MB 44 Page 92

20141222000401180 1/1 $26.00
Shelby Cnty Judge of Probate, AL
12/22/2014 11:18:19 AM FILED/CERT

AMAZING GRACE WORSHIP CENTER RESURVEY

BEING PID #22-4-17-0-000-035.000 AND PID #22-4-17-0-000-036.001

AUGUST 26, 2013

A DEVELOPMENT SITUATED IN THE W 1/2 OF TH SW 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 2 WEST, CITY OF ALABASTER, SHELBY COUNTY, ALABAMA

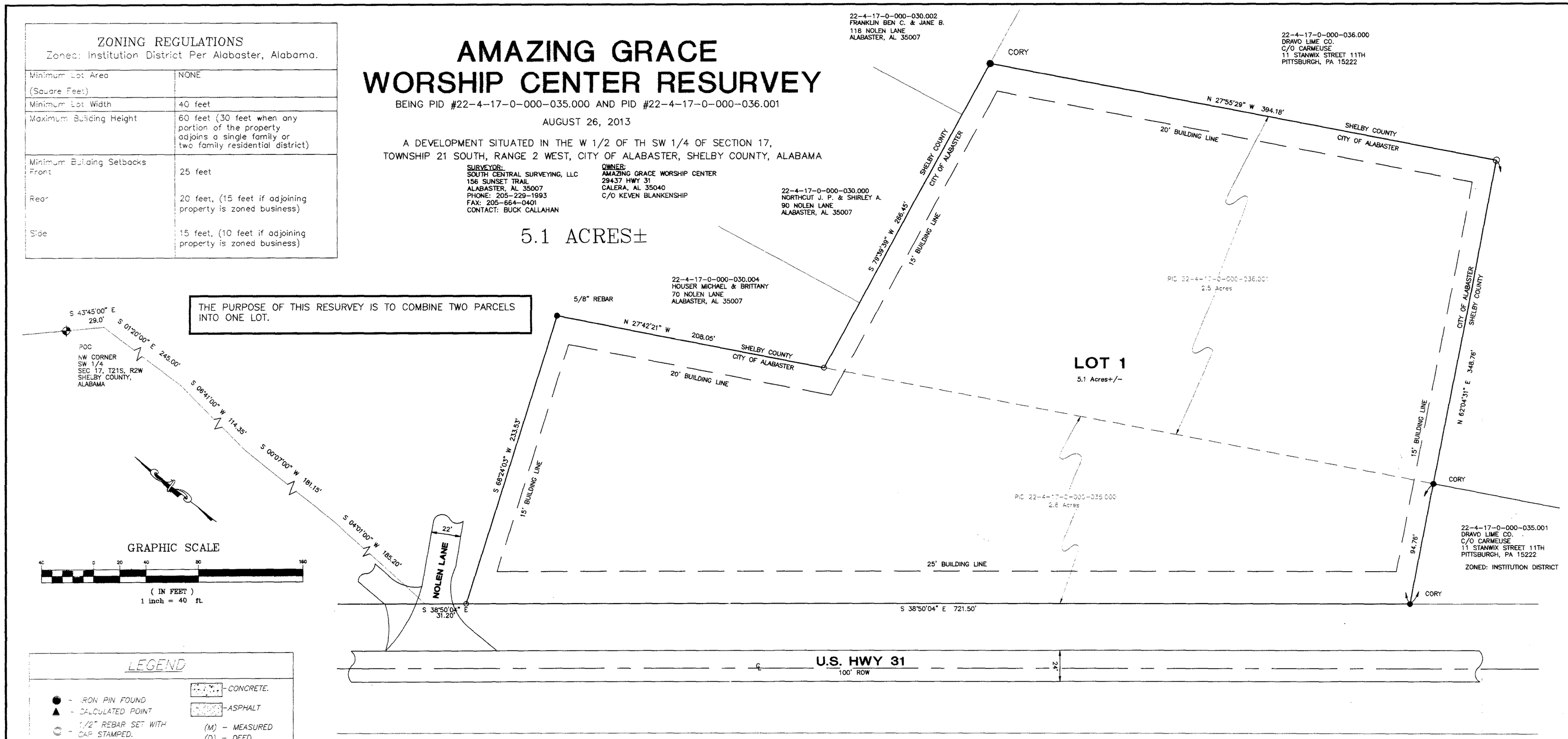
SURVEYOR:
SOUTH CENTRAL SURVEYING, LLC
156 SUNSET TRAIL
ALABASTER, AL 35007
PHONE: 205-229-1993
FAX: 205-664-0401
CONTACT: BUCK CALLAHAN

