

**DISTRICT 31 REZONING PACKAGE  
- AMENDED PHASE 4**



JANUARY 26, 2023



WILLIAMS - BLACKSTOCK  
ARCHITECTS  
ARCHITECTURE INTERIORS PLANNING  
SUITE 200  
2204 FIRST AVENUE SOUTH  
BIRMINGHAM, ALABAMA 35233



3528 Vann Road  
Suite 105  
Birmingham, AL 35235  
Phone: (205) 655-1991  
www.coipe.com

1. NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAYS, RECORDED OR UNRECORDED. THE PARCEL SHOWN HEREON IS SUBJECT TO SETBACKS, EASEMENTS, ZONING, AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORD OF SAID COUNTY.

3. INTERIOR LOTS WERE NOT SURVEYED LOT LINES SHOWN FOR GENERAL INFORMATION ONLY.

## 5. IMPROVEMENTS NOT SHOWN

6. THIS SURVEY IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND A LEGIBLE SEAL.

THE BASIS OF BEARINGS AND OR  
COORDINATES SHOWN ON THIS SURVEY ARE  
BASED ON ALABAMA STATE PLANE WEST ZONE,  
GRID NORTH, NAD 83(2011) POSITION WAS  
OBTAINED FROM R.T.K OBSERVATION USING  
THE ALDOT CORS NETWORK AS CONTROL.



SITUATED IN THE NORTHWEST QUARTER OF THE  
SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 21  
SOUTH, RANGE 3 WEST, SHELBY COUNTY ALABAMA

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 3 WEST SHELBY COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

BEGIN AT FOUND 1" PIPE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 3 WEST SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 00 DEGREES 32 MINUTES 30 SECONDS EAST FOR 64.21 FEET TO A FOUND IRON (1" CRIMP); THENCE RUN SOUTH 00 DEGREES 25 SECONDS WEST FOR 421.82 FEET TO A FOUND IRON (1" CRIMP); THENCE RUN SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST FOR 210.00 FEET; THENCE RUN NORTH 89 DEGREES 38 MINUTES 38 SECONDS WEST FOR 178.17 FEET; THENCE RUN NORTH 88 DEGREES 10 MINUTES 54 SECONDS WEST FOR 37.64 FEET; THENCE RUN NORTH 88 DEGREES 54 MINUTES 53 SECONDS WEST FOR 178.17 FEET; THENCE RUN SOUTH 00 DEGREES 25 SECONDS WEST FOR 421.82 FEET TO A FOUND IRON (1" CRIMP); THENCE RUN NORTH 88 DEGREES 27 MINUTES 27 SECONDS WEST FOR 287.84 FEET TO A SET IRON (CAPD 18864) ON THE NORTHEASTERLY RIGHT OF WAY LINE OF US HIGHWAY 101; THENCE RUN NORTH 88 DEGREES 45 MINUTES 27 SECONDS WEST FOR 287.84 FEET TO THE RIGHT OF WAY LINE FOR 567.48 FEET TO A FOUND IRON (3/8" REBAR); THENCE RUN NORTH 44 DEGREES 22 MINUTES 35 SECONDS WEST AND ALSO 542 FEET TO A FOUND IRON FOR 542 FEET TO A FOUND IRON (3/8" REBAR); THENCE RUN NORTH 88 DEGREES 57 SECONDS EAST FOR 108.40 FEET TO A SET IRON (CAPD # 18864); THENCE RUN NORTH 88 DEGREES 45 MINUTES 03 SECONDS EAST FOR 270.17 FEET TO A FOUND IRON (1 1/2" CRIMP); THENCE RUN SOUTH 00 DEGREES 25 SECONDS WEST FOR 421.82 FEET TO A FOUND IRON (1" CRIMP); THENCE RUN SOUTH 88 DEGREES 52 MINUTES 13 SECONDS EAST FOR 73.31 FEET TO A SET IRON (CAPD #18864); THENCE RUN NORTH 00 DEGREES 22 MINUTES 35 SECONDS WEST FOR 210.00 FEET; THENCE RUN NORTH 88 DEGREES 10 MINUTES 54 SECONDS WEST FOR 37.64 FEET; THENCE RUN SOUTH 88 DEGREES 57 MINUTES 49 SECONDS EAST FOR 531.69 FEET TO A FOUND IRON (2" CRIMP); THENCE RUN NORTH 00 DEGREES 03 MINUTES 27 SECONDS WEST FOR 421.82 FEET TO A FOUND IRON (1" CRIMP); THENCE RUN SOUTH 88 DEGREES 19 SECONDS EAST FOR 277.79 FEET TO A TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 568796.50 S.F. OR 13.06 ACRES MORE OR LESS  
INCLUDING ANY PUBLIC ROAD RIGHT OF WAYS.

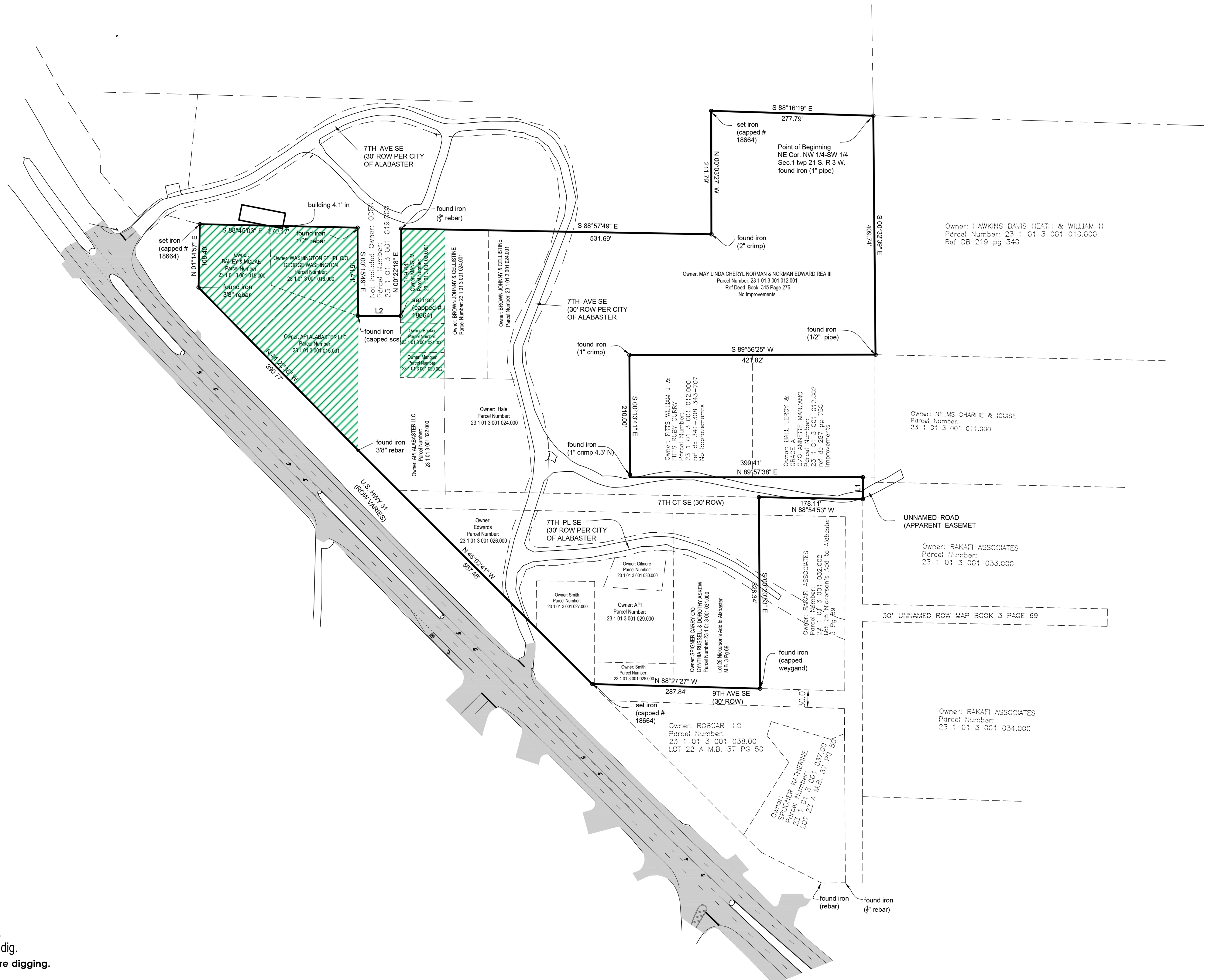
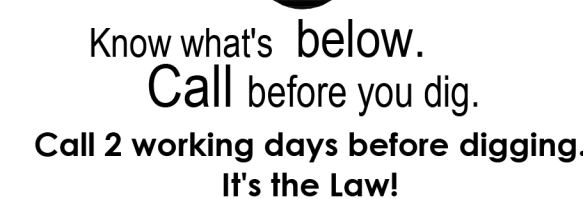
I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

JEFF D. ARRINGTON  
ALABAMA NO. 18664

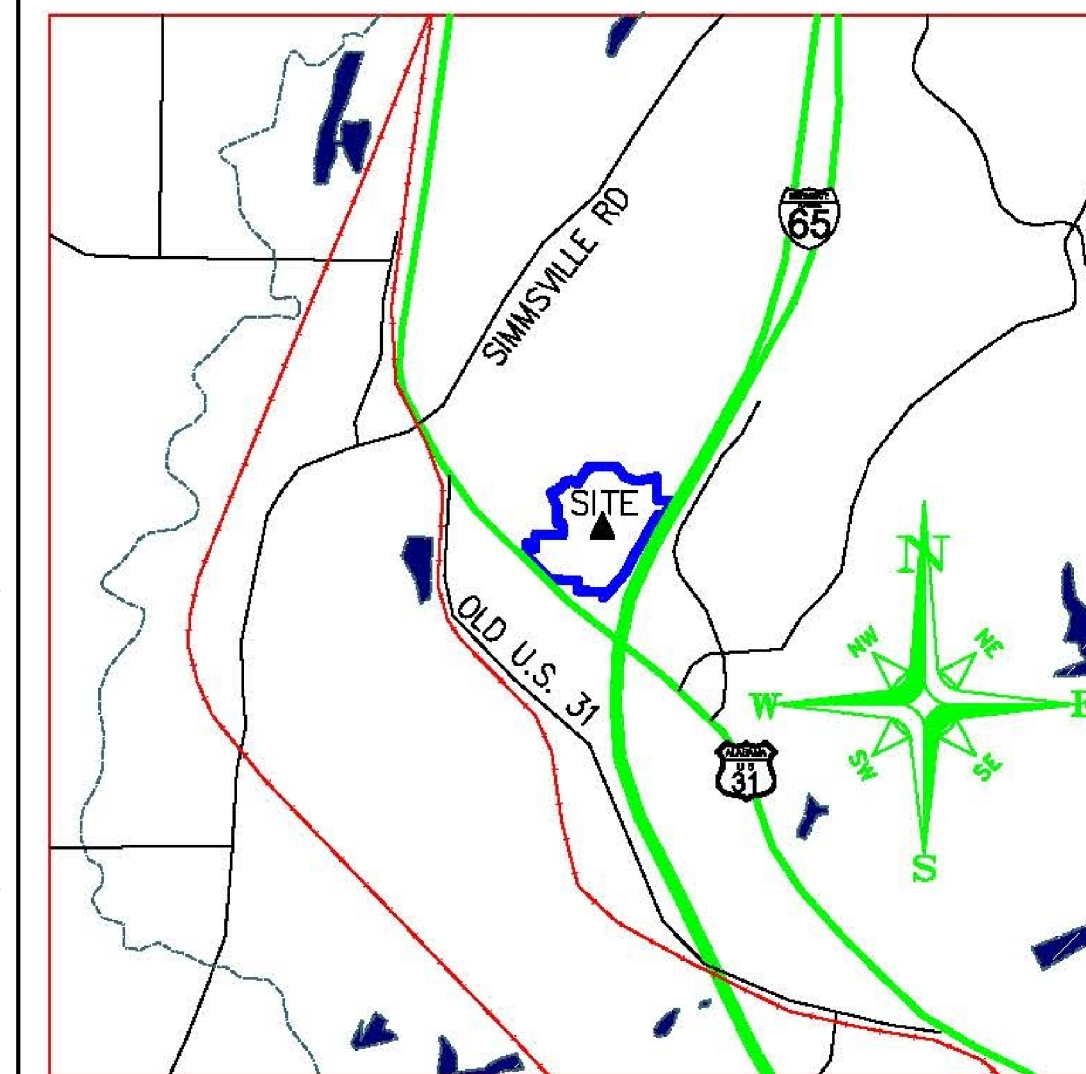
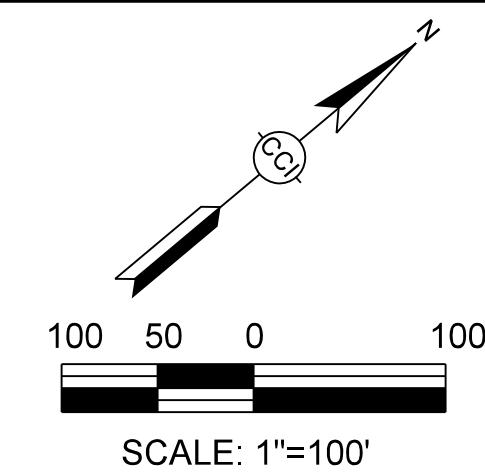


**LOCATION & DESCRIPTION**  
SITUATED IN THE NORTHWEST  
QUARTER OF THE SOUTHWEST  
QUARTER OF SECTION 1,  
TOWNSHIP 21 SOUTH, RANGE 3  
WEST, SHELBY COUNTY ALABAMA

DRAWN BY	DBA
CHECKED BY:	JDA
DATE:	1-10-2022
SCALE:	1" =100'
PARTY CHIEF	JJ KS
PROJECT NO.:	77621
SHEET	1 OF 1



PREVIOUSLY  
APPROVED



VICINITY MAP

### INDEX OF SHEETS

- SHEET NAME
- COVER SHEET/PHASING PLAN
- SQUARE FOOTAGE/PARKING/OPEN SPACE  
TABULATION/PEDESTRIAN CIRCULATION  
AND SIGNAGE
- PAVEMENT MATERIALS AND LIGHTING
- FIRE PROTECTION PLAN
- BUFFER PLAN
- CONCEPT ELEVATION BUILDING "A1"
- CONCEPT ELEVATION BUILDING "A2"
- CONCEPT ELEVATION BUILDING "A3"
- CONCEPT ELEVATION BUILDING "JA1"
- CONCEPT ELEVATION BUILDING "JA2"
- CONCEPT ELEVATION BUILDING "JA4"
- CONCEPT ELEVATION BUILDING "JA5"
- CONCEPT ELEVATION BUILDING "S5"
- CONCEPT ELEVATION BUILDING "S6"
- CONCEPT ELEVATION BUILDING "S7"
- CONCEPT ELEVATION BUILDING "S8"
- MATERIALS COLLECTION
- REZONING EXHIBIT
- INTERNAL PROPERTY EXHIBIT
- SURVEY (1 OF 3)
- SURVEY (2 OF 3)
- SURVEY (3 OF 3)

EXHIBIT "A" -  
COVER SHEET/PHASING PLAN

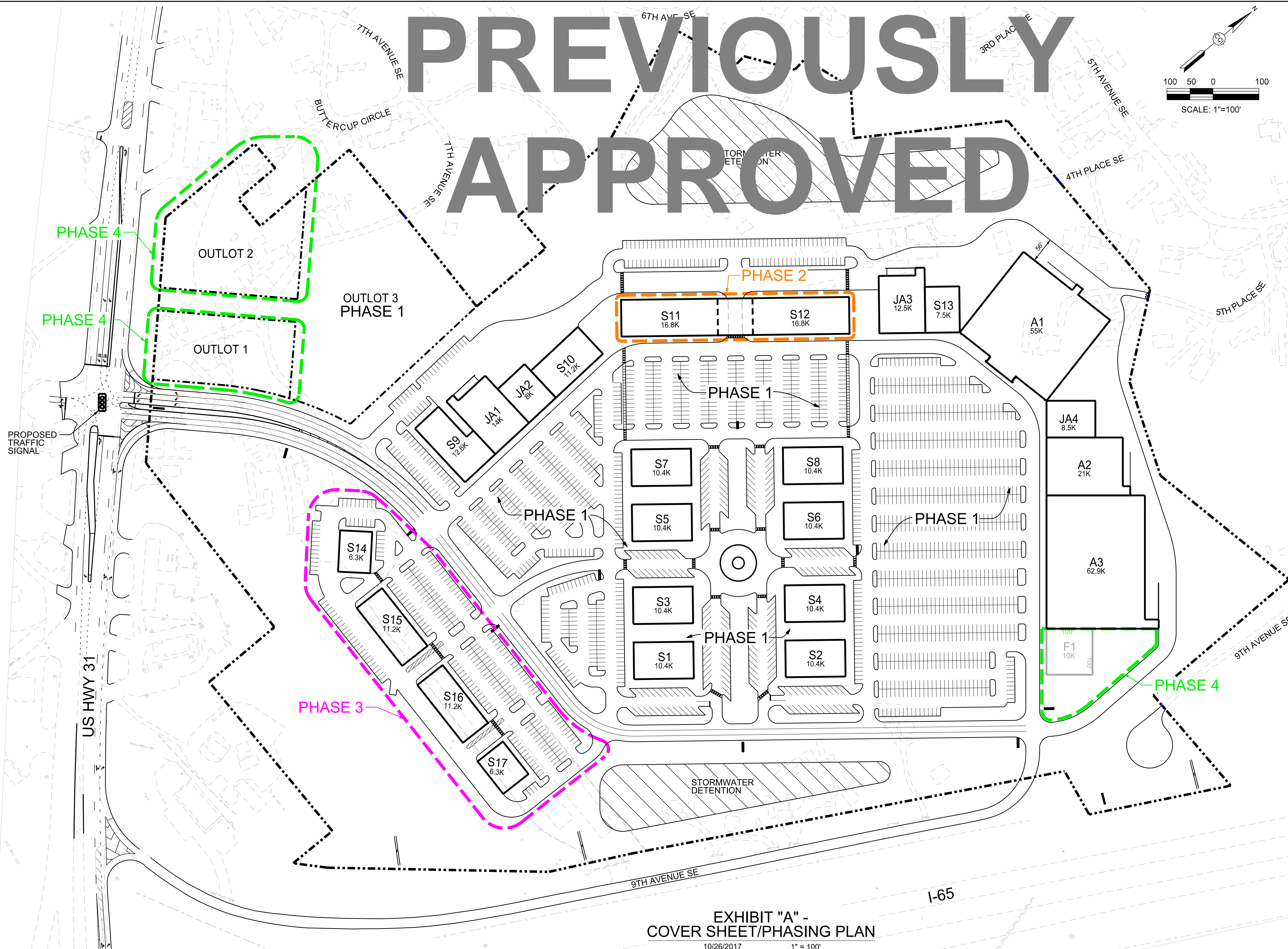
10/26/2017 1" = 100'



