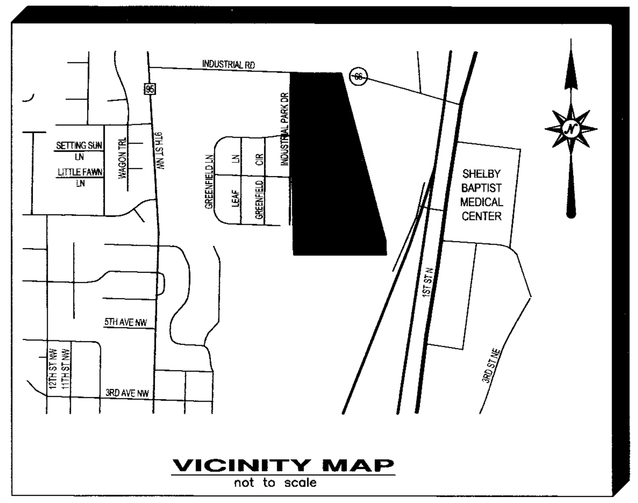
Map Book 44 Page 126



VICINITY MAP
not to scale

LEGEND

■	FOUND CONCRETE MONUMENT
●IPF	IRON PIN FOUND
●IPS	IRON PIN SET (5/8" REBAR w/CAP)
ROW	RIGHT OF WAY
— — —	FLOOD BOUNDARY LINE

ABBREVIATIONS

SEC.	SECTION
T20S	TOWNSHIP 20 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), 01117C0214E, dated February 20, 2013, and found the subject property to lie within Zone "X" (Shaded), Zone X (un-shaded) and Zone "AE", which is partially in a special Hazard zone. I also consulted the Letter of Map Revision dated May 1st 2013 case #13-04-0812P revising the location of the Flood Way of Buck Creek which is reflected hereon.

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 Alabster 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 _____ day of _____, 2015 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.

11. No public improvements were required or installed by the creation of this subdivision plat.

12. Horizontal datum based on U.S.G.S. datum (NAD 83).

13. The purpose of this resurvey is to combine one recorded lot and two acreage parcels into one lot.

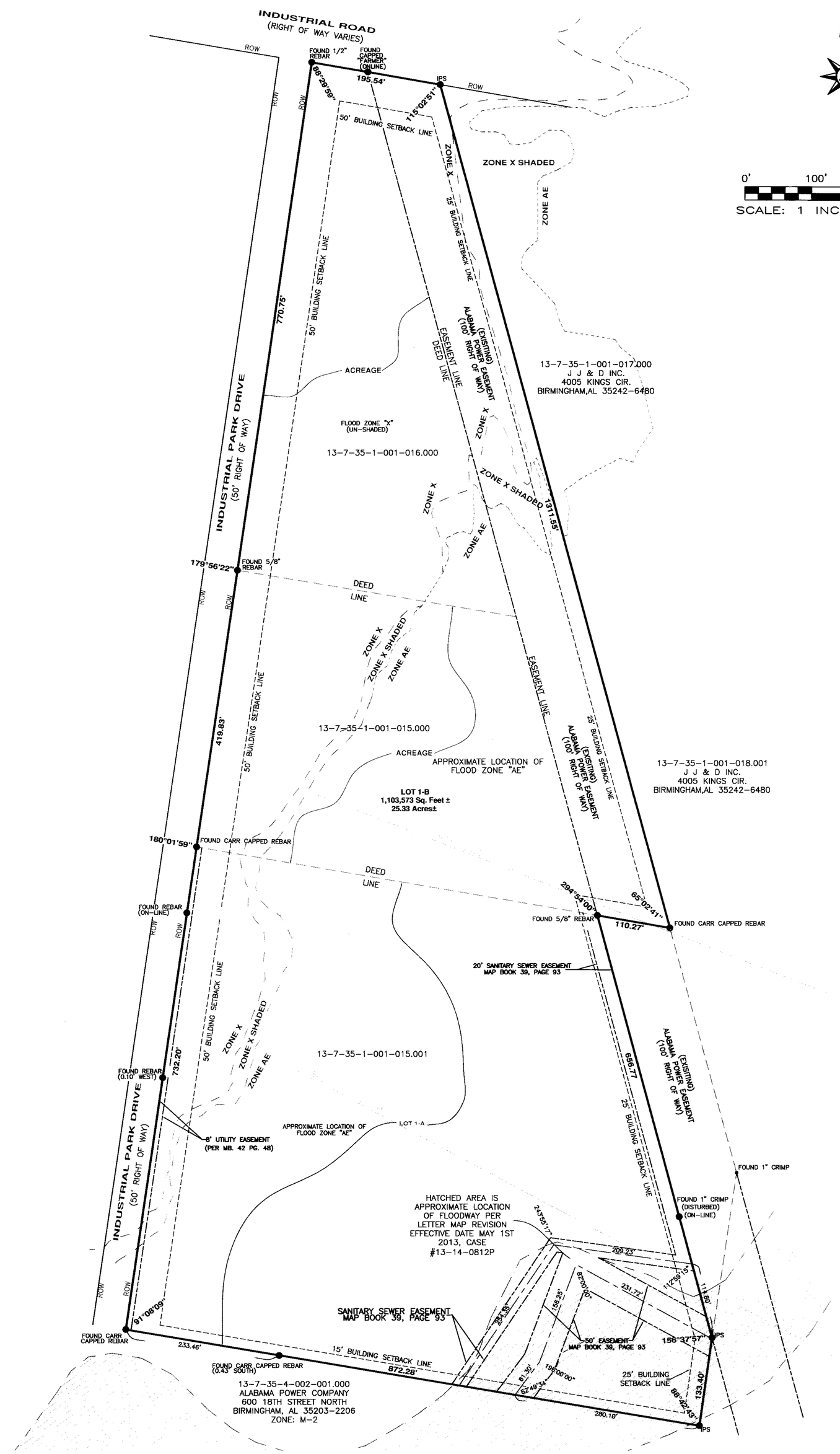
ZONE M-1 (LIGHT INDUSTRIAL DISTRICT)

