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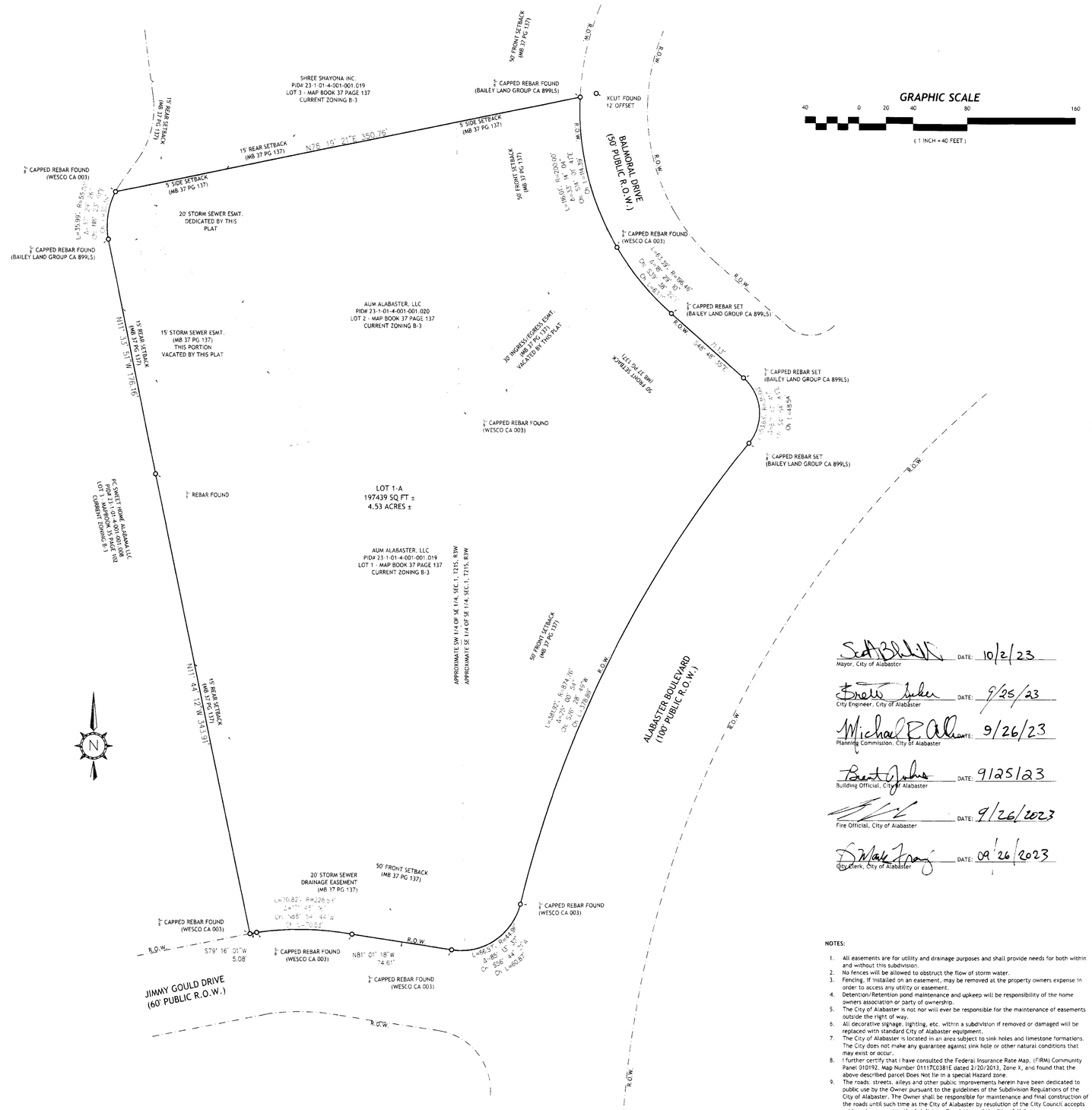
2023100500298160 1/1 $34.00
Shelby Cnty Judge of Probate, AL
10/05/2023 01:21:18 PM FILED/CERT

A RESURVEY OF LOTS 1 & 2 OF FINAL PLAT BALMORAL PHASE II TO COMBINE LOTS 1 & 2

SITUATED IN THE SW 1/4 & THE SE 1/4 OF THE SE 1/4 SECTION 1, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA

SUBMISSION/APPROVAL DATE: AUGUST 2023

THE PURPOSE OF THIS RESURVEY IS TO COMBINE TWO EXISTING LOTS INTO ONE LOT IN ORDER TO MEET ZONING REQUIREMENTS.