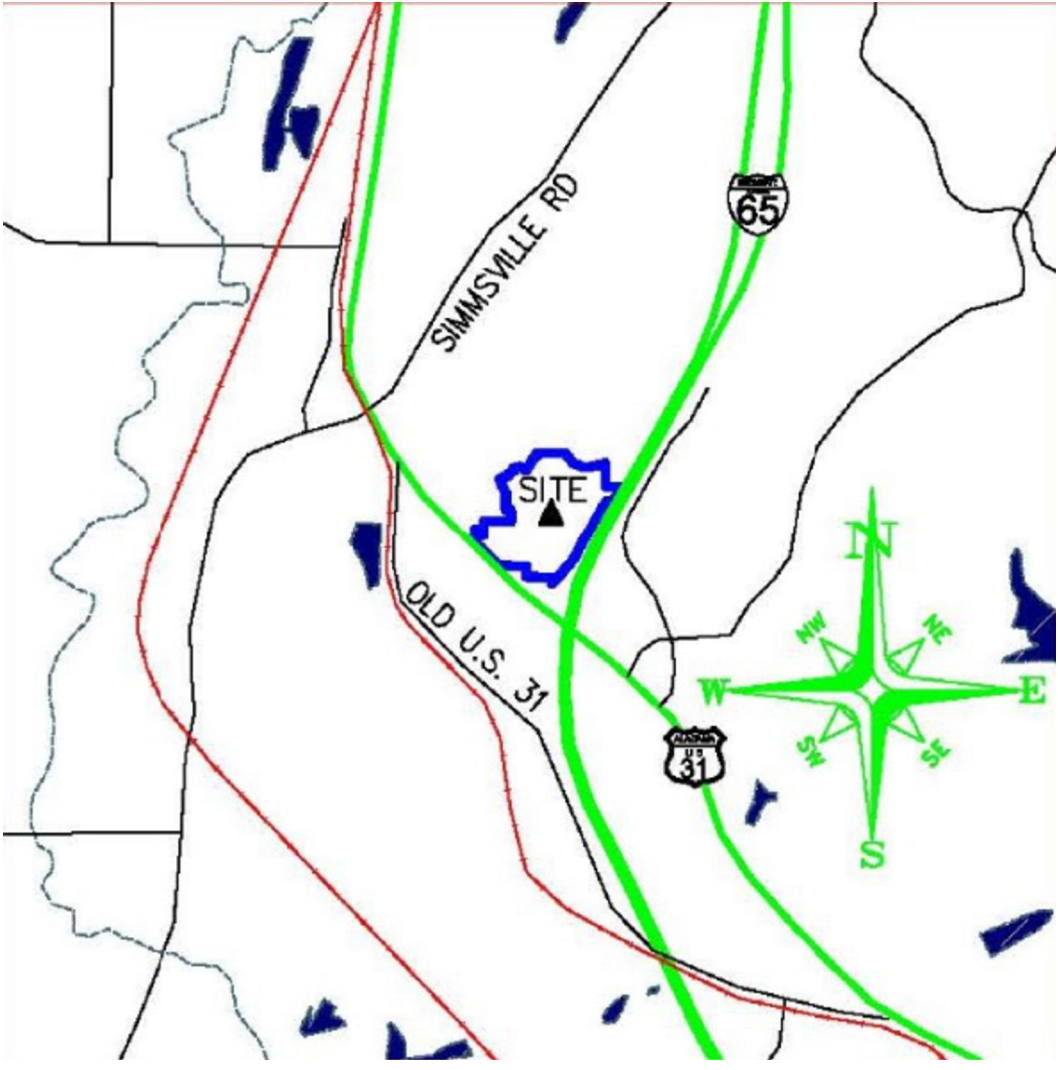
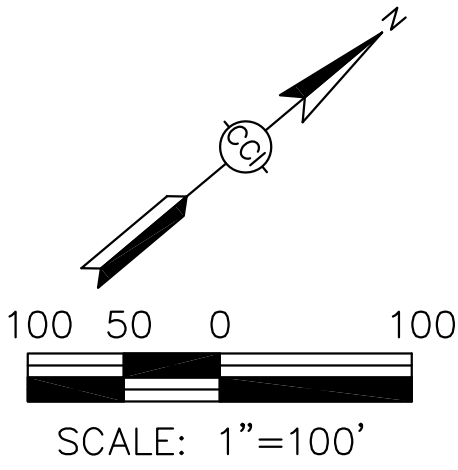
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PROPERTIES

**CCI**  
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& ENGINEERING

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AMENDED  
10-10-2022



VICINITY MAP

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- CONCEPT ELEVATION PHASE 4
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- SURVEY (2 OF 3)
- SURVEY (3 OF 3)

PHASE 4  
THE SHOPPES AT DISTRICT 31

PHASE 1

PHASE 2  
HOTEL SHOPPES AT DISTRICT 31

PHASE 1

PHASE 1

PHASE 1

PHASE 1

PHASE 3  
THE VILLAGE AT DISTRICT 31

EXHIBIT "A" -  
COVER SHEET/PHASING PLAN

10/10/2022 1" = 100'

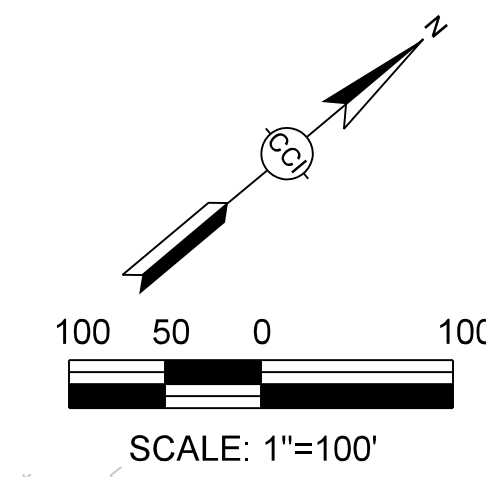


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SQUARE FOOTAGE SUMMARY			
STORE DESIGNATION	AREA	HEIGHT	
A ANCHOR	138,900 SF	NOTE #1	
JA JUNIOR ANCHOR	43,000 SF	NOTE #1	
S SHOPS	183,100 SF	NOTE #1	
F1 FUTURE BUILDING	10,000 SF	NOTE #1	
TOTAL	375,000 SF		

PARKING TABULATION	
SHOPPING CENTER	2,070 SPACES PROVIDED 5.52 SPACES/1000 SF (NOTE #2)

LEGEND	
	PEDESTRIAN CIRCULATION
	OPEN SPACE

SITE AREA TABLE		
SITE	AREA	PERCENTAGE
FUNCTIONAL OPEN SPACE	23.53 ACRES	32.98%
MIXED USE DEVELOPMENT	41.61 ACRES	58.32%
OUTLOTS	6.21 ACRES	8.70%
TOTAL	71.35 ACRES	100%

- NOTES:
1. ALL BUILDINGS HAVE POTENTIAL TO BE MULTI-STORY (1-5 FLOORS)
  2. PARKING CALCULATIONS ARE BASED ON LOWER LEVEL SQUARE FOOTAGES INDICATED.
  3. ALL 90° PARKING SPACES TO BE 9'x18'
  4. REFER TO LANDSCAPE ARCHITECT SCHEMATICS FOR BUFFER REQUIREMENTS.

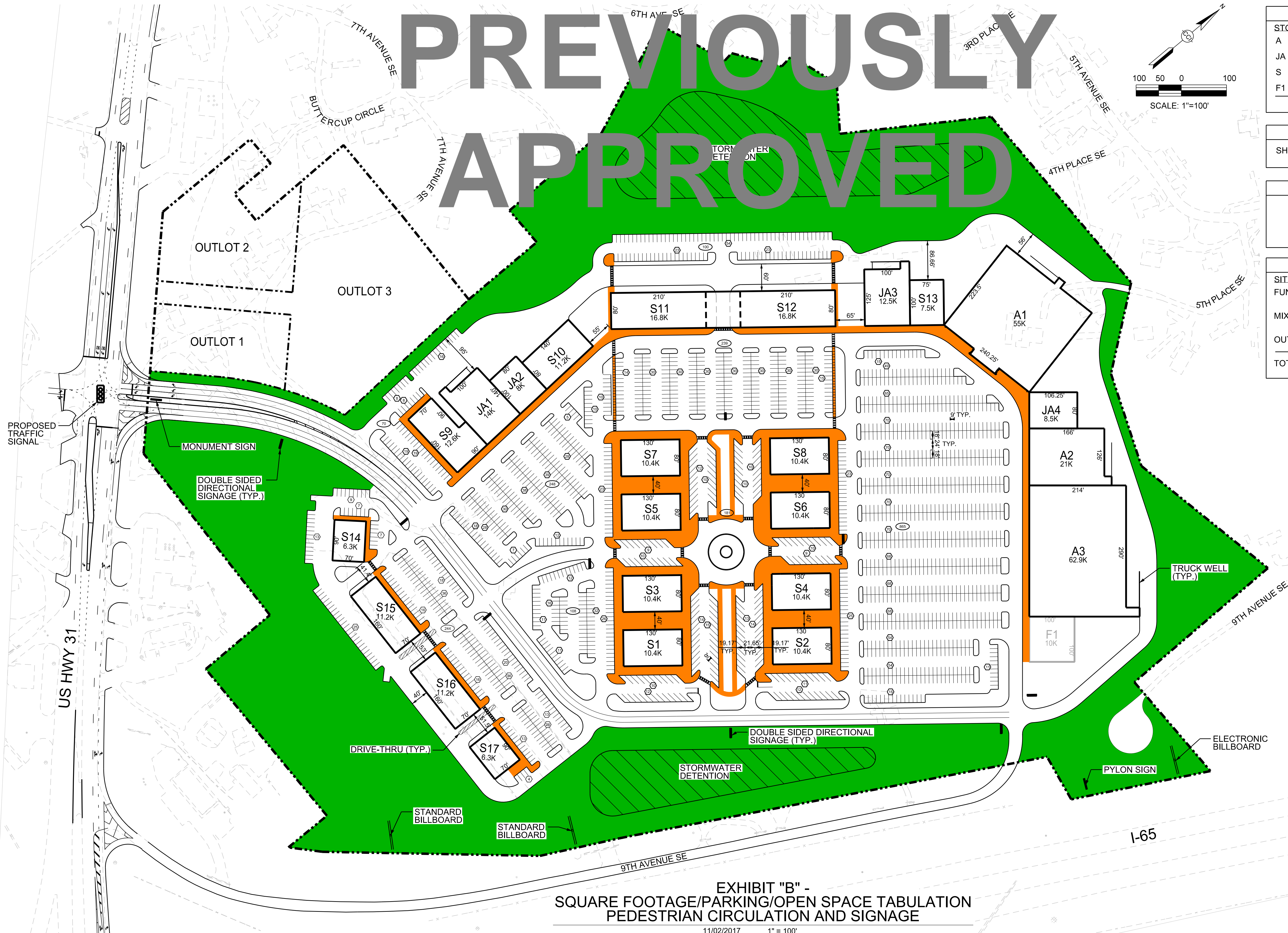


EXHIBIT "B" -  
SQUARE FOOTAGE/PARKING/OPEN SPACE TABULATION  
PEDESTRIAN CIRCULATION AND SIGNAGE

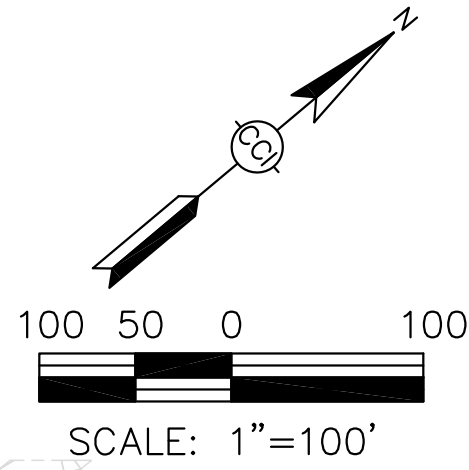
11/02/2017 1" = 100'



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SQUARE FOOTAGE SUMMERY			
STORE DESIGNATION	AREA	HEIGHT	
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S SHOPS	183,100 SF	NOTE #1	
TOTAL		365,000 SF	

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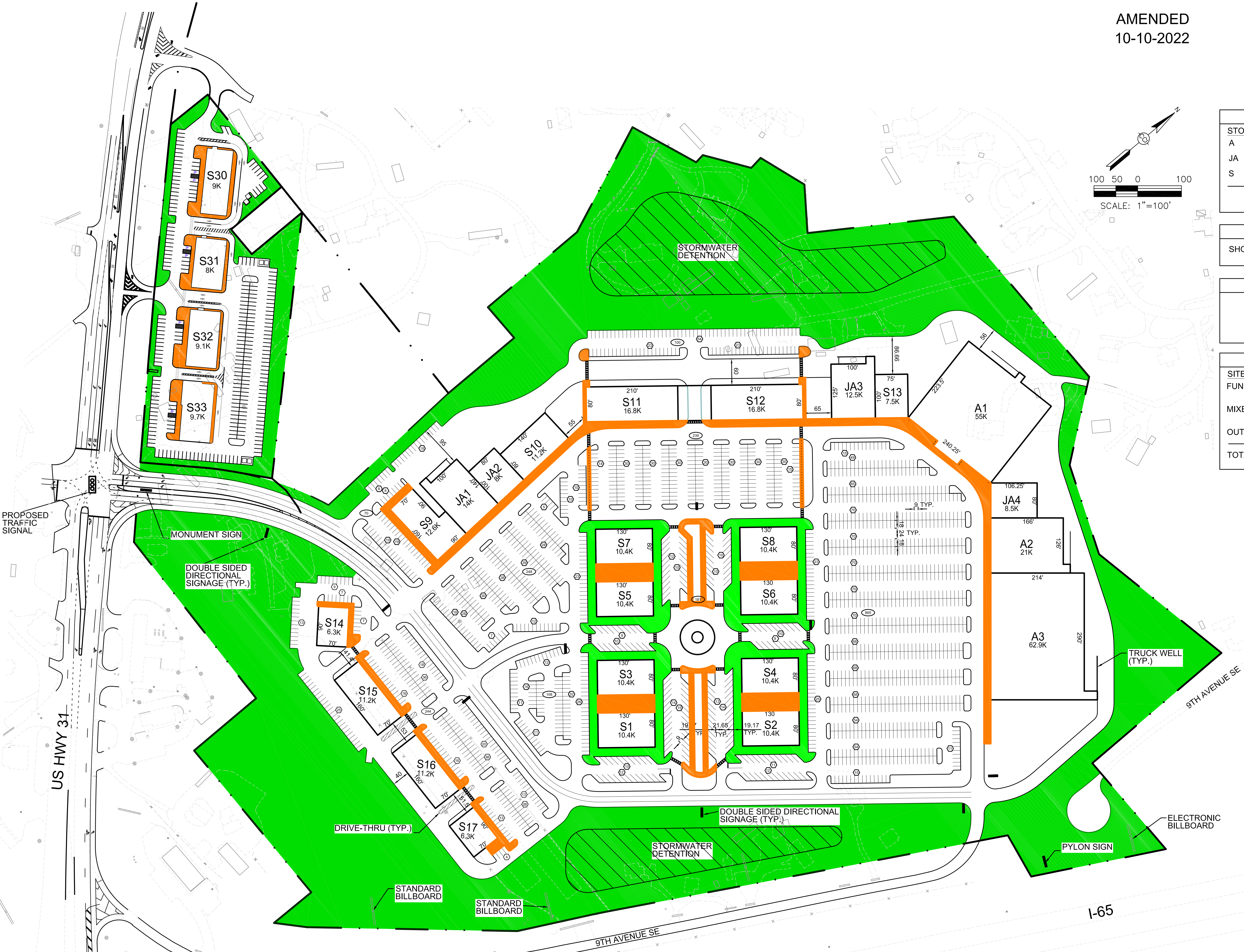
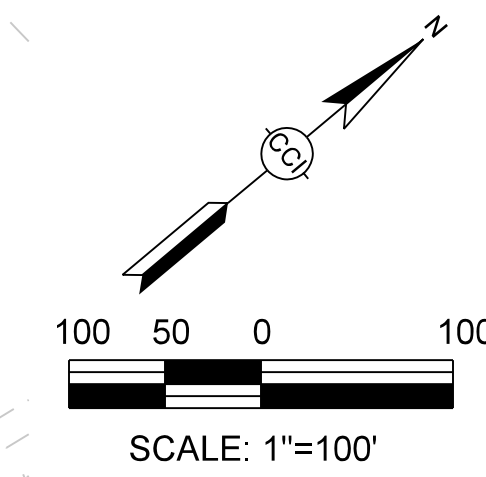


EXHIBIT "B" -  
SQUARE FOOTAGE/PARKING/OPEN SPACE TABULATION  
PEDESTRIAN CIRCULATION AND SIGNAGE

10/10/2022 1" = 100'

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SHOPPING CENTER	2,070 SPACES PROVIDED 5.52 SPACES/1000 SF (NOTE #2)

LEGEND	
	HEAVY DUTY PAVING
	STANDARD PAVING
	HARDSCAPE/LANDSCAPE AREA
	LIGHTING

- NOTES:
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  2. PARKING CALCULATIONS ARE BASED ON LOWER LEVEL SQUARE FOOTAGES INDICATED.
  3. ALL 90° PARKING SPACES TO BE 9'x18'
  4. REFER TO LANDSCAPE ARCHITECT SCHEMATICS FOR BUFFER REQUIREMENTS.
  5. PARKING LOT LIGHTING STANDARD HEIGHTS ARE APPROXIMATELY 40 FEET.