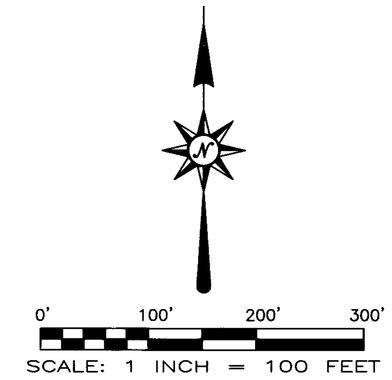
Minimum Lot Area	None
Minimum Lot Width	None
Maximum Building Height	60 feet, (30 feet when any portion of the property adjoins a residential district.
Minimum Building Setbacks	
Front	50 feet
Rear	25 feet*
Side	15 feet*

* 30 feet when a side or rear property line abuts a residential or agriculture district.

TOTAL ACREAGE SUBDIVIDED: 25.33 ±

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.





20150410000119440 1/1 $26.00
Shelby Cnty Judge of Probate, AL
04/10/2015 11:10:33 AM FILED/CERT

ALABAMA REGISTERED No. 29996 PROFESSIONAL LAND SURVEYOR DEREK S. MEADOWS

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, Derek S. Meadows, 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 Resurvey No. 2 of Avanti Polar Lipids, Inc. Subdivision, of the Resurvey of lot 1-A, Avanti Polar Lipids, Inc. subdivision, as recorded in map book 42 page 48 in the Office of the Judge Of Probate 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 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: 3/25, 2015.

GONZALEZ – STRENGTH & ASSOC., INC.

By: _____
Derek S. Meadows, Reg. No. 29996

DATED: 3/27, 2015.

AVANTI POLAR LIPIDS, INC.

By:(PRINT) Rowena Shaw
Designated Officer

By:(SIGN) _____
Designated Officer

DATED: 3/27, 2015.

W A S LLC

By:(PRINT) Rowena Shaw
Designated Officer

By:(SIGN) _____
Designated Officer

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State do hereby certify that Derek S. Meadows, 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 25TH day of MARCH, 2015.

Notary Public _____ My Commission Expires: 6-2-2015

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that W A S, LLC., owner of said property whose name is 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 27th day of March, 2015.

Notary Public _____ My Commission Expires: 8/14/17

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Avanti Polar Lipids, Inc., owner of said property whose name is 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 27th day of March, 2015.

Notary Public _____ My Commission Expires: 8/14/17

City Engineer _____ DATE: 5/27/15

Alabaster Planning Commission Chairman _____ DATE: 3/31/15

Mayor _____ DATE: 4/2/15

City Clerk _____ DATE: 4-7-15

Building Official _____ DATE: 3/27/15

Alabaster Fire Official _____ DATE: 3-31-15

RESURVEY No. 2 OF AVANTI POLAR LIPIDS, INC. SUBDIVISION

BEING A RESURVEY OF LOT 1-A, AVANTI POLAR LIPIDS, INC. SUBDIVISION, AS RECORDED IN MAP BOOK 42, PAGE 48, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA AND 2 ACREAGE PARCELS. ALL BEING SITUATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, T20S, R3W CITY OF ALABASTER SHELBY COUNTY, ALABAMA

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

Prepared for:
AVANTI POLAR LIPIDS, INC.
700 INDUSTRIAL PARK DRIVE
ALABASTER, AL 35007

© Copyright 2002

MARCH 2015

JOB# 27848