Map Book 44 Page 79

SURVEYOR'S NOTES:
1. No underground utilities, underground encroachments, underground mines, or subsurface building foundations were measured or located as a part of this survey unless otherwise shown. Trees and shrubs not located, unless otherwise shown.

2. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.

3. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1:15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.

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 owner's expense in order to access any utility or easement

4. Detention / Retention pond maintenance and upkeep will be responsibility of the homeowners 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.

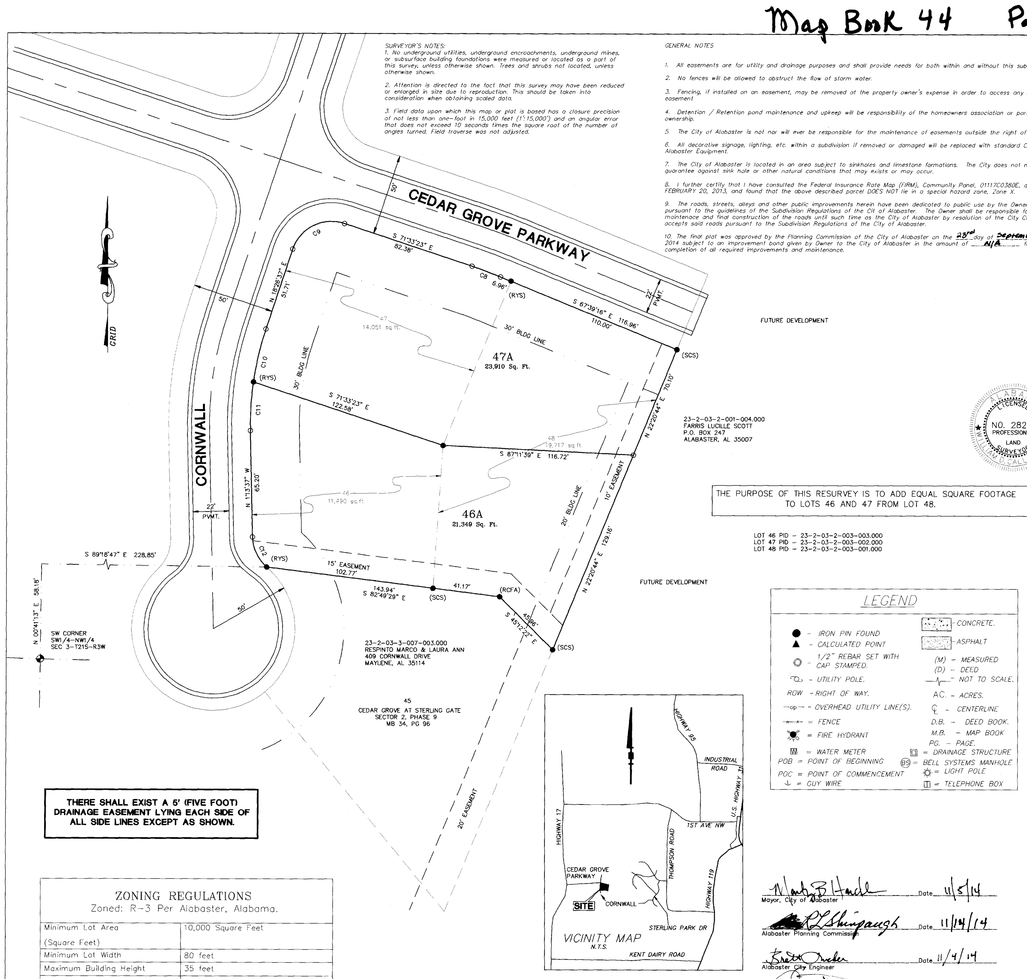
6. All decorative signage, lighting, etc. within a subdivision if removed or damaged will be replaced with standard City of Alabaster Equipment.

7. The City of Alabaster is located in an area subject to sinkholes and limestone formations. The City does not make any guarantee against sink hole or other natural conditions that may exists or may occur.

8. I further certify that I have consulted the Federal Insurance Rate Map (FIRM), Community Panel, 01117C0336E, dated FEBRUARY 20, 2013, and found that the above described parcel DOES NOT lie in a special hazard zone, Zone X.

9. 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 CIt 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 was approved by the Planning Commission of the City of Alabaster on the 23rd day of September, 2014 subject to an improvement bond given by Owner to the City of Alabaster in the amount of N/A for completion of all required improvements and maintenance.



THE PURPOSE OF THIS RESURVEY IS TO ADD EQUAL SQUARE FOOTAGE TO LOTS 46 AND 47 FROM LOT 48.

THERE SHALL EXIST A 6' (FIVE FOOT) DRAINAGE EASEMENT LYING EACH SIDE OF ALL SIDE LINES EXCEPT AS SHOWN.

LEGEND

- ● - IRON PIN FOUND
- ▲ - CALCULATED POINT
- ○ - 1/2" REBAR SET WITH CAP STAMPED.
- "D" - UTILITY POLE.
- ROW - RIGHT OF WAY.
- OHU - OVERHEAD UTILITY LINE(S).
- FENCE
- FIRE HYDRANT
- WM - WATER METER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- L - L = GUY WIRE
- CONCRETE
- ASPHALT
- (M) - MEASURED
- (D) - DEED
- NTS - NOT TO SCALE.
- AC. - ACRES.
- ℄ - CENTERLINE
- D.B. - DEED BOOK.
- M.B. - MAP BOOK
- PG. - PAGE.
- DI = DRAINAGE STRUCTURE
- BS = BELL SYSTEMS MANHOLE
- LP = LIGHT POLE
- TB = TELEPHONE BOX

ZONING REGULATIONS

Zoned: R-3 Per Alabaster, Alabama.