US HWY 31

DRIVE-THRU (TYP.)

S17  
6.3K

S16  
11.2K

S14  
6.3K

S9  
12.8K

JA1  
14K

JA2  
8K

S10  
11.2K

S11  
16.8K

S12  
16.8K

JA3  
12.5K

S13  
7.5K

A1  
55K

JA4  
8.5K

A2  
21K

A3  
62.9K

F1  
10K

STORMWATER  
DETENTION

PEDESTRIAN LIGHTING (TYP.)

PARKING LOT  
LIGHTING (TYP.)

TRUCK WELL  
(TYP.)

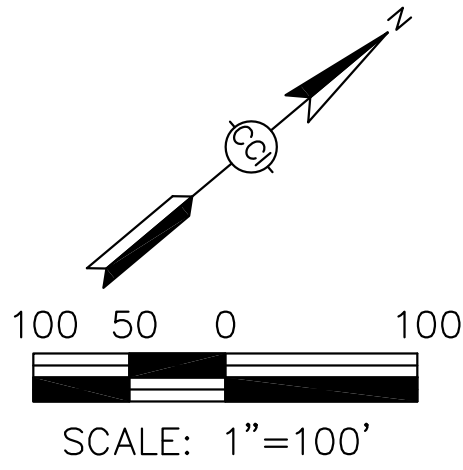
EXHIBIT "C" -  
PAVEMENT MATERIALS AND LIGHTING  
11/02/2017 1" = 100'



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SQUARE FOOTAGE SUMMERY			
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LEGEND	
	HEAVY DUTY PAVING
	STANDARD PAVING
	HARDSCAPE/LANDSCAPE AREA
	LIGHTING

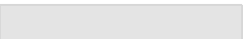


- NOTES:
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  2. PARKING CALCULATIONS ARE BASED ON LOWER LEVEL SQUARE FOOTAGES INDICATED.
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  4. REFER TO LANDSCAPE ARCHITECT SCHEMATICS FOR BUFFER REQUIREMENTS.
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EXHIBIT "C" -  
PAVEMENT MATERIALS AND LIGHTING  
10/10/2022 1" = 100'

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LEGEND	
	FIRE LANE
	OFFSITE FIRE LANE
	FIRE HYDRANT

- FIRE SERVICE NOTES:**
1. ALL BUILDINGS TO BE FULLY SPRINKLED IN ACCORDANCE WITH ALABASTER CURRENTLY ADOPTED FIRE CODE.
  2. FIRE WATER SUPPLY TO BE DELIVERED TO SITE BY ALABASTER WATER WORKS BOARD AT REQUIRED PRESSURE AND VOLUME.
  3. FIRE HYDRANT LOCATIONS ARE APPROXIMATE AND WILL BE MODIFIED AS CONSTRUCTION DOCUMENTS ARE DEVELOPED. HYDRANT SPACINGS WILL MEET CITY OF ALABASTER CURRENTLY ADOPTED FIRE CODE REQUIREMENTS.
  4. FIRE PROTECTION PLAN HAS BEEN REVIEWED BY ALABASTER FIRE DEPARTMENT.

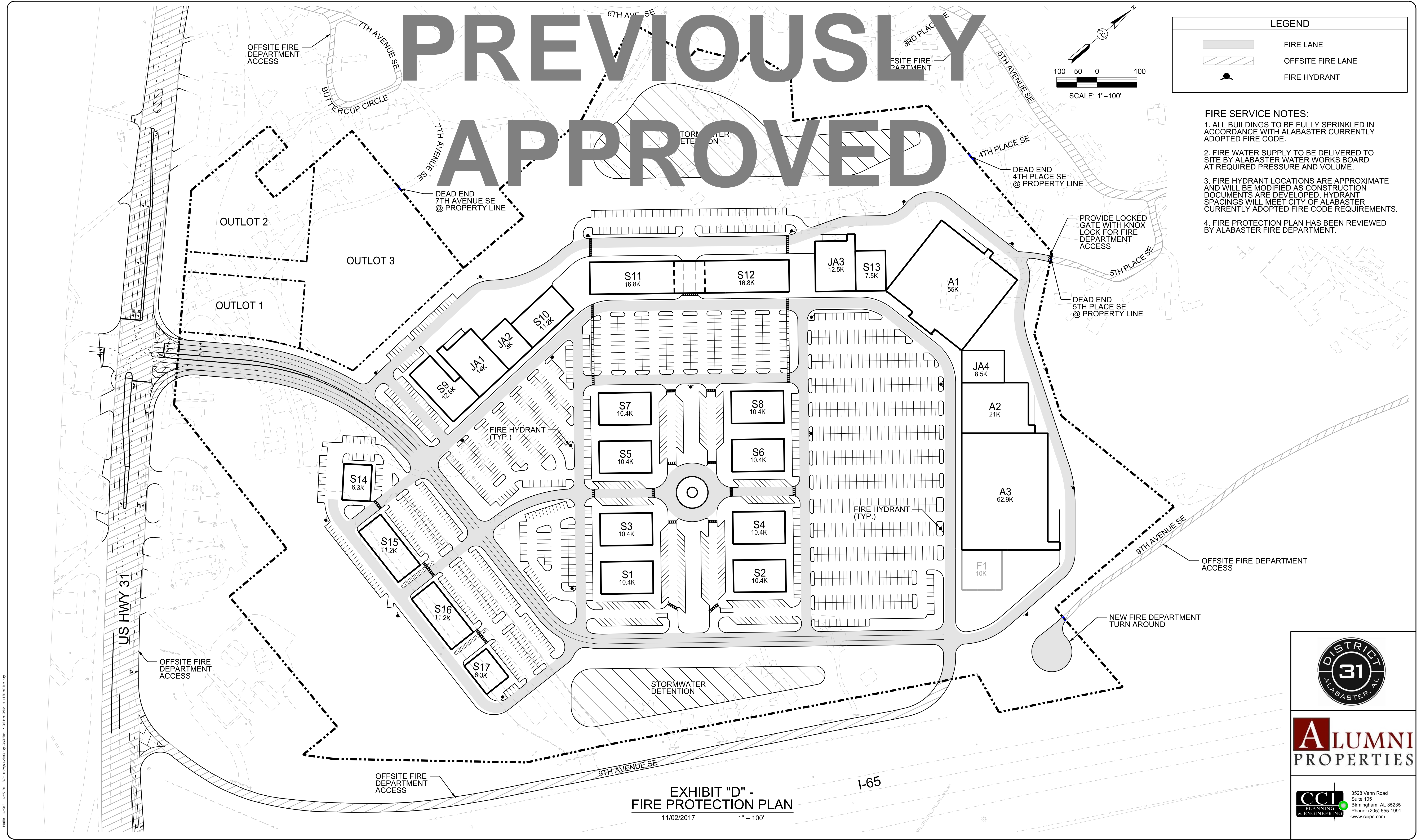
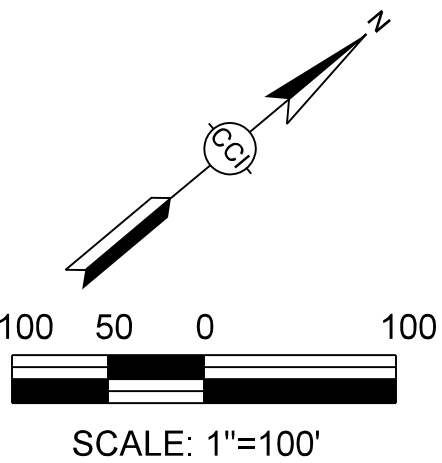

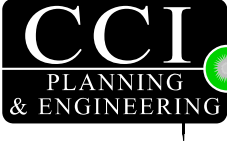


EXHIBIT "D" -  
FIRE PROTECTION PLAN  
11/02/2017 1" = 100'






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10-10-2022

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	OFFSITE FIRE LANE
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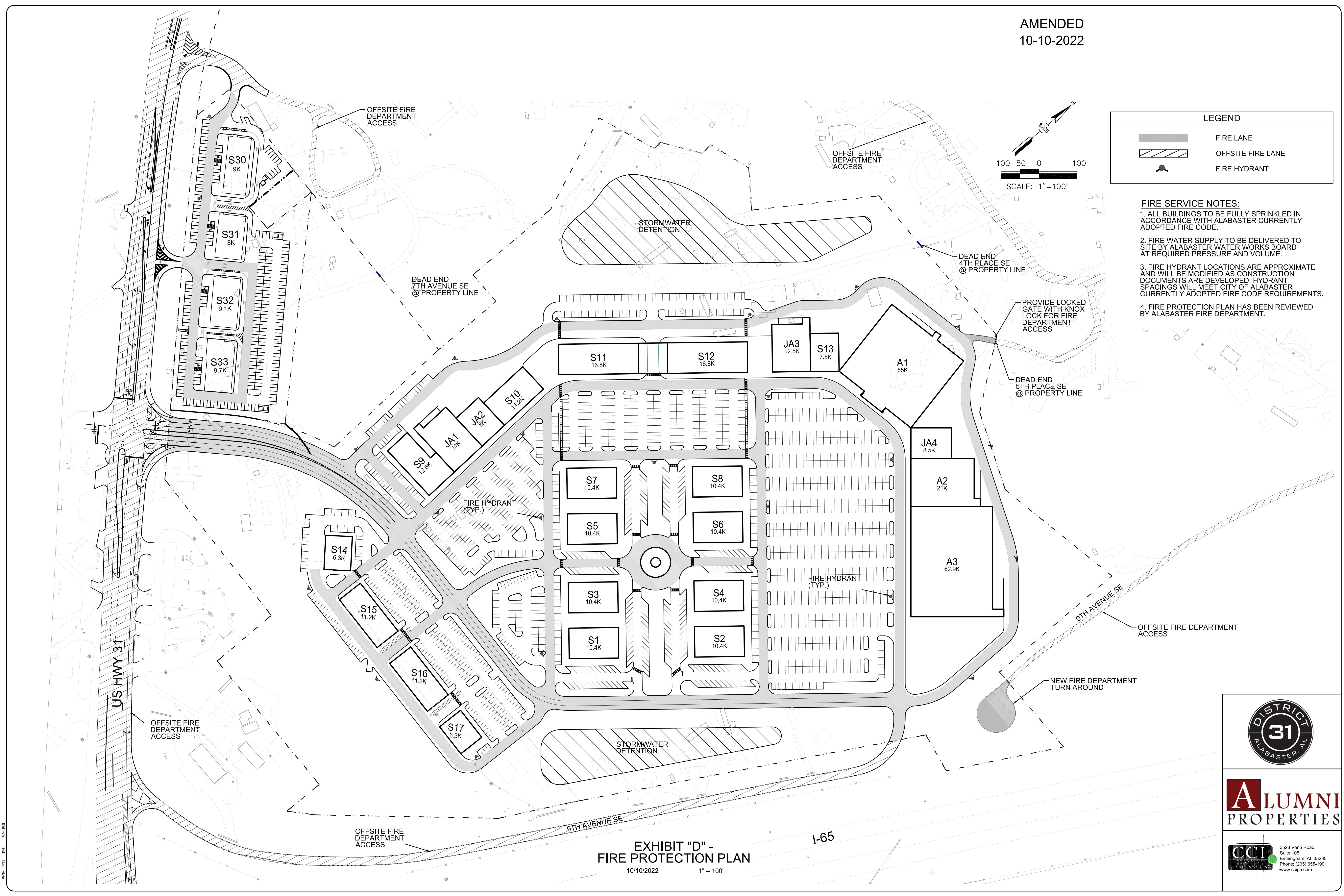
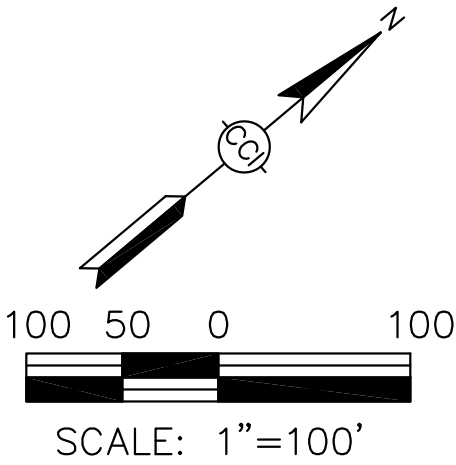


EXHIBIT "D" -  
FIRE PROTECTION PLAN  
10/10/2022 1" = 100'



**DISTRICT 31**  
ALABASTER, AL



**ALUMNI**  
PROPERTIES



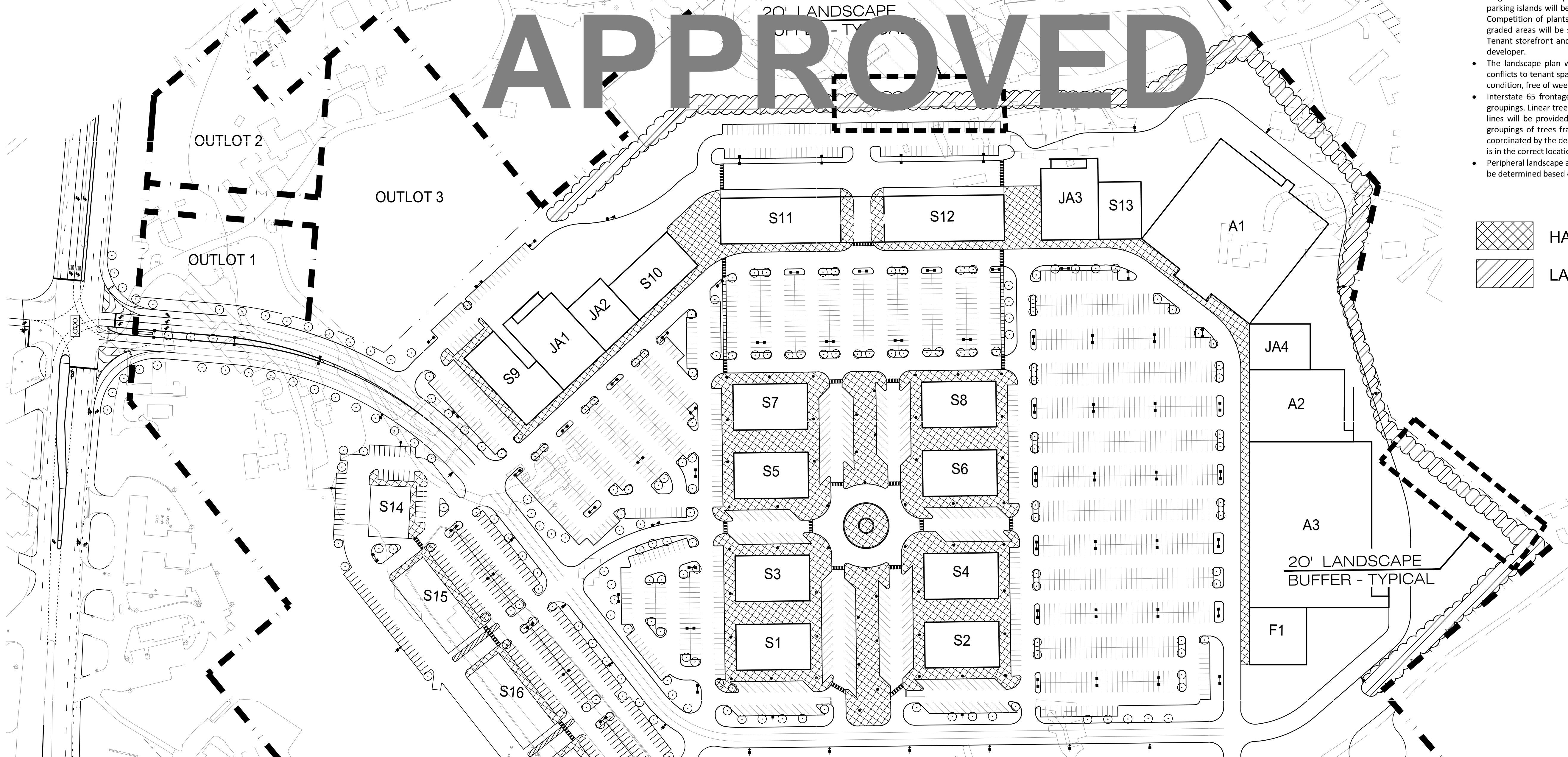
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1001 1ST AVENUE NORTH, SUITE 100, BIRMINGHAM, AL 35203  
PH: (205) 264-4447 FAX: (205) 264-4448  
WWW.JOHNSON-AND-SON.COM