SURVEYOR: BAILEY LAND GROUP
4121 SMOKEY ROAD
ALABASTER, AL 35007
PHONE: 205-978-0080
FAX: 205-624-3334

OWNER: AUM ENTERPRISES, LLC
1352 HILLWOOD DRIVE
ALABASTER, AL 35007
CELL: 205-533-1444
FAX: 205-989-8524

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, Jason E. Bailey, as 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 therein and known RESURVEY/SUBDIVIDE of the BALMORAL PHASE II LOTS 1 AND 2 as recorded on Map Book 35 on Pages 102 A and B 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, 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 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 morgages (if Applicable): _____

Dated this the 29 day of August 2023.

Jason E. Bailey, P.L.S. Alabama Reg. No. 28567
Bailey Land Group

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify certify that Jason E. Bailey, 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 of the contents of said certificate, he executed the same voluntarily as such individual with full authority therefor.

Given under my hand and seal, this the 29th day of August, 2023.

Courtney Smith
Notary Public
My Commission Expires: _____

My Commission Expires
July 30, 2024

Rakesh Patel, as managing member
Owner, Aum Alabaster, LLC

7/21/23
DATE

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, as Notary Public in and for said County and State, do hereby certify that Rakesh Patel, as managing member for Aum Alabaster, LLC, as owner, whose name is signed to the foregoing certificate, and who is known to me, acknowledged before me on this date that after having been duly informed of the contents of said certificate, he executed the same voluntarily as such Surveyor with full authority therefor.

Given under my hand and seal this the 21st day of September, 2023

Notary Public
My Commission Expires: 12/17/2023

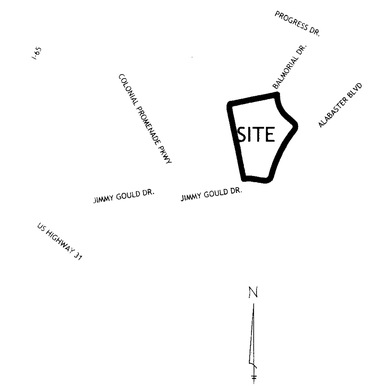
Mayor, City of Alabaster — DATE: 10/2/23
City Engineer, City of Alabaster — DATE: 9/25/23
Planning Commission, City of Alabaster — DATE: 9/26/23
Building Official, City of Alabaster — DATE: 9/25/23
Fire Official, City of Alabaster — DATE: 9/26/2023
City Clerk, City of Alabaster — DATE: 09/26/2023

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 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 010192, Map Number 01117C0381E dated 2/20/2013, 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 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. The final plat was approved by the Planning Commission of the City of Alabaster on the 26th day of SEPTEMBER, 2023 subject to an improvement bond given by Owner to the City of Alabaster in the amount of $ 0 for completion of all required improvements and maintenance.

Original NOTES:

1. According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency for the City of Alabaster, Shelby County, Alabama (Community Number 010192), Map Number 01117C0381E, Effective Date 2/20/2013, this site lies within Zone X defined as "Areas determined to be outside the 0.2% floodplain."
2. The City of Alabaster is not responsible for any development cost or any cost incurred for these improvements or site modifications.
3. Locations of the 15' storm sewer easements are scaled from Final Plat Balmoral Phase II, Map Book 37, Page 137, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.
4. The storm sewer easements dedicated by this plat are provided for the construction of these facilities and the location of the centerline of these facilities as constructed will be the centerline of the easements shown hereon.
5. All storm drainage installation shall be properly installed and inspected by a City employee prior to covering.
6. Site is zoned B-3, City of Alabaster, according to Final Plat Balmoral Phase II, Map Book 37, Page 137, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.



VICINITY MAP NOT TO SCALE