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20221021000397490 1/1 $34.00
Shelby Cnty Judge of Probate, AL
10/21/2022 12:36:57 PM FILED/CERT

LEGEND

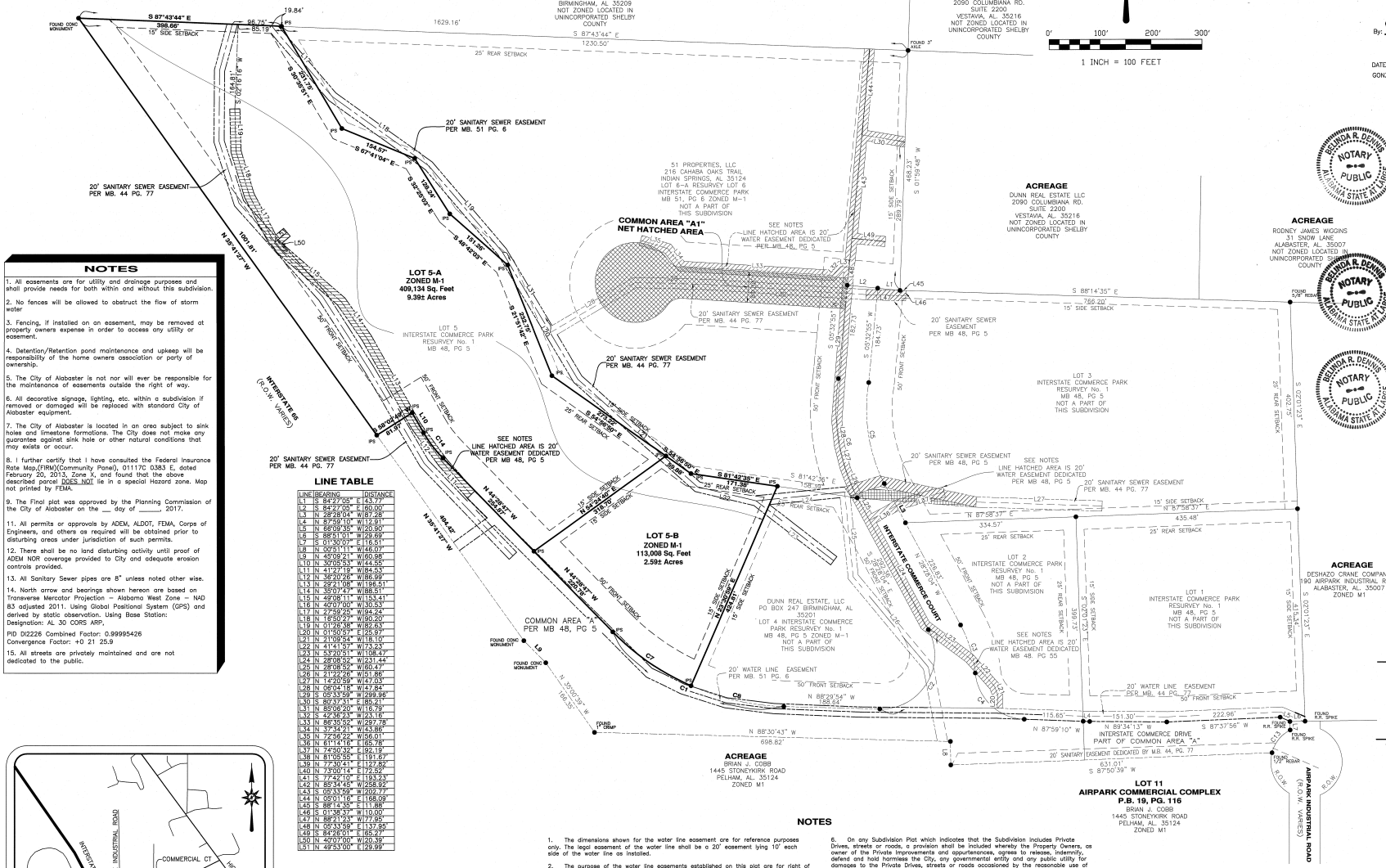
■	FOUND CONCRETE MONUMENT
●PF	IRON PIN FOUND
●PS	IRON PIN SET (5/8" REBAR w/CAP)
○	CALCULATED POINT
R.O.W.	RIGHT OF WAY
▨	EASEMENT DEDICATED BY THIS PLAT