Minimum Lot Area (Square Feet)	10,000 Square Feet
Minimum Lot Width	80 feet
Maximum Building Height	35 feet
Minimum Building Setbacks Front	30 feet
Rear	20 feet
Side	13 feet between dwellings, with at least one side setback of 10 or more feet.
Minimum Livable Floor Area One Story Dwelling	1,400 Square Feet
More Than One Story Dwelling	First Floor: 1,000 Square Feet Total Dwelling: 1,600 Square Feet

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C8	18.73	275.00	18.72	N69°36'12"W	03°54'03"
C9	39.27	25.00	35.36	S63°26'37"W	90°00'00"
C10	33.47	180.00	33.43	S13°13'36"W	10°39'04"
C11	50.04	185.00	50.00	S03°33'20"W	09°18'14"
C12	21.03	25.00	20.41	S62°31'18"E	48°11'24"

Shelby County Judge of Probate, AL
11/18/2014 12:16:15 PM FILED/CERT

A RESURVEY OF LOTS 46, 47 AND 48 OF CEDAR GROVE AT STERLING GATE SECTOR 2, PHASE 9

AS RECORDED IN MAP BOOK 34 PAGE 96 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA

JUNE 24, 2014

A SINGLE FAMILY RESIDENTIAL SUBDIVISION SITUATED IN THE THE SW 1/4 OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 3 WEST, CITY OF ALABASTER, SHELBY COUNTY, ALABAMA

SURVEYOR:
SOUTH CENTRAL SURVEYING, LLC
156 SUNSET TRAIL
ALABASTER, AL 35007
PHONE: 205-229-1993
CONTACT: BUCK CALLAHAN

OWNER (LOT 46):
ZACHARY & LINDSEY WILLIAMS
405 CORNWALL DR
MAYLENE, AL 35114
PHONE: 205-620-3657

OWNER (LOT 47):
GLENDA R. INABINET
401 CORNWALL
MAYLENE, AL 35114
PHONE: 205-620-3657

OWNERS (LOT 48):
½ INTEREST
ZACHERY L. & LINDSEY D. WILLIAMS
405 CORNWALL DR
MAYLENE, AL 35114

½ INTEREST
ROBERT & GLENDA INABINET
401 CORNWALL
MAYLENE, AL 35114
PHONE: 205-620-3657

LOT 46A - 0.49 AC.±
LOT 47A - 0.55 AC.±

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

STATE OF ALABAMA
SHELBY COUNTY

We, the undersigned, William D. Callahan Jr., Registered Land Surveyor, State of Alabama, Robert Inabinet, Glenda Inabinet, Zachary Williams & Lindsey Williams, owners, hereby certify that this plat or map was made pursuant to a survey made by said surveyor and that the lots, units and blocks and plat or map were made in the instance of said owners, that this plat or map is a true and correct map of lands shown therein known as A RESURVEY OF LOTS 46, 47 AND 48 OF CEDAR GROVE AT STERLING GATE, SECTOR 2, PHASE 9, showing the subdivisions into which it is proposed to divide said lands, giving the lengths and angles the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the bearing, length and 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 are designated by small open circles on said plat or map and 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. 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 on Lot 46 held by New York Community Bank.

By: William D. Callahan Jr. Date 10/03/2014
William D. Callahan Jr., P.L.S.
Al Reg No 28251

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that William D. Callahan Jr., 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 individuals with full authority thereof.

Given under my hand and seal this the 3rd day of October 2014

Stephanie Michelle Callahan
Notary Public My Commission Expires 7-31-15

By: Zachary Williams Date 10/31/14
Zachary Williams
Owner Lot 46
1/4 Interest Lot 48

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Zachary Williams, 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 individuals full authority thereof.

Given under my hand and seal this the 31st day of Oct. 2014

Notary Public My Commission Expires 9-4-17

By: Lindsey D. Williams Date 31 Oct 14
Lindsey Williams
Owner Lot 46
1/4 Interest Lot 48

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Lindsey Williams, 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 full authority thereof.

Given under my hand and seal this the 31st day of Oct 2014

Notary Public My Commission Expires 9-4-17

By: Christine Besley Date 10/23/14
Christine Besley, New York Community Bank AVP
Mortgagee, Lot 46

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Christine Besley, whose name is signed to the foregoing certificate as Mortgagee 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 23rd day of October 2014

Bernie M. Nello Jr. My Commission Expires February 18, 2019
Notary Public

By: Glenda Inabinet Date Oct 5 - 2014
Glenda Inabinet
Owner Lot 47
1/4 Interest Lot 48

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Glenda Inabinet, 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 5th day of Oct 2014

Notary Public My Commission Expires 9-4-2017

By: Robert Inabinet Date Oct 5 2014
Robert Inabinet
1/4 Interest Lot 48

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Robert Inabinet, 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 5th day of Oct 2014

Notary Public My Commission Expires 9-4-17

Mayor, City of Alabaster — Date 11/5/14

Alabaster Planning Commission — Date 11/14/14

Alabaster City Engineer — Date 11/4/14

Alabaster Building Official — Date 11/4/14

Alabaster Fire Official — Date 11-12-14

Alabaster City Clerk — Date 11-13-14

REVISIONS			
No.	Date	By	Description

South Central Surveying, LLC
RESIDENTIAL & COMMERCIAL LAND SURVEYING
156 SUNSET TRAIL
ALABASTER, AL 35007
PHONE 205-229-1993 FAX 664-9401

PROJECT: RESURVEY LOTS 46, 47 AND 48 OF CEDAR GROVE AT STERLING GATE SECTOR 2, PHASE 9

OWNER: ROBERT INABINET
401 CORNWALL
MAYLENE, AL 35114

DWG. No.: 1 of 1

PROJECT NO: 14-03005