-15

Walter E. Lee, Owner
Mary L. Lee, Owner

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State do hereby certify that, Walter E Lee and Mary L. Lee 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 and seal this the 3 day of November, 2014

Notary Public
My Commission Expires: 5/12/2016

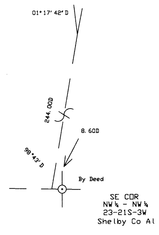
Legal Description:

Instr # 1996-08226

Commence at the Southeast corner of the Northwest 1/4 of the Northwest 1/4, Section 23, Township 21 South, Range 3 West, thence westerly along South line of said Quarter-Quarter Section 8.6 feet; thence right 90 deg. 13' and run 244.0 feet; thence right 1 deg. 17' 42" and run 218.2' feet; thence left 100 deg. 13' 54" and run 44.0 feet; thence right 80 deg. 46' and run parallel to said South line of said Quarter 8.6 feet; thence right 89 deg. and run 200 feet; thence right 91 deg. and run 245.04 feet; thence right 90 deg. and run 196.96 feet to the point of beginning.

Instr # 1996-08227

Part of the North 1/2 of the Northwest 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of said Section 23, Township 21 South, Range 3 West, run westerly along the South line of said Section for a distance of 8.6 feet; thence turn an angle to the right of 90 deg. 43' and run along the West right of way line of Alabama Highway #119 for a distance of 244.00 feet; thence turn an angle to the left of 98 deg. 42' and run in a westerly direction for a distance of 101.40 feet; thence turn an angle to the right of 76 deg. 06' and run in a northwesterly direction for a distance of 209.03 feet; thence turn an angle to the left of 91 deg. 00' and run in a westerly direction for a distance of 245.04 feet; thence turn an angle to the left of 91 deg. 00' and run in a northerly direction for a distance of 200 feet; thence turn an angle to the right of 91 deg. 00' and run in an easterly direction for a distance of 465.04 feet, more or less, to a point on the westerly right of way line of Alabama Highway #119 being the point of beginning; thence turn an angle to the right of 180 deg. and run in a westerly direction for a distance of 196.96 feet; thence turn an angle to the left of 90 deg. 00' and run in a southerly direction for a distance of 100 feet; thence turn an angle to the left of 90 deg. 00' and run in an easterly direction for a distance of 209.28 feet, more or less, to a point on a curve on the westerly right of way line of Alabama Highway #119; thence turn an angle to the left and run in a northerly direction along said westerly right of way line of said Alabama Highway #119 for a distance of 100 feet, more or less, to the point of beginning.



MAYOR, CITY OF ALABASTER	DATE: 11/5/14	PLANNING COMMISSION, CITY OF ALABASTER	DATE: 11-14-14
CLERK, CITY OF ALABASTER	DATE: 11-13-14	FIRE OFFICIAL , CITY OF ALABASTER	DATE: 11-12-14
ENGINEER, CITY OF ALABASTER	DATE: 11/5/14	BUILDING OFFICIAL , CITY OF ALABASTER	DATE: 11/5/14

PREPARED BY: OLDEN G WEBB III LS ALPLS reg # 11847 PCB 62 HAYDEN, AL 350/9-62 1-205-780-5688