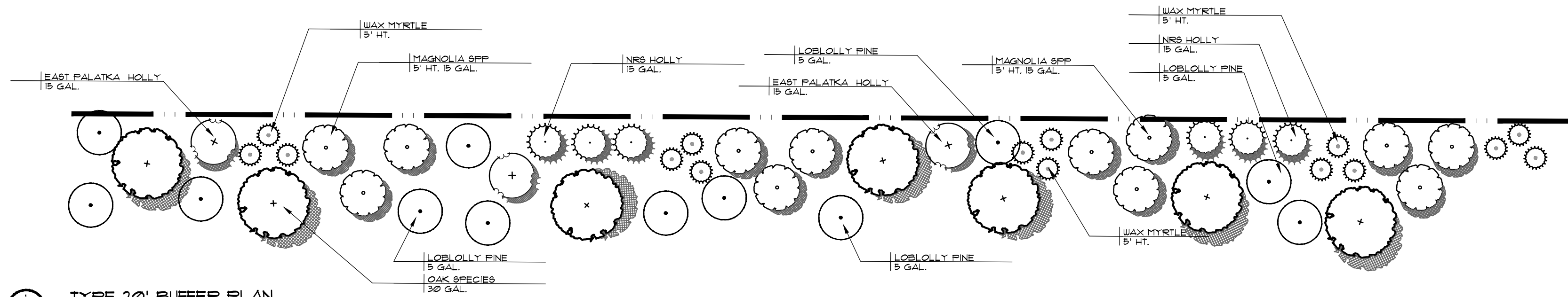
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**Landscaping and Buffer Plan**

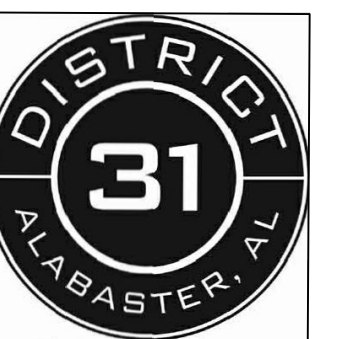
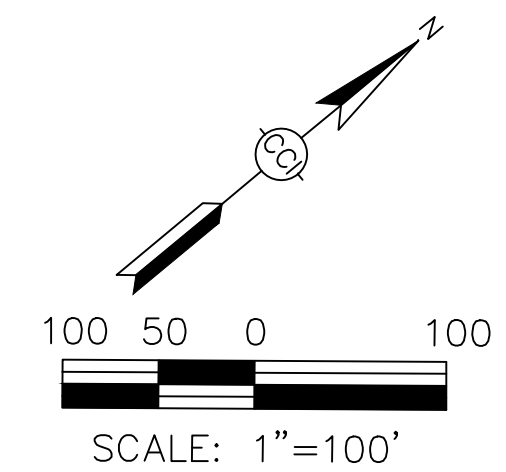
- All development landscaping will be designed using materials native to the areas, hardy to the USDA plant zone and meeting ANA standards and quality. Site will be prepared to insure long term growth and success of installed materials. The plan material selections will be made considering the long term growth of the material and maintenance required. The design will incorporate a variety of plant forms and shapes incorporating evergreen, flowering and deciduous as well as varying plant heights providing layering for visual and year round interest. All material will be selected based on site conditions and constraints suitable for urban conditions.
- Large shade trees in pedestrian and vehicular area shall be a minimum of 2" caliper. Trees in parking islands will be selected based on reflective heat conditions and limited root areas. Competition of plants in islands will be limited thru design and selection of materials. All graded areas will be seeded, sodded or planted for slope protection and erosion control. Tenant storefront and tree locations will need to be coordinated by the design team and developer.
- The landscape plan will be reflective of the building architecture and minimize site line conflicts to tenant spaces and signage. All material shall be maintained in a healthy growing condition, free of weeds and debris.
- Interstate 65 frontage will consist of a variety of planting, including sod, shrub and tree groupings. Linear tree planting will be at 35'-40' oc allowing maturity of materials. Open site lines will be provided thru use of lawn areas from ROW to parking and drive areas with groupings of trees framing views. The key aspect of the planting layout will need to be coordinated by the design team and the Anchor tenant design teams to ensure each planting is in the correct location to highlight the building architecture.
- Peripheral landscape areas separating vehicular areas and drives from adjoining property will be determined based on site conditions and layout.

-  HARDSCAPE/LANDSCAPE AREA
-  LANDSCAPE BUFFER AREA



TYPE 20' BUFFER PLAN  
SCALE 1" = 20'

EXHIBIT "E" - BUFFER PLAN  
10/30/2017 1" = 100'



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Landscaping and Buffer Plan

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- Interstate 65 frontage will consist of a variety of planting, including sod, shrub and tree groupings. Linear tree planting will be at 35-40' oc allowing maturity of materials. Open site lines will be provided thru use of lawn areas from ROW to parking and drive areas with groupings of trees framing views. The key aspect of the planting layout will need to be coordinated by the design team and the Anchor tenant design teams to ensure each planting is in the correct location to highlight the building architecture.
- Peripheral landscape areas separating vehicular areas and drives from adjoining property will be determined based on site conditions and layout.

HARDSCAPE/LANDSCAPE AREA  
 LANDSCAPE BUFFER AREA

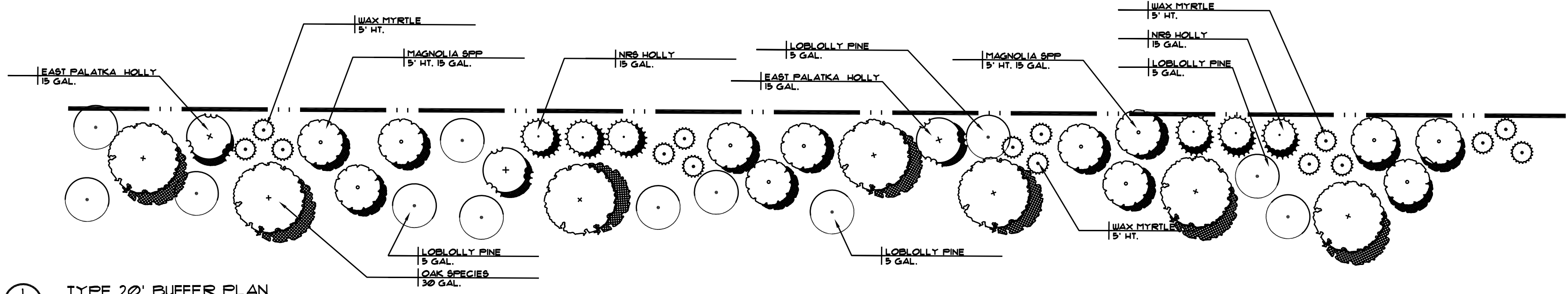
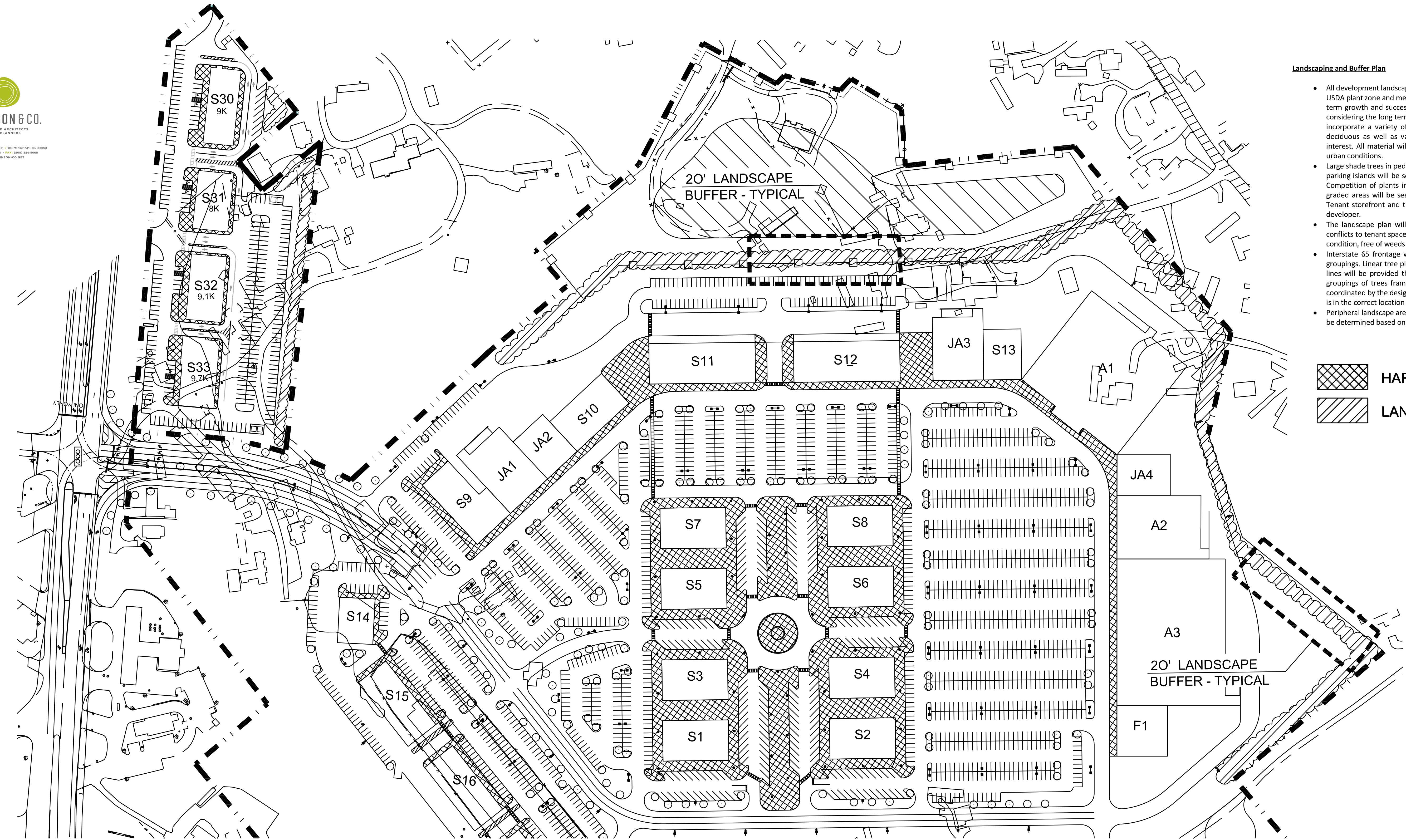
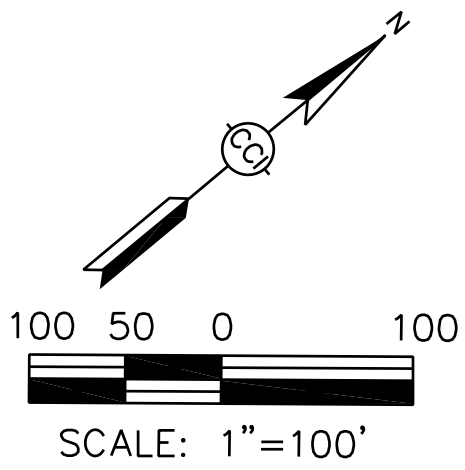


EXHIBIT "E" - BUFFER PLAN  
10/30/2017 1" = 100'



DISTRICT  
31  
ALABASTER, AL

ALUMNI  
PROPERTIES

CCI  
PLANNING  
& ENGINEERING

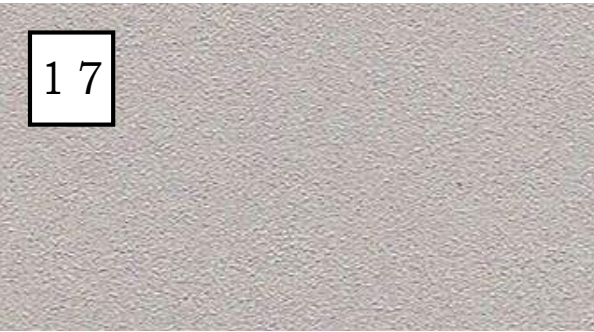
3528 Vann Road  
Suite 105  
Birmingham, AL 35235  
Phone: (205) 655-1991  
www.ccipe.com



1 PRECAST CONCRETE



9 BRICK VENEER  
MANUFACTURER: ACME  
MODULAR UNIT  
COLOR: SAN JOSE  
(OR EQUAL)



17 EIFS  
MANUFACTURER: DRYVIT  
COLOR: DRIFTWOOD  
(OR EQUAL)



25 METAL  
MANUFACTURER: PAC-CLAD  
COLOR: SLATE GRAY  
(OR EQUAL)



2 ARCHITECTURAL STONE  
MANUFACTURER: ROCKCAST  
ARCHITECTURAL STONE  
MODULAR VENEER UNITS  
COLOR: BUFFSTONE



10 BRICK VENEER  
MANUFACTURER: ACME  
MODULAR UNIT  
COLOR: STEEL GRAY  
(OR EQUAL)



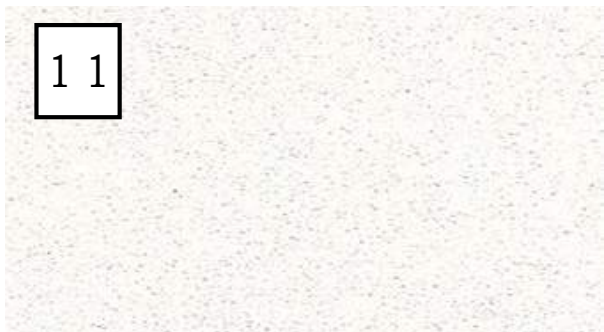
18 EIFS  
MANUFACTURER: DRYVIT  
COLOR: GRAY FLANNEL  
(OR EQUAL)



26 METAL  
MANUFACTURER: PAC-CLAD  
COLOR: DARK BRONZE  
(OR EQUAL)



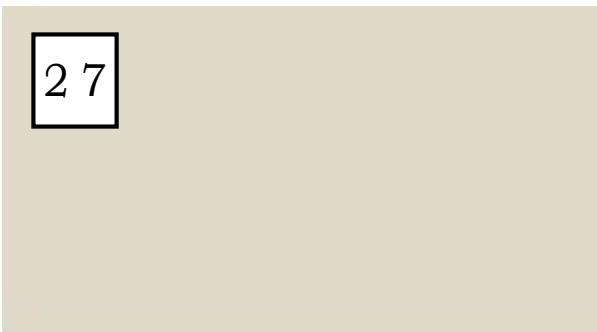
3 ARCHITECTURAL STONE  
MANUFACTURER: ROCKCAST  
ARCHITECTURAL STONE  
MODULAR VENEER UNITS  
COLOR: SMOKEHOUSE



11 EIFS  
MANUFACTURER: DRYVIT  
COLOR: ALABASTER  
(OR EQUAL)



19 EIFS  
MANUFACTURER: DRYVIT  
COLOR: GULL GRAY  
(OR EQUAL)



27 METAL  
MANUFACTURER: PAC-CLAD  
COLOR: SANDSTONE  
(OR EQUAL)



4 ARCHITECTURAL STONE  
MANUFACTURER: ROCKCAST  
ARCHITECTURAL STONE  
MODULAR VENEER UNITS  
COLOR: SMOKE GRAY



12 EIFS  
MANUFACTURER: DRYVIT  
COLOR: ANTIQUE GRAY  
(OR EQUAL)



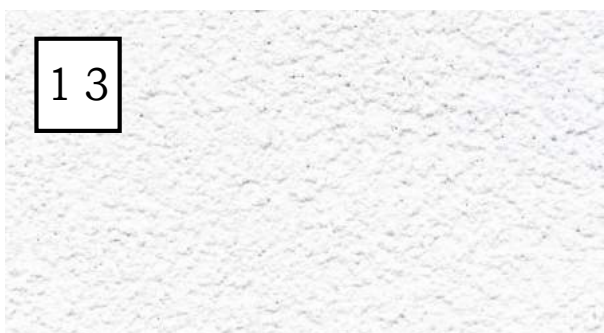
20 EIFS  
MANUFACTURER: DRYVIT  
COLOR: KING'S GRAY  
(OR EQUAL)



28 STOREFRONT  
ANODIZED ALUMINUM STOREFRONT  
1" INSULATED LOW-E GLAZING  
2" INTERMEDIATE MULLIANS  
4" BOTTOM MULLIANS