OWNER:
AMAZING GRACE WORSHIP CENTER
29437 HWY 31
CALERA, AL 35040
C/O KEVEN BLANKENSHIP

5.1 ACRES±

ZONING REGULATIONS Zoned: Institution District Per Alabaster, Alabama.	
Minimum Lot Area (Square Feet)	NONE
Minimum Lot Width	40 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	25 feet
Rear	20 feet, (15 feet if adjoining property is zoned business)
Side	15 feet, (10 feet if adjoining property is zoned business)

THE PURPOSE OF THIS RESURVEY IS TO COMBINE TWO PARCELS INTO ONE LOT.



LEGEND

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

ALABAMA LICENSED NO. 28251 PROFESSIONAL LAND SURVEYOR WILLIAM D. CALLAHAN, JR.

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, William D. Callahan Jr., Registered Land Surveyor, State of Alabama, and Amazing Grace Worship Center, 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 in the instance of said owners; that this plat or map is a true and correct map of lands shown therein known as AMAZING GRACE WORSHIP CENTER RESURVEY, 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.

By: William D. Callahan, Jr. Date 9/26/2013
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 26 day of Sept, 2013

Notary Public My Commission Expires 8/13/14

By: _____ DATE _____
Keven Blankenship
Trustee for Amazing Grace Worship Center

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Keven Blankenship, whose name is signed to the foregoing certificate as trustee, 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 26th day of Oct 2013.

Notary Public My Commission Expires 8/13/14

Mayor, City of Alabaster Date 12/15/14

Alabaster Planning Commission Date 12/15/14

Alabaster City Engineer Date 12/9/14

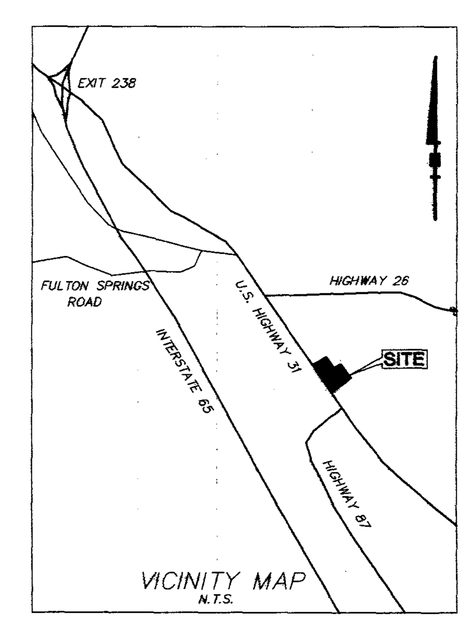
Alabaster Building Official Date 12/9/14

Alabaster Fire Official Date 12-15-14

Alabaster City Clerk Date 12-12-14

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, 01117C0384E, dated FEBRUARY 20, 2013, Zone X, 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 guidelines of the Subdivision Regulations of the Cit of Alabaster. The Owner shall be responsible for maintenace 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 _____day of _____ 2013 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.



VICINITY MAP
N.T.S.

No.	Date	By:	REVISIONS Remarks

South Central Surveying, LLC
RESIDENTIAL & COMMERCIAL LAND SURVEYING
156 SUNSET TRAIL
ALABASTER, ALABAMA 35007
PHONE 205-515-7210 FAX 664-0401

PROJECT: FINAL PLAT
AMAZING GRACE WORSHIP CENTER RESURVEY

CLIENT: AMAZING GRACE WORSHIP CENTER
29437 HWY 31
CALERA, AL 35040

DWG. No.: 1 of 1

PROJECT NO: 12-11001