SITE DATA TABLE

ZONING: M-1

BUILDING SETBACK REQUIREMENTS:
FRONT YARD: 50 FEET
REAR YARD: 25 FEET UNLESS ABUTTING A RESIDENTIAL OR AGRICULTURAL DISTRICT
SIDE YARD: 15 FEET UNLESS ABUTTING A RESIDENTIAL OR AGRICULTURAL DISTRICT
HEIGHT: 60 FEET UNLESS ABUTTING A RESIDENTIAL DISTRICT

0' 100' 200' 300'
1 INCH = 100 FEET



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 property owners expense in order to access any utility or easement.

4. Detention/Retention pond maintenance and upkeep will be 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 exists or occur.

8. I further certify that I have consulted the Federal Insurance Rate Map,(FIRM)(Community Panel), 01117C 0383 E, dated February 20, 2013, Zone X, and found that the above described parcel DOES NOT lie in a special Hazard zone. Map not printed by FEMA.

9. The Final plat was approved by the Planning Commission of the City of Alabaster on the ___ day of _____, 2017.

11. All permits or approvals by ADEM, ALDOT, FEMA, Corps of Engineers, and others as required will be obtained prior to disturbing areas under jurisdiction of such permits.

12. There shall be no land disturbing activity until proof of ADEM NOR coverage provided to City and adequate erosion controls provided.

13. All Sanitary Sewer pipes are 8" unless noted other wise.

14. North arrow and bearings shown hereon are based on Transverse Mercator Projection – Alabama West Zone – NAD 83 adjusted 2011. Using Global Positional System (GPS) and derived by static observation. Using Base Station: Designation: AL 30 CORS ARP.