5 BRICK VENEER  
MANUFACTURER: ACME  
MODULAR UNIT  
COLOR: CHARCOAL GRAY  
(OR EQUAL)



13 EIFS  
MANUFACTURER: DRYVIT  
COLOR: BRITE WHITE  
(OR EQUAL)



21 EIFS  
MANUFACTURER: DRYVIT  
COLOR: PRAIRIE CLAY  
(OR EQUAL)



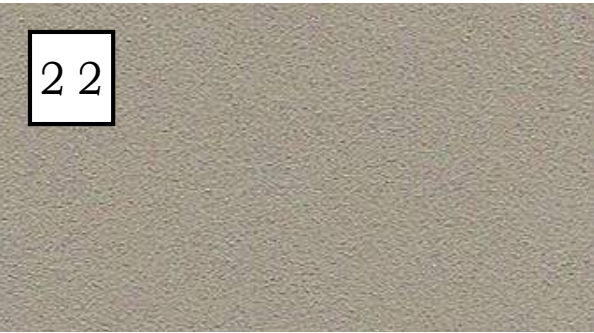
29 STOREFRONT  
ANODIZED ALUMINUM STOREFRONT  
1" INSULATED LOW-E GLAZING  
2" INTERMEDIATE MULLIANS  
4" BOTTOM MULLIANS



6 BRICK VENEER  
MANUFACTURER: ACME  
MODULAR UNIT  
COLOR: CHERRYWOOD  
(OR EQUAL)



14 EIFS  
MANUFACTURER: DRYVIT  
COLOR: BUCKSKIN  
(OR EQUAL)



22 EIFS  
MANUFACTURER: DRYVIT  
COLOR: STAINLESS  
(OR EQUAL)



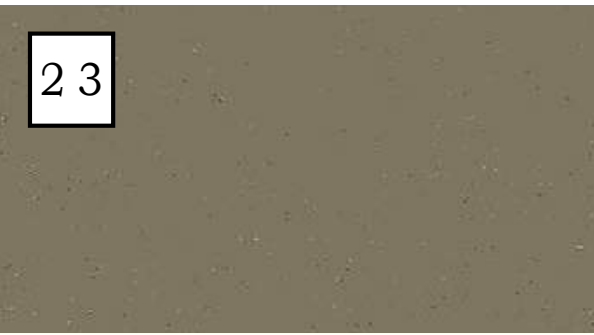
30 MEDALLION  
MANUFACTURER: PINEAPPLE  
GROVE DESIGNS  
COLOR: BEACH STONE  
(OR EQUAL)



7 BRICK VENEER  
MANUFACTURER: ACME  
MODULAR UNIT  
COLOR: MACKENZIE  
(OR EQUAL)



15 EIFS  
MANUFACTURER: DRYVIT  
COLOR: CITATION  
(OR EQUAL)



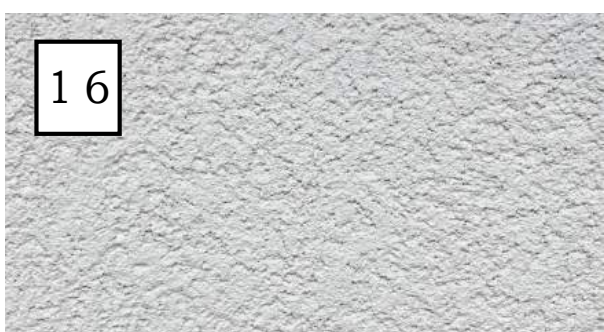
23 EIFS  
MANUFACTURER: DRYVIT  
COLOR: STONE GRAY  
(OR EQUAL)



31 MEDALLION  
MANUFACTURER: PINEAPPLE  
GROVE DESIGNS  
COLOR: GLACIER GREY  
(OR EQUAL)



8 BRICK VENEER  
MANUFACTURER: ACME  
MODULAR UNIT  
COLOR: ONYX VELOUR  
(OR EQUAL)



16 EIFS  
MANUFACTURER: DRYVIT  
COLOR: DOVER SKY  
(OR EQUAL)

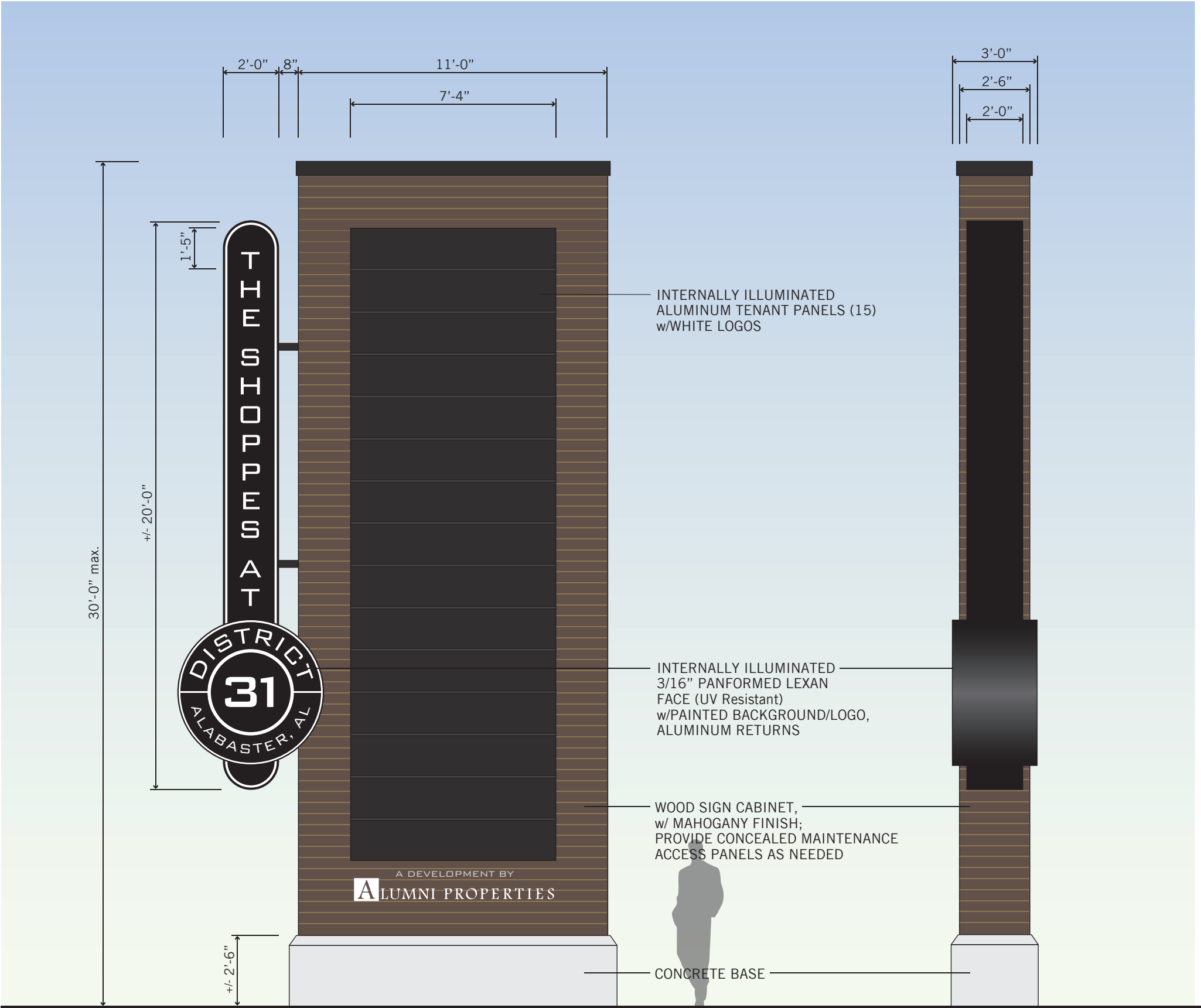


24 EIFS  
MANUFACTURER: DRYVIT  
COLOR: TWILIGHT GRAY  
(OR EQUAL)



32 WOOD  
MANUFACTURER: NEWTECHWOOD  
ALL WEATHER SYSTEM  
COLOR: PERUVIAN TEAK  
(OR EQUAL)





FRONT / BACK  
SCALE: 1/4"= 1'-0"

LEFT SIDE

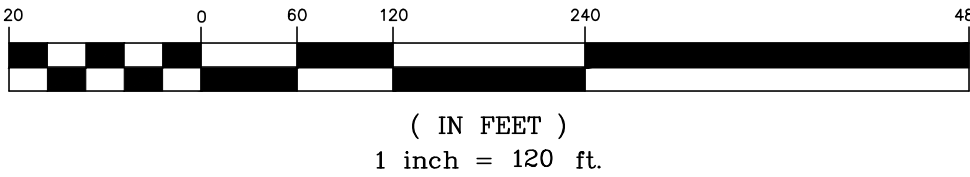
NOTES

ISSUE DATE	1/25/2023
REVISIONS	
PROJECT	The Shoppes at District 31
PROJECT NUMBER	WBA 20-077
DRAWING TITLE	MONUMENT SIGN
SHEET NUMBER	A.1

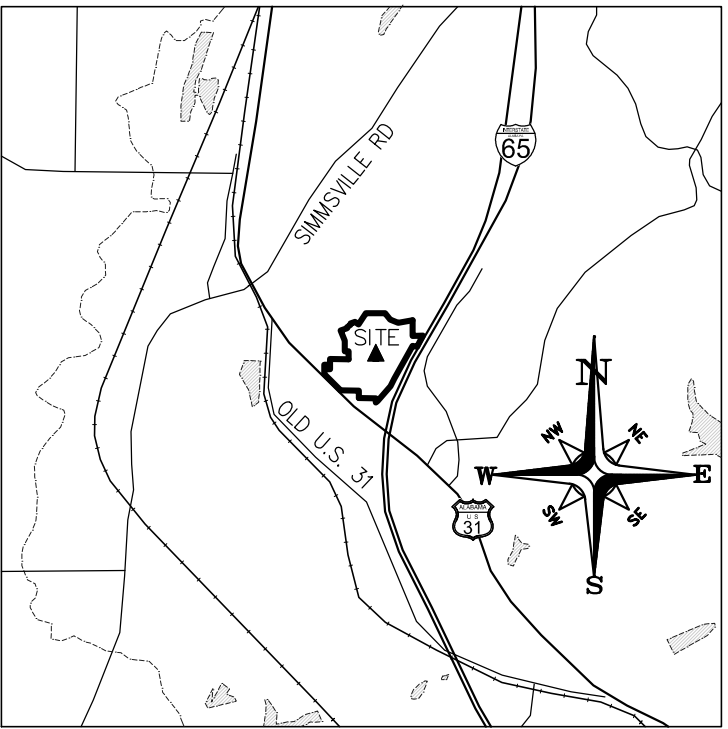
DISTRICT 31 REZONING EXHIBIT

LOCATION 1  
LOCATION 2  
LOCATION 3

GRAPHIC SCALE



VICINITY MAP  
NOT TO SCALE



3113352.7 Sq. Feet  
71.47 Acres

CURRENTLY ZONED R-8

CURRENTLY ZONED B-3

DISTRICT 31 LEGAL DESCRIPTION OF PROPERTY TO REZONED AND PLATTED

A TRACT OF LAND SITUATED IN SECTION 1, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE, 3 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 00 DEGREES 25 MINUTES 28 SECONDS EAST ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION FOR 514.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE AND SAID QUARTER-QUARTER SECTION LINE FOR 388.30 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE I-65; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES NORTH 89 DEGREES 27 MINUTES 15 SECONDS EAST FOR 258.67 FEET; SOUTH 28 DEGREES 29 MINUTES 34 SECONDS WEST FOR 314.30 FEET; NORTH 79 DEGREES 34 MINUTES 07 SECONDS WEST FOR 108.34 FEET; SOUTH 29 DEGREES 14 MINUTES 19 SECONDS WEST FOR 926.07 FEET; SOUTH 28 DEGREES 45 MINUTES 12 SECONDS WEST FOR 35.84 FEET; SOUTH 27 DEGREES 34 MINUTES 24 SECONDS WEST FOR 180.69 FEET; SOUTH 41 DEGREES 04 MINUTES 36 SECONDS WEST FOR 482.40 FEET; SOUTH 48 DEGREES 26 MINUTES 07 SECONDS WEST FOR 63.65 FEET; THENCE RUN NORTH 00 DEGREES 14 MINUTES 19 SECONDS WEST FOR 99.26 FEET; THENCE RUN NORTH 88 DEGREES 16 MINUTES 27 SECONDS WEST FOR 419.69 FEET; THENCE RUN NORTH 00 DEGREES 10 MINUTES 01 SECONDS WEST FOR 180.50 FEET; THENCE RUN NORTH 88 DEGREES 27 MINUTES 27 SECONDS WEST FOR 458.52 FEET, TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HWY 31; THENCE RUN NORTH 45 DEGREES 20 MINUTES 59 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE FOR 570.70 FEET; THENCE RUN NORTH 00 DEGREES 01 MINUTES 52 SECONDS WEST FOR 230.38 FEET; THENCE RUN NORTH 89 DEGREES 52 MINUTES 13 SECONDS EAST FOR 73.26 FEET; THENCE RUN SOUTH 00 DEGREES 21 MINUTES 42 SECONDS WEST FOR 106.70 FEET; THENCE RUN SOUTH 88 DEGREES 58 MINUTES 34 SECONDS EAST FOR 75.01 FEET; THENCE RUN NORTH 00 DEGREES 21 MINUTES 42 SECONDS EAST FOR 255.02 FEET; THENCE RUN SOUTH 88 DEGREES 58 MINUTES 34 SECONDS WEST FOR 196.39 FEET; THENCE RUN SOUTH 89 DEGREES 20 MINUTES 30 SECONDS WEST FOR 92.43 FEET; THENCE RUN NORTH 00 DEGREES 06 MINUTES 15 SECONDS WEST FOR 266.64 FEET; THENCE RUN NORTH 22 DEGREES 07 MINUTES 12 SECONDS WEST FOR 271.40 FEET; THENCE RUN NORTH 69 DEGREES 01 MINUTES 11 SECONDS EAST FOR 166.01 FEET; THENCE RUN NORTH 04 DEGREES 21 MINUTES 53 SECONDS WEST FOR 23.34 FEET; THENCE RUN NORTH 54 DEGREES 48 MINUTES 38 SECONDS WEST FOR 113.43 FEET; THENCE RUN NORTH 09 DEGREES 39 MINUTES 48 SECONDS WEST FOR 30.55 FEET; THENCE RUN NORTH 71 DEGREES 05 MINUTES 35 SECONDS EAST FOR 118.78 FEET; THENCE RUN SOUTH 53 DEGREES 28 MINUTES 36 SECONDS EAST FOR 111.89 FEET; THENCE RUN NORTH 89 DEGREES 48 MINUTES 23 SECONDS EAST FOR 479.72 FEET; THENCE RUN SOUTH 37 DEGREES 30 MINUTES 44 SECONDS EAST FOR 206.64 FEET; THENCE RUN SOUTH 68 DEGREES 14 MINUTES 54 SECONDS EAST FOR 214.66 FEET; THENCE RUN NORTH 78 DEGREES 55 MINUTES 42 SECONDS EAST FOR 360.03 FEET TO THE POINT OF BEGINNING.

