



SURVEY LEGEND

---	EXISTING BOUNDARY LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING PROPERTY LINE
---	EXISTING SUBDIVISION LOT LINE
○	IRON PIPE / PIN FOUND
○	CAPPED REBAR FOUND
△	CONCRETE MONUMENT FOUND
○	AXLE FOUND
○	PINE KNOT FOUND
○	CAPPED REBAR SET
●	SECTION
T	TOWNSHIP
R	RANGE
R.O.W.	RIGHT-OF-WAY
M.B.L.	MINIMUM BUILDING LINE
P.B.	PLAT BOOK
D.B.	DEED BOOK
P.G.	PAGE
()	RECORD DIMENSION

- CITY OF ALABASTER GENERAL NOTES:**
- All easements are for utility and drainage purposes and shall provide needs for both within and without this subdivision.
 - No fences will be allowed to obstruct the flow of storm water.
 - Fencing, if installed on an easement, may be removed at the property owner's expense in order to access any utility easement.
 - Detention / Retention pond maintenance and upkeep will be responsibility of the home owners association or party of ownership.
 - The City of Alabaster is not nor will ever be responsible for the maintenance of easements outside the right-of-way.
 - All decorative signage, lighting, etc. within a subdivision if removed or damaged will be replaced with standard City of Alabaster equipment.
 - 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.

- NOTES:**
- No title search was performed with this survey.
 - All bearings are to Grid North as established by global positioning, based on ALDOT 3 DIV DIS 5 CORS ARP (PID:DL7329).
2.1. Horizontal Datum: Alabama State Plane, West Zone, NAD83(2011), U.S. Feet
2.1. Vertical Datum: NAVD88, U.S. Feet
 - Sources of Title: Inst# 20240314000070510 (Lot 1)
Inst# 20240315000072390 (Lot 2)
 - Current Zoning: B-3 (Community Business District)
SR 119 Overlay
 - Setbacks: Min Building Front- 20'
Max Building Front- 100' ***
Min. Building Rear- 5' (adjacent to non-residential)
20' (adjacent to residential)
Min Building Side- 5'
- *** Variance to 100' received by BZA on January 9, 2024.
- No part of this property lies within a special flood hazard area from information as depicted on FEMA Flood Panel Q1117C0379 E, revised February 20, 2013.
 - Total Area of Property of Subdivision 2.48± Acres.
 - Total Area of Property is 2.48± Acres.
 - Owners/Developers of property being subdivided:
Lot 1 Tacala, LLC
3750 Corporate Woods Dr
Vestavia Hills, AL 35242
Lot 2 CGP Alabaster (Montevallo Rd) TB, LLC
361 Summit Blvd, Suite 110
Birmingham, AL 35242
 - Property located in the NW 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 3 West in Shelby County, Alabama.

STATE OF ALABAMA)
SHELBY COUNTY)

I, Steven G. Faulkner, a Licensed Professional Land Surveyor of the firm of TTL, Inc., Tuscaloosa, Alabama, hereby certify that we have surveyed the property as shown on this plat, and designated as A SECOND RESURVEY OF LOT 2 OF ALEX COMMERCIAL COMPLEX AND UNPLATTED LAND, being a resurvey of A Resurvey of Lot 2 of Alex Commercial Complex and Unplatted Land, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 59, Page 64, and unplatted land; being located in the Northwest Quarter of the Northwest Quarter of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; that said plat is a true and correct plat of survey and that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

I further certify that I have consulted the Federal Insurance Rate Map (FIRM) Community Plan, 01117C0379 E, dated, 02/20/2013, Zone, X, and found that the above-described parcel DOES NOT lie in a special Hazard zone.

WITNESS my hand this the ___ day of _____, 20__.

PRELIMINARY

Steven G. Faulkner, P.L.S.
Alabama License No. 24329

The undersigned, Tacala, LLC, being the owner of Lot 1, and CGP Alabaster (Montevallo Rd) TB, LLC, being the owner of Lot 2, hereby accept and adopt said survey and plat.

WITNESS our hands and seals on this the ___ day of _____, 20__.

TACALA, LLC
OWNER OF LOT 1

CGP ALABASTER (MONTEVALLO RD) TB, LLC
OWNER OF LOT 2



_____, a Notary Public in and for said County in said _____, whose name as _____ of TACALA, LLC, is signed to this plat, and who is known to me, acknowledged before me on this day that, being informed of the contents of this plat, they executed the same voluntarily for and as act of said organization.

GIVEN under my hand this the ___ day of _____, 20__.

MY COMMISSION EXPIRES: _____

Notary Public

_____, a Notary Public in and for said County in said _____, whose name as _____ of CGP ALABASTER (MONTEVALLO RD) TB, LLC, is signed to this plat, and who is known to me, acknowledged before me on this day that, being informed of the contents of this plat, they executed the same voluntarily for and as act of said organization.

GIVEN under my hand this the ___ day of _____, 20__.

MY COMMISSION EXPIRES: _____

Notary Public

Public GASB34 Notes

Acres in Row = 0
Linear Footage of Streets = 0
Linear Footage of Storm = 0
Linear Footage of Sanitary = 0
Linear Footage of Water = 0
Linear Footage of Sidewalks = 0

PROJECT SURVEYOR
TTL, INC.
STEVEN G. FAULKNER
ALABAMA LICENSE NO. 24329
3516 GREENSBORO AVE
TUSCALOOSA, AL 35401

PROJECT ENGINEER
MICHAEL J. GRAY, P.E.
ALABAMA LICENSE NO. 24440
3750 CORPORATE WOODS DRIVE
VESTAVIA HILLS, AL 35242

Mayor, City of Alabaster _____ DATE: _____

City Engineer, City of Alabaster _____ DATE: _____

Planning Commission, City of Alabaster _____ DATE: _____

Building Official, City of Alabaster _____ DATE: _____

Fire Official, City of Alabaster _____ DATE: _____

City Clerk, City of Alabaster _____ DATE: _____



A Second Resurvey of Lot 2 of Alex Commercial Complex and Unplatted Land

9171 and 9270 Highway 119
Alabaster, Shelby County, Alabama

PRELIMINARY
(NOT FOR CONSTRUCTION,
RECORDING PURPOSES
OR IMPLEMENTATION)

Sheet Title
Resurvey Plat

No.	Date	Revision Description

Drawn By: E.M.H. | Checked By: S.G.F.
Date Drawn: 03/20/2024 | Date Surveyed: 10/23/03/24
Scale: 1" = 30' | Proj. No.: 23-01-02427-00
File Name: 23-2427-FinalPlat2.dwg