PID DI2226 Combined Factor: 0.99995426
Convergence Factor: +0 21 25.9

15. All streets are privately maintained and are not dedicated to the public.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 84°27'06" E	43.77'
L2	S 84°27'06" E	60.00'
L3	N 28°28'04" W	87.28'
L4	N 87°59'10" W	112.91'
L5	N 68°09'35" W	20.90'
L6	S 88°51'31" W	29.69'
L7	S 01°30'07" E	116.51'
L8	N 00°31'11" W	146.07'
L9	N 45°09'21" W	60.98'
L10	N 30°09'53" W	144.55'
L11	N 41°27'19" W	184.53'
L12	N 36°20'26" W	186.99'
L13	N 29°21'08" W	196.51'
L14	N 35°07'47" W	188.51'
L15	N 49°08'11" W	153.41'
L16	N 40°07'00" W	30.53'
L17	N 27°58'25" W	98.24'
L18	N 18°50'27" W	90.20'
L19	N 01°26'38" W	82.63'
L20	N 01°50'57" E	25.97'
L21	N 21°09'54" W	18.10'
L22	N 41°41'57" W	73.23'
L23	N 53°20'51" W	108.47'
L24	N 28°08'52" W	231.44'
L25	N 28°08'52" W	60.47'
L26	N 21°52'28" W	51.86'
L27	N 14°20'59" W	147.03'
L28	N 08°04'18" W	47.84'
L29	S 05°33'59" W	269.98'
L30	S 80°37'31" E	85.21'
L31	N 85°08'20" W	16.79'
L32	S 42°36'23" W	23.16'
L33	N 88°35'52" W	297.78'
L34	N 37°34'21" W	143.86'
L35	N 72°56'22" W	156.01'
L36	N 61°14'18" E	65.78'
L37	N 74°50'32" E	82.52'
L38	N 81°05'55" E	191.67'
L39	N 77°30'41" E	127.92'
L40	N 73°00'14" E	172.52'
L41	S 77°42'10" E	193.53'
L42	N 88°34'45" W	258.92'
L43	S 05°33'59" W	202.77'
L44	N 05°01'18" E	168.09'
L45	S 88°14'35" E	111.88'
L46	S 01°38'37" W	10.00'
L47	N 88°21'23" W	177.95'
L48	N 05°33'59" E	137.95'
L49	S 84°26'01" E	65.27'
L50	N 40°07'00" W	20.39'
L51	N 49°53'00" E	29.99'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	375.10'	488.36'	44°00'29"	N 66°29'01" W	365.95'
C2	219.88'	105.00'	119°58'11"	S 31°31'01" W	181.84'
C3	98.91'	247.36'	22°54'35"	N 17°00'47" W	98.25'
C4	143.86'	100.00'	82°39'41"	N 46°46'20" W	131.77'
C5	202.56'	317.34'	36°34'19"	N 08°45'26" W	199.14'
C6	239.46'	377.34'	36°21'36"	S 08°38'53" E	235.46'
C7	187.55'	488.36'	22°00'14"	N 59°28'54" W	186.40'
C8	187.54'	488.36'	22°00'10"	N 77°29'06" W	186.39'
C9	31.85'	105.00'	17°22'44"	S 82°48'44" W	31.73'
C10	188.01'	105.00'	102°35'27"	S 27°49'39" W	163.88'
C11	32.25'	377.34'	4°53'50"	S 24°42'45" E	32.24'
C12	207.21'	377.34'	31°27'46"	S 08°31'58" E	204.62'
C13	58.48'	70.00'	47°52'12"	S 38°49'54" W	56.80'
C14	62.75'	250.00'	14°22'54"	N 37°17'20" W	62.59'

NOTES

1. The dimensions shown for the water line easement are for reference purposes only. The legal easement of the water line shall be a 20' easement lying 10' each side of the water line as installed.

2. The purpose of the water line easements established on this plat are for right of way, access, and maintenance to service each lot. Each individual lot site plan when submitted may require a reduction of the water line easement or modification to the main. This will be determined by the Alabaster Water Board upon submittal. All meters and backflow devices will be installed near the roadway or as directed by the Alabaster Water Board.

3. The developer shall warranty the mains and appurtenances for the period of one year from the recording of this plat or completion of the plat review items, which ever is completed last.

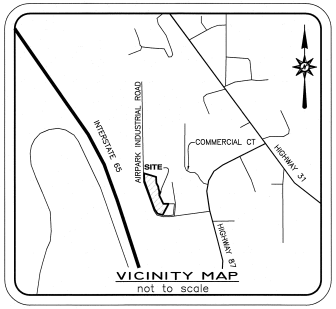
4. All streets are privately maintained and not dedicated to the public.

5. If the Street(s) or Drive(s) is not constructed and maintained to the appropriate city or county standard, and is ultimately not dedicated for public use and maintenance, 100 percent of the cost of the improvements required to bring the street up to the prevailing standard, and that there shall be assessed to the property owners at the time the Private Drive is deemed by the City to be required to be dedicated. Said assessment will run with the land to any subsequent property owners.

6. On any Subdivision Plat which indicates that the Subdivision includes Private Drives, streets or roads, a provision shall be included whereby the Property Owners, as owner of the Private Improvements and appurtenances, agrees to release, indemnify, defend and hold harmless the City, any governmental entity and any public utility for damages to the Private Drives, streets or roads occasioned by the reasonable use of such by the governmental entity or public utility; for damages and injury (including death) arising from the condition of said Private Drives, streets or roads; for damages and injury (including death) arising from the use of the Private Drives, streets or roads by any governmental entity or public utility; and for damages and injury (including death) arising from the use of the Subdivision by any governmental entity or public utility. Further, such language shall provide that all owners of all Lots shall release the City and any public utility for such damages and injuries. The indemnifications contained in this paragraph apply regardless of whether or not such damages and injuries (including death) are caused by the negligent act or omission of the City and of its respective officers, employees or agents.