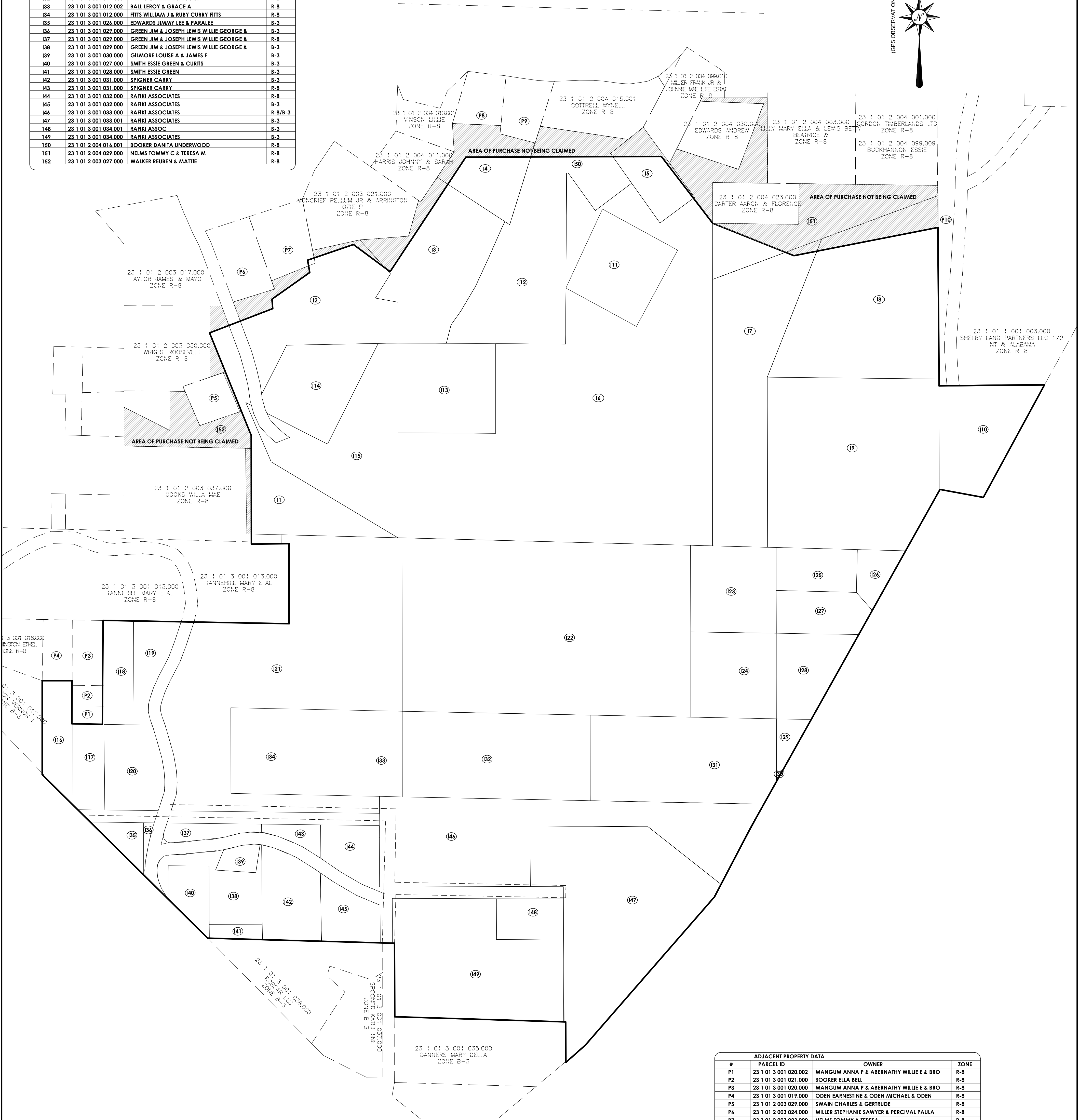
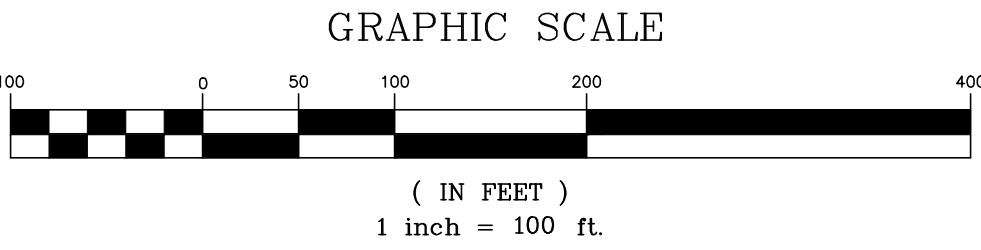
SAID TRACT OF LAND CONTAINING 3,113,352.65 SQ. FT. OR 71.47 ACRES MORE OR LESS.

**ARRINGTON ENGINEERING**  
Civil Engineers - Surveyors - Land Planners  
Office: (205) 985-9315  
Fax: (205) 985-9385  
2032 Valleydale Road  
Birmingham AL 35244

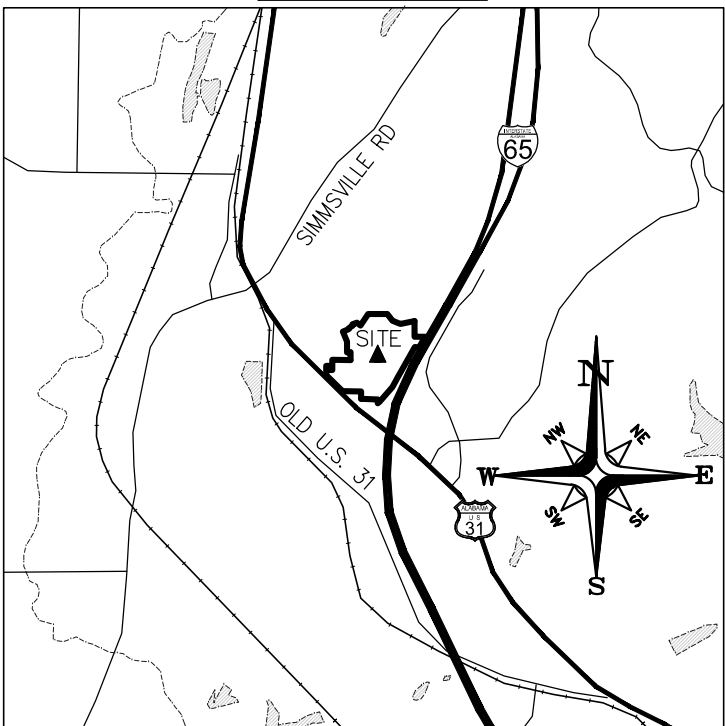
INTERNAL PROPERTY DATA		
#	PARCEL ID	OWNER
11	23 1 01 2 003 027.000	WALKER REUBEN & MATTIE
12	23 1 01 2 003 025.000	OTO JESUS & CEBALLOS MARIA ESTHER
13	23 1 01 2 003 025.001	TAYLOR CLIFTON JR & MATTIE
14	23 1 01 2 004 012.000	WEBB PHELAN
15	23 1 01 2 004 017.000	HALE SUMIKA
16	23 1 01 2 004 026.000	SHELBY COUNTY HABITAT FOR HUMANITY
17	23 1 01 2 004 019.000	MCNEIL MACKIE
18	23 1 01 2 004 022.000	SHURETT CHENG SHURETT HUANG
19	23 1 01 2 004 027.000	HOWLAND JOHN P JR
110	23 1 01 1 001 018.000	KIRKWOOD JAMES M & KIRKWOOD FRANK D
111	23 1 01 2 004 026.001	GREEN DONNA FAYE
112	23 1 01 2 004 024.000	MCNEIL MACKIE & DEBBIE A
113	23 1 01 2 004 026.002	MCNEIL MACKIE & PAULA MCNEIL-TALL
114	23 1 01 2 003 028.000	UNDERWOOD JIMMY & ELOUISE
115	23 1 01 2 003 027.001	LADYBUG PROPERTIES LLC
116	23 1 01 3 001 018.000	MODISAL & PANNA
117	23 1 01 3 001 022.000	MODI SAL
118	23 1 01 3 001 020.001	BROWN JOHNNY & CELESTINE
119	23 1 01 3 001 024.001	BROWN JOHNNY & CELESTINE
120	23 1 01 3 001 024.000	HALE ROSAIE
121	23 1 01 3 001 012.001	MAY LINDA CHERYL NORMAN & NORMAN EDWARD
122	23 1 01 3 001 010.000	HAWKINS DAVIS HEATH & WILLIAM H
123	23 1 01 3 001 004.000	LOPP PHILANDER KEITH
124	23 1 01 3 001 005.000	DANGERFIELD LUCY MAE
125	23 1 01 3 001 002.000	HARRIS HOLLEY & MCCOY HALRISHA
126	23 1 01 3 001 001.000	RUSH LEWEE
127	23 1 01 3 001 003.000	NORRIS WHITNEY L
128	23 1 01 3 001 006.000	PLAZA PINES LLC
129	23 1 01 3 001 007.000	NORRIS JIMMY RAY
130	23 1 01 3 001 008.000	FREEDOM INVESTORS LLC
131	23 1 01 3 001 009.001	NELMS TOMMY C & TERESA
132	23 1 01 3 001 011.000	NELMS CHARLIE E & LOUISE
133	23 1 01 3 001 012.002	BALL LEROY & GRACE A
134	23 1 01 3 001 012.000	FITTS WILLIAM J & RUBY CURRY FITTS
135	23 1 01 3 001 026.000	EDWARDS JIMMY LEE & PARALIE
136	23 1 01 3 001 029.000	GREEN JIM & JOSEPH LEWIS WILLIE GEORGE &
137	23 1 01 3 001 029.000	GREEN JIM & JOSEPH LEWIS WILLIE GEORGE &
138	23 1 01 3 001 029.000	GREEN JIM & JOSEPH LEWIS WILLIE GEORGE &
139	23 1 01 3 001 030.000	GILMORE LOUISE A & JAMES F
140	23 1 01 3 001 027.000	SMITH ESSIE GREEN & CURTIS
141	23 1 01 3 001 028.000	SMITH ESSIE GREEN
142	23 1 01 3 001 031.000	SPIGNER CARRY
143	23 1 01 3 001 031.000	SPIGNER CARRY
144	23 1 01 3 001 032.000	RAFIKI ASSOCIATES
145	23 1 01 3 001 032.000	RAFIKI ASSOCIATES
146	23 1 01 3 001 033.000	RAFIKI ASSOCIATES
147	23 1 01 3 001 033.001	RAFIKI ASSOCIATES
148	23 1 01 3 001 034.001	RAFIKI ASSOC
149	23 1 01 3 001 034.000	RAFIKI ASSOCIATES
150	23 1 01 2 004 016.001	BOOKER DANITA UNDERWOOD
151	23 1 01 2 004 029.000	NELMS TOMMY C & TERESA M
152	23 1 01 2 003 027.000	WALKER REUBEN & MATTIE

DISTRICT 31 SURVEY  
INTERNAL PROPERTY EXHIBIT

SITUATED IN THE WEST 1/2 & THE NORTHEAST 1/4,  
SECTION 1, TOWNSHIP 21 SOUTH, RANGE 3 WEST,  
SHELBY COUNTY, ALABAMA



VICINITY MAP  
NOT TO SCALE



ADJACENT PROPERTY DATA			
#	PARCEL ID	OWNER	ZONE
P1	23 1 01 3 001 020.002	MANGUM ANNA P & ABERNATHY WILLIE E & BRO	R-8
P2	23 1 01 3 001 021.000	BOOKER ELA BEL	R-8
P3	23 1 01 3 001 020.000	MANGUM ANNA P & ABERNATHY WILLIE E & BRO	R-8
P4	23 1 01 3 001 019.000	ODEN EARNESTINE & ODEN MICHAEL & ODEN	R-8
P5	23 1 01 2 003 029.000	SWAIN CHARLES & GERTRUDE	R-8
P6	23 1 01 2 003 024.000	MILLER STEPHANIE SAWYER & PERCIVAL PAULA	R-8
P7	23 1 01 2 003 023.000	NELMS TOMMY & TERESA	R-8
P8	23 1 01 2 004 013.000	HAWKINS MARIE	R-8
P9	23 1 01 2 004 014.000	CUNNINGHAM WALTER MOTLEY	R-8
P10	23 1 01 1 001 003.000	SHELBY LAND PARTNERS LLC 1/2 INT & ALABAMA	R-8

**ARRINGTON ENGINEERING**  
Civil Engineers - Surveyors - Land Planners

Office: (205) 985-9315  
Fax: (205) 985-9385  
2032 Valleydale Road  
Birmingham AL 35244

DRAWING TITLE DISTRICT 31 SURVEY	STATE OF ALABAMA REGISTERED #18664 PROFESSIONAL LAND SURVEYOR O. ARRINGTON	DRAWN BY SAE
LOCATION & DESCRIPTION SITUATED IN THE WEST 1/2 & THE NORTHEAST 1/4, SECTION 1, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA		CHECKED BY: JDA
		DATE: 10/31/2017
		SCALE: 1" = 100'
		PARTY CHIEF ?
		PROJECT NO.: 62660
		SHEET 3 OF 3

DISTRICT 31 SURVEY

SITUATED IN THE WEST 1/2 & THE NORTHEAST 1/4,  
SECTION 1, TOWNSHIP 21 SOUTH, RANGE 3 WEST,  
SHELBY COUNTY, ALABAMA

ADJACENT PROPERTY DATA			
#	PARCEL ID	OWNER	ZONE
P1	23 1 01 3 001 020.002	MANGUM ANNA P & ABERNATHY WILLIE E & BRO	R-8
P2	23 1 01 3 001 021.000	BOOKER ELLA BELL	R-8
P3	23 1 01 3 001 020.000	MANGUM ANNA P & ABERNATHY WILLIE E & BRO	R-8
P4	23 1 01 3 001 019.000	ODEN EARNESTINE & ODEN MICHAEL & ODEN	R-8
P5	23 1 01 2 003 029.000	SWAIN CHARLES & GERTRUDE	R-8
P6	23 1 01 2 003 024.000	MILLER STEPHANIE SAWYER & PERCIVAL PAULA	R-8
P7	23 1 01 2 003 023.000	NELMS TOMMY & TERESA	R-8
P8	23 1 01 2 004 013.000	HAWKINS MARIE	R-8
P9	23 1 01 2 004 014.000	CUNNINGHAM WALTER MOTLEY	R-8
P10	23 1 01 1 001 003.000	SHELBY LAND PARTNERS LLC 1/2 INT & ALABAMA	R-8

DISTRICT 31 LEGAL DESCRIPTION OF PROPERTY TO BE REZONED AND PLATTED

A TRACT OF LAND SITUATED IN SECTION 1, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE, 3 WEST, SHELBY COUNTY, ALABAMATHENCE RUN SOUTH 00 DEGREES 25 MINUTES 28 SECONDS EAST ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION FOR 514.04 FEET TO THE POINT OF BEGINNING THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE AND SAID QUARTER-QUARTER SECTION LINE FOR 388.30 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE I-65; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES NORTH 89 DEGREES 27 MINUTES 15 SECONDS EAST FOR 258.67 FEET; SOUTH 28 DEGREES 29 MINUTES 34 SECONDS WEST FOR 314.30 FEET; NORTH 79 DEGREES 34 MINUTES 07 SECONDS WEST FOR 108.34 FEET; SOUTH 29 DEGREES 14 MINUTES 19 SECONDS WEST FOR 926.07 FEET; SOUTH 28 DEGREES 45 MINUTES 12 SECONDS WEST FOR 35.84 FEET; SOUTH 27 DEGREES 34 MINUTES 24 SECONDS WEST FOR 180.69 FEET; SOUTH 41 DEGREES 04 MINUTES 36 SECONDS WEST FOR 482.40 FEET; SOUTH 48 DEGREES 26 MINUTES 07 SECONDS WEST FOR 63.65 FEET; THENCE RUN NORTH 00 DEGREES 14 MINUTES 19 SECONDS WEST FOR 99.26 FEET; THENCE RUN NORTH 88 DEGREES 16 MINUTES 27 SECONDS WEST FOR 419.69 FEET; THENCE RUN NORTH 00 DEGREES 10 MINUTES 01 SECONDS WEST FOR 180.50 FEET; THENCE RUN NORTH 88 DEGREES 27 MINUTES 27 SECONDS WEST FOR 458.52 FEET, TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HWY 31; THENCE RUN NORTH 45 DEGREES 20 MINUTES 59 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE FOR 570.70 FEET; THENCE RUN NORTH 00 DEGREES 01 MINUTES 52 SECONDS WEST FOR 230.38 FEET; THENCE RUN NORTH 09 DEGREES 52 MINUTES 13 SECONDS EAST FOR 73.26 FEET; THENCE RUN SOUTH 00 DEGREES 21 MINUTES 42 SECONDS WEST FOR 105.70 FEET; THENCE RUN SOUTH 88 DEGREES 58 MINUTES 34 SECONDS EAST FOR 75.01 FEET; THENCE RUN NORTH 00 DEGREES 21 MINUTES 42 SECONDS EAST FOR 255.02 FEET; THENCE RUN SOUTH 88 DEGREES 58 MINUTES 34 SECONDS EAST FOR 456.76 FEET; THENCE RUN NORTH 00 DEGREES 03 MINUTES 27 SECONDS WEST FOR 196.39 FEET; THENCE RUN SOUTH 89 DEGREES 20 MINUTES 30 SECONDS WEST FOR 92.43 FEET; THENCE RUN NORTH 00 DEGREES 06 MINUTES 15 SECONDS WEST FOR 266.64 FEET; THENCE RUN NORTH 22 DEGREES 07 MINUTES 12 SECONDS WEST FOR 271.40 FEET; THENCE RUN NORTH 69 DEGREES 01 MINUTES 11 SECONDS EAST FOR 166.01 FEET; THENCE RUN NORTH 04 DEGREES 21 MINUTES 53 SECONDS WEST FOR 23.34 FEET; THENCE RUN NORTH 54 DEGREES 46 MINUTES 36 SECONDS EAST FOR 113.43 FEET; THENCE RUN NORTH 09 DEGREES 39 MINUTES 48 SECONDS WEST FOR 30.55 FEET; THENCE RUN NORTH 71 DEGREES 05 MINUTES 35 SECONDS EAST FOR 118.78 FEET; THENCE RUN SOUTH 53 DEGREES 28 MINUTES 38 SECONDS EAST FOR 111.89 FEET; THENCE RUN NORTH 33 DEGREES 28 MINUTES 32 SECONDS EAST FOR 336.85 FEET; THENCE RUN NORTH 89 DEGREES 48 MINUTES 23 SECONDS EAST FOR 479.72 FEET; THENCE RUN SOUTH 37 DEGREES 30 MINUTES 44 SECONDS EAST FOR 206.64 FEET; THENCE RUN SOUTH 68 DEGREES 14 MINUTES 54 SECONDS EAST FOR 214.66 FEET; THENCE RUN NORTH 78 DEGREES 55 MINUTES 42 SECONDS EAST FOR 360.03 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 3,113,352.65 SQ. FT. OR 71.47 ACRES MORE OR LESS.