7. The Subdivision Final Plat and Property Owners' Association documents shall note that certain City services may not be provided on Private Drives, roads and streets. All private traffic regulatory signs shall conform to the Alabama manual on Uniform Traffic Control Devices. Depending on the characteristics of the proposed development, other services may not be provided.

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.



VICINITY MAP
not to scale

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 owners; that this plat or map is true and correct map of lands shown therein and known as a Subdivision of Lot 5 Interstate Commerce Park, being a Re-Subdivision of the land described in Map Book 48 Page 5 as recorded in the Office of the Judge of Probate in 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 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(drawing) have been completed in accordance with requirements of the Standards for 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.

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

DATED: 9-29, 2022

GONZALEZ – STRENGTH & ASSOC., INC.

DUNN REAL ESTATE
OWNER

By: Evans Dunn

Designated Officer

DATED: 9/29, 2022

INTERSTATE COMMERCE PARK ASSOCIATION
OWNER

By: Evans Dunn

Designated Officer

DATED: 9/29, 2022

STATE OF ALABAMA
SHELBY COUNTY

I, as Notary Public in and for said County and State hereby certify that Derek S. Meadows, whose name is signed as Surveyor, of whom is known to me, acknowledged before me on this date, that after having been duly informed of the contents of said certificates, they executed the same voluntarily as such individual with full authority therefor.

Given under my hand this 29th day of September, 2022

Notary Public — My Commission Expires: 2/26/24

STATE OF Shelby
Alabama COUNTY

I, as Notary Public in and for said County and State hereby certify that Evans Dunn Designated Officer of Dunn Real Estate, whose name is signed as Owner, of whom is known to me, acknowledged before me on this date, that after having been duly informed of the contents of said certificates, they executed the same voluntarily as such individual with full authority therefor.

Given under my hand this 29th day of September, 2022

Notary Public — My Commission Expires: 2/26/24

STATE OF Alabama
Shelby COUNTY

I, as Notary Public in and for said County and State hereby certify that Evans Dunn Designated officer of Interstate Commerce Park Association, whose name is signed as Owner, of whom is known to me, acknowledged before me on this date, that after having been duly informed of the contents of said certificates, they executed the same voluntarily as such individual with full authority therefor.

Given under my hand this 29th day of September, 2022

Notary Public — My Commission Expires: 2/26/24

Alabaster City Engineer — DATE: 10/11/22

Planning Commission Chairman, City of Alabaster — DATE: 10/12/22

Mayor, City of Alabaster — DATE: 10/12/22

City Clerk — DATE: 10/12/2022

Alabaster Building Official — DATE: 10/11/22

Alabaster Fire Official — DATE: 10/12/22

FINAL PLAT

LOT 5 SUBDIVISION INTERSTATE COMMERCE PARK

BEING A SUBDIVISION OF LOT 5 INTERSTATE COMMERCE PARK AS RECORDED IN MAP BOOK 48 PAGE 5 AND BEING SITUATED IN THE SOUTH HALF OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ONE LOT INTO TWO LOTS FOR COMMERCIAL DEVELOPMENT

Prepared for:
DUNN REAL ESTATE

Prepared by:

GONZALEZ - STRENGTH & ASSOCIATES, INC.
ENGINEERING, LAND PLANNING, & SURVEYING
2176 PARKWAY LAKE DRIVE
HOOVER, ALABAMA 35244
PHONE: (205) 942-2486
FAX: (205) 942-3033
Gonzalez-Strength.com
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SEPTEMBER 2022 — JOB #22-0518

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