APPROVED IN FORMAT ONLY:

APPROVED BY: \_\_\_\_\_

CHAIRMAN, ALABASTER PLANNING AND ZONING COMMISSION

DATE \_\_\_\_\_

APPROVED BY: \_\_\_\_\_

SECRETARY, ALABASTER PLANNING AND ZONING COMMISSION

DATE \_\_\_\_\_

APPROVED BY: \_\_\_\_\_

CITY/COUNTY ENGINEER

DATE \_\_\_\_\_

APPROVED BY: \_\_\_\_\_

MAYOR OF ALABASTER

DATE \_\_\_\_\_

APPROVED BY: \_\_\_\_\_

ALABASTER FIRE OFFICIAL

DATE \_\_\_\_\_

APPROVED BY: \_\_\_\_\_

CITY CLERK

DATE \_\_\_\_\_

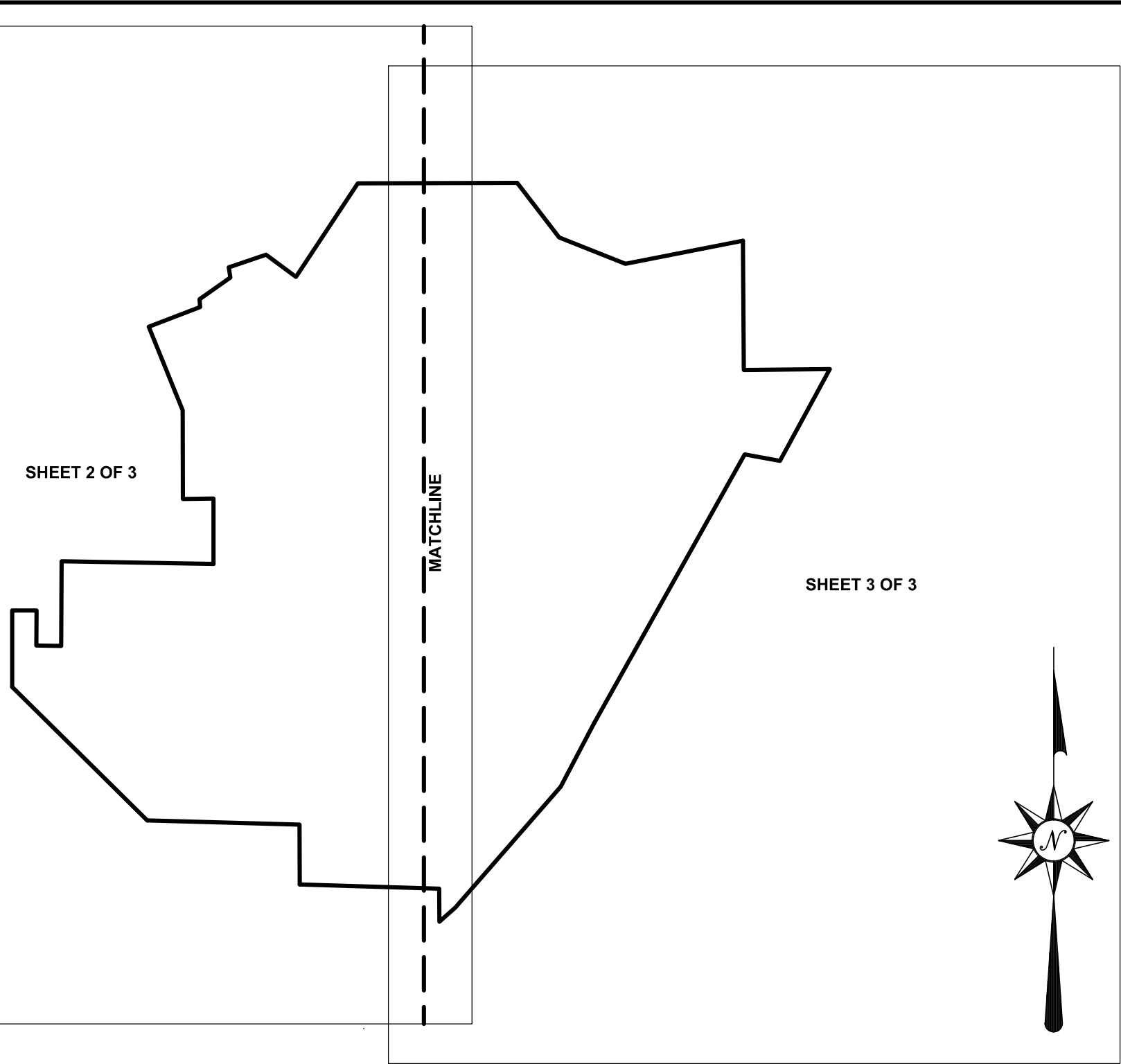
NOTES:

- ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, AND MAY BE USED FOR SUCH PURPOSES TO SERVE THE PROPERTY BOTH WITHIN AND WITHOUT THE SUBDIVISION. SHELBY COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
- CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.
- NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITH OUT THE PRIOR APPROVAL OF THE ALABASTER PLANNING COMMISSION.
- MAINTENANCE OF DETENTION PONDS AND ALL ASSOCIATED STRUCTURES AND APPURTENANCES ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR OWNER.
- ANY CONSTRUCTION OR ENCROACHMENT IN A DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE CITY OF MOUNTAIN BROOK FLOOD DAMAGE PREVENTION ORDINANCE.

FLOOD ZONE NOTE

THE ENTIRE PROPERTY IS LOCATED IN ZONE X UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FEDERAL INSURANCE RATE MAP # 01117C0381E EFFECTIVE DATE FEBRUARY 19, 2013.

SHEET INDEX



STATE OF ALABAMA  
COUNTY OF JEFFERSON

THE UNDERSIGNED, JEFF D. ARRINGTON, A REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND (INSERT OWNER'S NAME(S)), 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 AT THE INSTANCE OF SAID OWNER; THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN AND KNOWN AS "DISTRICT 31 SURVEY" SHOWING THE SUBDIVISIONS INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVING THE LENGTH, AND ANGLES OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER, SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS, GIVING THE 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 OR, IF THE PLOT IS A RESURVEY OF AN EXISTING RECORDED SUBDIVISION SHOWING THE RELATION OF THE LANDS TO THE SURVEY OF (INSERT SUBDIVISION NAME) AS RECORDED IN THE PROBATE OFFICE OF (INSERT NAME) COUNTY IN MAP BOOK (INSERT NUMBER), PAGE (INSERT NUMBER); 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. SAID OWNER ALSO CERTIFIES THAT IT IS THE OWNER OF SAID LANDS AND THAT THE SAME IS NOT SUBJECT TO A MORTGAGE.

I HEREBY STATE THAT 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 TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

OWNER:

SURVEYOR: \_\_\_\_\_ BY: \_\_\_\_\_  
(NAME)  
ADDRESS,  
CITY, STATE, ZIP

JEFF D. ARRINGTON  
ALABAMA LIC. NO:18664

STATE OF ALABAMA  
COUNTY OF SHELBY

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT JEFF D. ARRINGTON, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS SURVEYOR, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC MY COMMISSION EXPIRES

STATE OF ALABAMA  
COUNTY OF \_\_\_\_\_

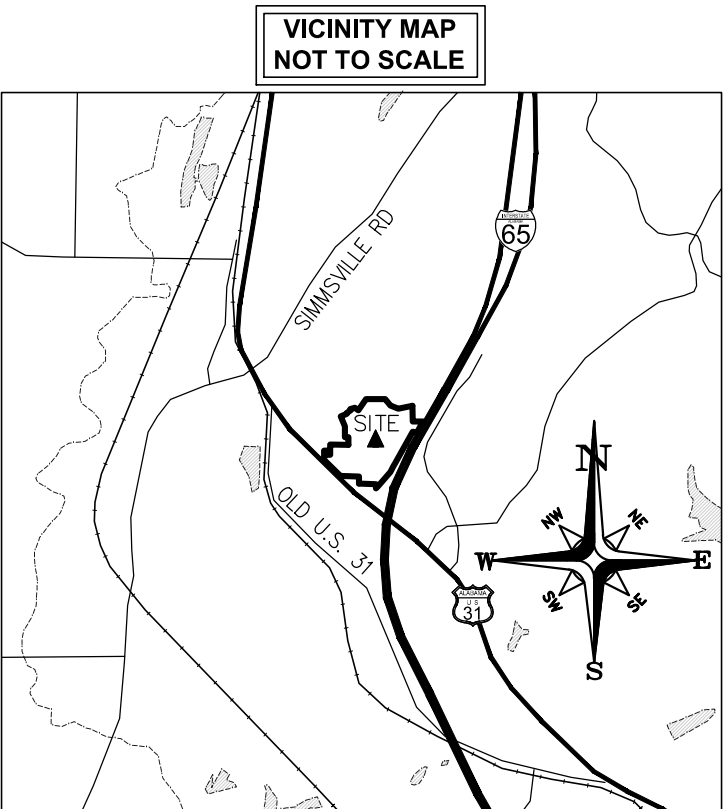
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT \_\_\_\_\_ WHOSE NAME AS SIGNED TO THE FOREGOING CERTIFICATE AS OWNER LOT 1, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC MY COMMISSION EXPIRES

SURVEY CONTROL

THE BASIS OF BEARINGS AND OR COORDINATES SHOWN ON THIS SURVEY ARE BASED ON ALABAMA STATE PLANE WEST ZONE, GRID NORTH, NAD 83(2011) AND VERTICAL DATUM IS NAVD 88 (GEOID 12B) ELEVATION AND POSITION WAS OBTAINED FROM R.T.K OBSERVATION USING THE ALDOT CORS NETWORK AS CONTROL.



Know what's below.  
Call before you dig.  
Call 2 working days before digging.  
It's the Law!

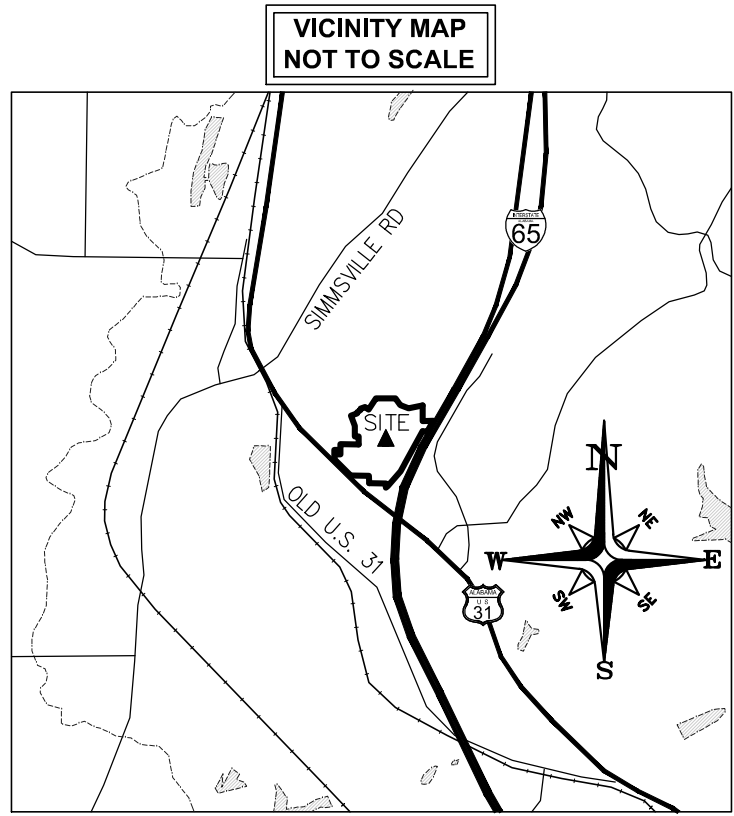
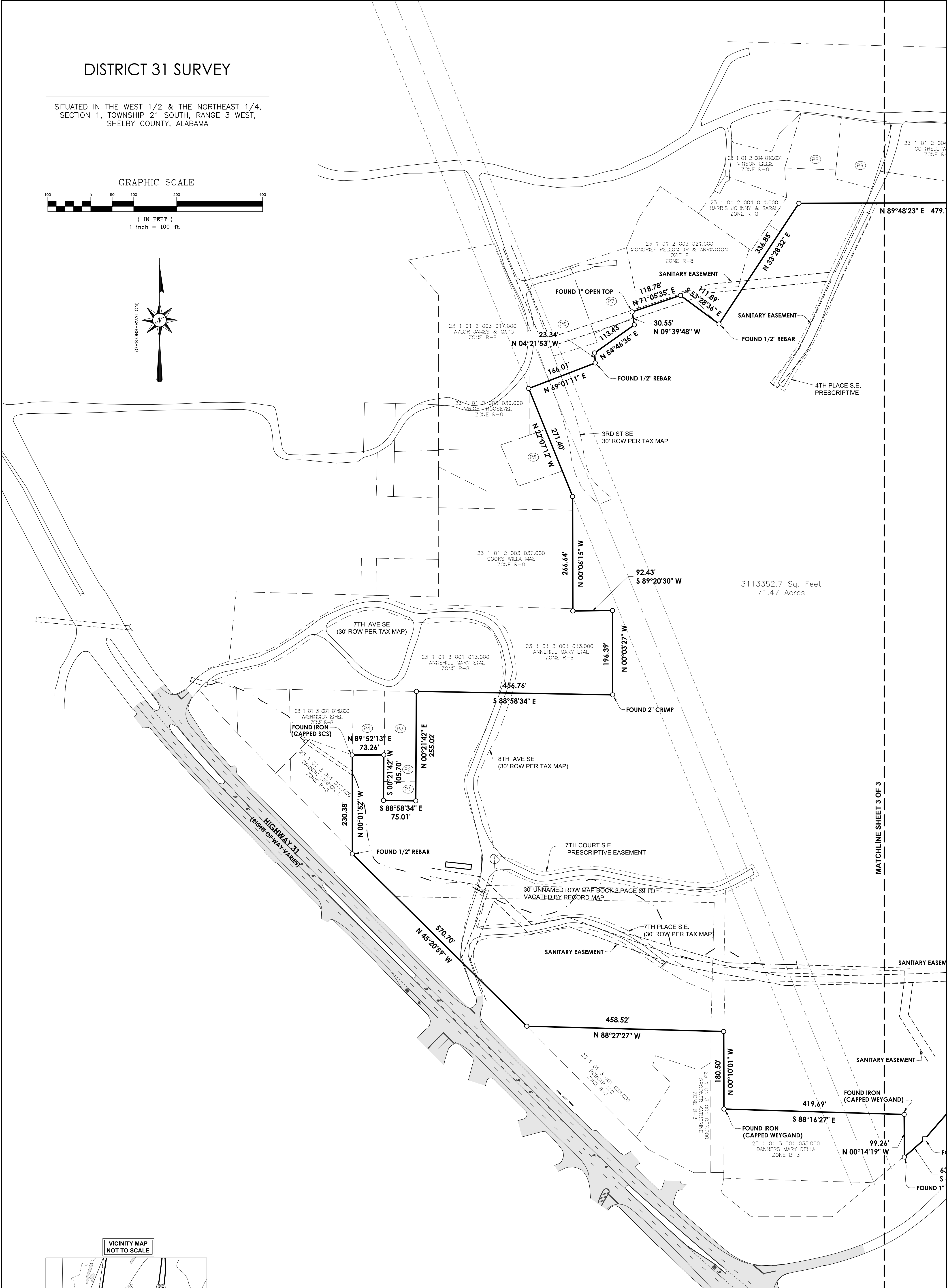
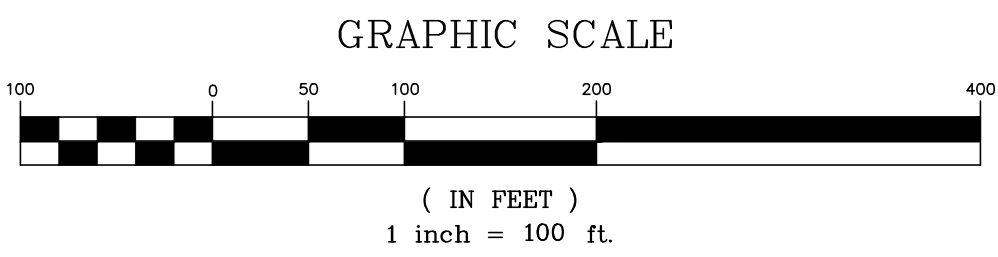
Civil Engineers - Surveyors - Land Planners

Office: (205) 985-9315  
Fax: (205) 985-9385  
2032 Valleydale Road  
Birmingham AL 35244

DRAWING TITLE DISTRICT 31 SURVEY		DRAWN BY SAE
LOCATION & DESCRIPTION SITUATED IN THE WEST 1/2 & THE NORTHEAST 1/4, SECTION 1, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA		CHECKED BY: JDA
		DATE: 10/31/2017
		SCALE: AS SHOWN
		PARTY CHIEF ?
		PROJECT NO.: 62660
		SHEET 1 OF 3

DISTRICT 31 SURVEY

SITUATED IN THE WEST 1/2 & THE NORTHEAST 1/4,  
SECTION 1, TOWNSHIP 21 SOUTH, RANGE 3 WEST,  
SHELBY COUNTY, ALABAMA



**SURVEY CONTROL**

THE BASIS OF BEARINGS AND OR  
COORDINATES SHOWN ON THIS SURVEY ARE  
BASED ON ALABAMA STATE PLANE WEST ZONE,  
GRID NORTH, NAD 83(2011) AND VERTICAL  
DATUM IS NAVD 88 (GEOID 12B) ELEVATION  
AND POSITION WAS OBTAINED FROM R.T.K  
OBSERVATION USING THE ALDOT CORS  
NETWORK AS CONTROL.

**ARRINGTON ENGINEERING**  
Civil Engineers - Surveyors - Land Planners

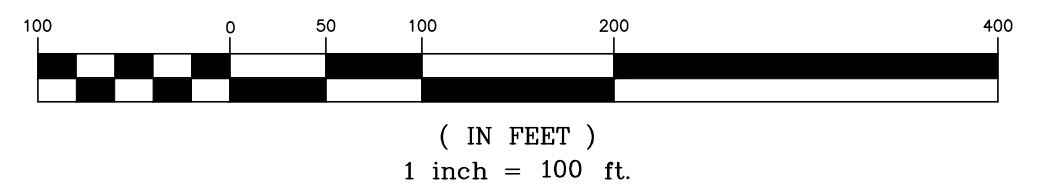
Office: (205) 985-9315  
Fax: (205) 985-9385  
2032 Valleydale Road  
Birmingham AL 35244

DRAWING TITLE DISTRICT 31 SURVEY		DRAWN BY SAE
LOCATION & DESCRIPTION SITUATED IN THE WEST 1/2 & THE NORTHEAST 1/4, SECTION 1, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA		CHECKED BY: JDA
		DATE: 10/31/2017
		SCALE: 1" = 100'
		PARTY CHIEF -
		PROJECT NO.: 62660
		SHEET 2 OF 3

## DISTRICT 31 SURVEY

SITUATED IN THE WEST 1/2 & THE NORTHEAST 1/4,  
SECTION 1, TOWNSHIP 21 SOUTH, RANGE 3 WEST,  
SHELBY COUNTY, ALABAMA

GRAPHIC SCALE



CE S.E.  
PTIVE

**-----  
MATCHLINE SHEET 2 OF 3**

3113352.7 Sq. Feet  
71.47 Acres

POINT OF COMMENCEMENT  
NE CORNER, SE 1/4-NW 1/4  
SEC. 1 TWP. 21 R. 3W  
FOUND IRON (CAPPED # 18664)

23 1 01 2 004 015.001  
COTTRELL WYNELL  
ZONE R-8

23 1 01 2 004 099.010  
MILLER FRANK JR &  
JOHNE MAE LIFE ESTAT  
ZONE R-B

23 1 01 2 004 030.000  
EDWARDS ANDREW  
ZONE R-8

23 1 01 2 004 003.000  
LILLY MARY ELLA & LEWIS BETTY  
BEATRICE &  
ZONE R-8

23 1 01 2 004 001.000  
GORDON TIMBERLANDS LTD  
ZONE R-8  
23 1 01 2 004 099.009

1 01 2 004 099.009

23 1 01 2 004 0  
ARTER AARON & P  
ZONE R-8

POINT OF BEGINNING

9TH AVE SE  
(30' ROW PER TAX MAP)

23 1 01 1 001 003.000  
SHELBY LAND PARTNERS LLC 1/2  
INT & ALABAMA  
ZONE R-8

—FOUND IRON  
(CAPPED SIMMONS)

FOUND IRON  
(CAPPED SIMMONS)

PART OF \_\_\_\_\_  
9TH AVE SE  
30' ROW TO BE VACATED  
BY RECORD MAP

**FOUND IRON –  
(CAPPED RYB)**

**INTERSTATE 65**  
**HEIGHT OF WAY VARIES)**

FOUND IRON  
(CAPPED WEYGAND

FOUND IRON  
—(CAPPED WEYGAND

**SANITARY EASEMENT**

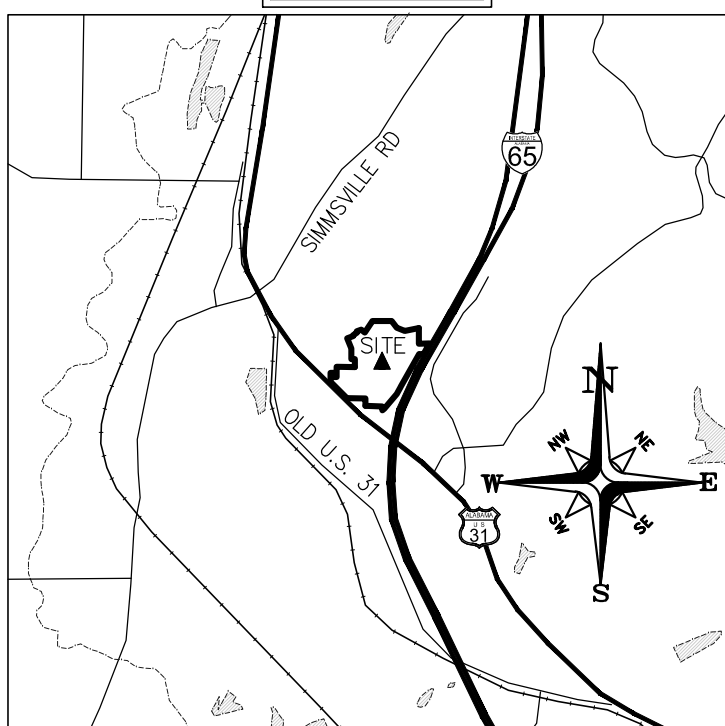
FOUND IRON |  
(CAPPED WEYGAND)

- FOUND CONCRETE MONUMENT

63.65'

FOUND 1" CRIMP

**VICINITY MAP  
NOT TO SCALE**



**SURVEY CONTROL**

THE BASIS OF BEARINGS AND OR  
COORDINATES SHOWN ON THIS SURVEY ARE  
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GRID NORTH, NAD 83(2011) AND VERTICAL  
DATUM IS NAVD 88 (GEOID 12B) ELEVATION  
AND POSITION WAS OBTAINED FROM R.T.K  
OBSERVATION USING THE ALDOT CORS  
NETWORK AS CONTROL.



Office: (205) 985-9315  
Fax: (205) 985-9385  
2032 VALLEYDALE ROAD  
BIRMINGHAM AL 35244

DRAWING TITLE  
DISTRICT 31 SURVEY

LOCATION & DESCRIPTION  
SITUATED IN THE WEST 1/2 & THE  
NORTHEAST 1/4, SECTION 1, TOWNSHIP 21  
SOUTH, RANGE 3 WEST, SHELBY COUNTY,  
ALABAMA



DRAWN BY	SAE
CHECKED BY:	JDA
DATE:	10/31/2017
SCALE:	1" = 100'
PARTY CHIEF	-
PROJECT NO.:	62660
SHEET	3 OF 3

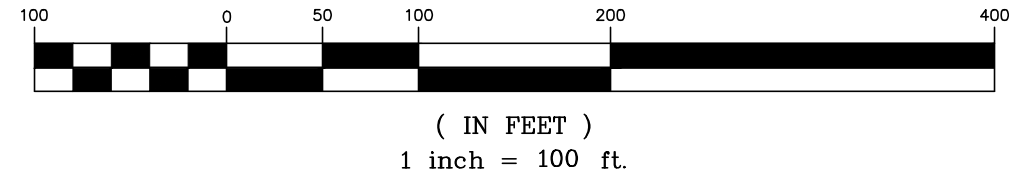
NOTES:

1. NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAYS, RECORDED OR UNRECORDED. THE PARCEL SHOWN HEREON IS SUBJECT TO SETBACKS, EASEMENTS, ZONING, AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORD OF SAID COUNTY.
2. ALL BEARINGS AND/OR ANGLES, AND DISTANCES ARE DEED AND ACTUAL UNLESS OTHERWISE NOTED: DEED=(D); MEASURED=(M); RECORD MAP/PLAT=(P); CALCULATED=(C).
3. INTERIOR LOTS WERE NOT SURVEYED LOT LINES SHOWN FOR GENERAL INFORMATION ONLY.
4. INCLUDED WITHIN THIS BOUNDARY ARE ROAD PUBLIC ROAD RIGHT OF WAYS
5. IMPROVEMENTS NOT SHOWN
6. THIS SURVEY IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND A LEGIBLE SEAL.

**SURVEY CONTROL**

THE BASIS OF BEARINGS AND OR COORDINATES SHOWN ON THIS SURVEY ARE BASED ON ALABAMA STATE PLANE WEST ZONE, GRID NORTH, NAD 83(2011) POSITION WAS OBTAINED FROM R.T.K OBSERVATION USING THE ALDOT CORS NETWORK AS CONTROL.

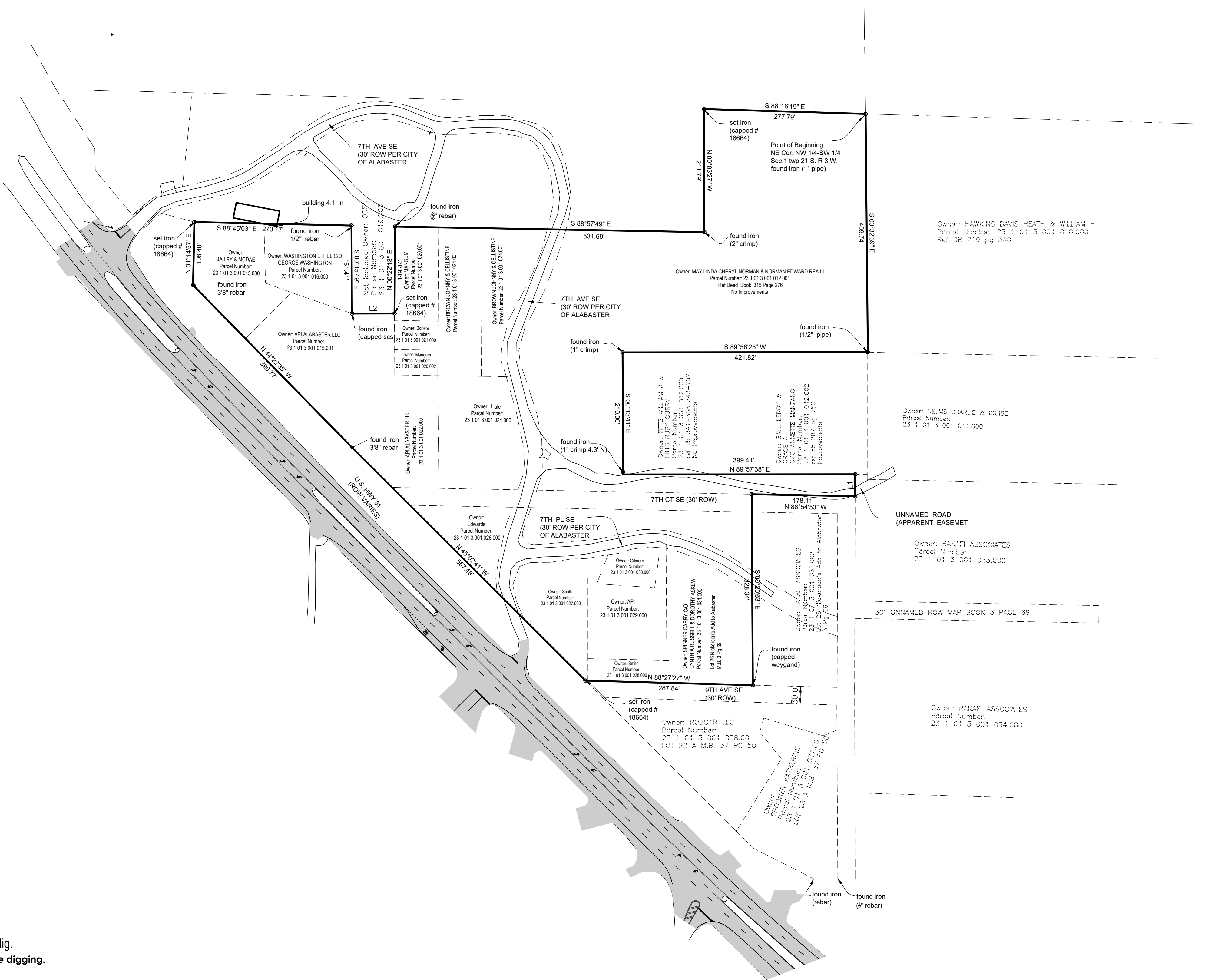
**GRAPHIC SCALE**



**BOUNDARY SURVEY  
FOR THE SHOPPES AT DISTRICT 31**

SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY ALABAMA

(GPS OBSERVATION)



**SURVEYOR'S DESCRIPTION**

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 3 WEST SHELBY COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

BEGIN AT FOUND 1" PIPE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 3 WEST SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 00 DEGREES 32 MINUTES 39 SECONDS EAST FOR 409.74 FEET TO A FOUND IRON (1/2" PIPE); THENCE RUN SOUTH 89 DEGREES 56 MINUTES 25 SECONDS WEST FOR 421.82 FEET TO A FOUND IRON (1" CRIMP); THENCE RUN SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST FOR 210.00 FEET; THENCE RUN NORTH 89 DEGREES 57 MINUTES 38 SECONDS EAST FOR 399.41 FEET; THENCE RUN SOUTH 00 DEGREES 10 MINUTES 54 SECONDS WEST FOR 37.64 FEET; THENCE RUN NORTH 88 DEGREES 54 MINUTES 53 SECONDS WEST FOR 178.11 FEET; THENCE RUN SOUTH 00 DEGREES 20 MINUTES 53 SECONDS EAST FOR 328.34 FEET TO A FOUND IRON (CAPPED WEYGAND); THENCE RUN NORTH 88 DEGREES 27 MINUTES 27 SECONDS WEST FOR 287.84 FEET TO A SET (IRON CAPPED 18664) ON THE NORTHEASTERLY RIGHT OF WAY LINE OF US HWY 31; THENCE RUN NORTH 45 DEGREES 02 MINUTES 41 SECONDS WEST ALONG SAID RIGHT OF WAY LINE FOR 667.48 FEET TO A FOUND IRON (3/8" REBAR); THENCE RUN NORTH 44 DEGREES 22 MINUTES 35 SECONDS WEST AND ALONG SAID RIGHT OF WAY LINE FOR 390.77 FEET TO A FOUND IRON (3/8" REBAR); THENCE RUN NORTH 01 DEGREES 14 MINUTES 57 SECONDS EAST FOR 108.40 FEET TO A SET IRON (CAPPED # 18664); THENCE RUN SOUTH 88 DEGREES 45 MINUTES 03 SECONDS EAST FOR 270.17 FEET TO A FOUND IRON (1/2" REBAR); THENCE RUN SOUTH 00 DEGREES 15 MINUTES 49 SECONDS EAST FOR 151.41 FEET TO A FOUND IRON (CAPPED SCS); THENCE RUN NORTH 89 DEGREES 52 MINUTES 13 SECONDS EAST FOR 73.31 FEET TO A SET IRON (CAPPED #18664); THENCE RUN NORTH 00 DEGREES 22 MINUTES 18 SECONDS EAST FOR 149.44 FEET TO A FOUND IRON (3/8" REBAR); THENCE RUN SOUTH 88 DEGREES 57 MINUTES 49 SECONDS EAST FOR 531.69 FEET TO A FOUND IRON (2" CRIMP); THENCE RUN NORTH 00 DEGREES 03 MINUTES 27 SECONDS WEST FOR 211.79 FEET TO A SET IRON 2" CRIMP; THENCE RUN SOUTH 88 DEGREES 16 MINUTES 19 SECONDS EAST FOR 277.79 FEET TO A TO THE POINT OF BEGINNING.

LESS AND EXCEPT AND PORTION LYING IN ANY PUBLIC ROAD RIGHT OF WAYS

SAID TRACT OF LAND CONTAINING 568796.505 F. OR 13.06 ACRES MORE OR LESS INCLUDING ANY PUBLIC ROAD RIGHT OF WAYS.

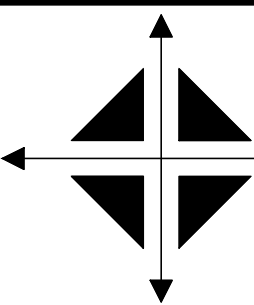
I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SURVEYOR:

*Jeff D. Arrington*  
JEFF D. ARRINGTON  
ALABAMA NO. 18664

1-10-2023

DATE: \_\_\_\_\_



**ARRINGTON ENGINEERING**

Civil Engineers - Surveyors - Land Planners

OFFICE: (205) 985-9315  
Fax: (205) 985-9385  
2032 Valleydale Road  
Birmingham AL 35244

DRAWING TITLE  
BOUNDARY SURVEY  
FOR THE SHOPPES AT DISTRICT 31

LOCATION & DESCRIPTION  
SITUATED IN THE NORTHWEST  
QUARTER OF THE SOUTHWEST  
QUARTER OF SECTION 1,  
TOWNSHIP 21 SOUTH, RANGE 3  
WEST, SHELBY COUNTY ALABAMA

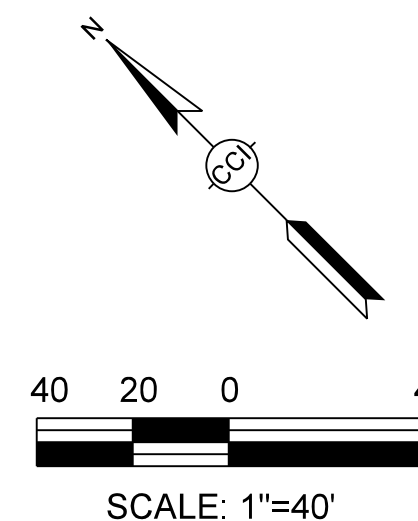
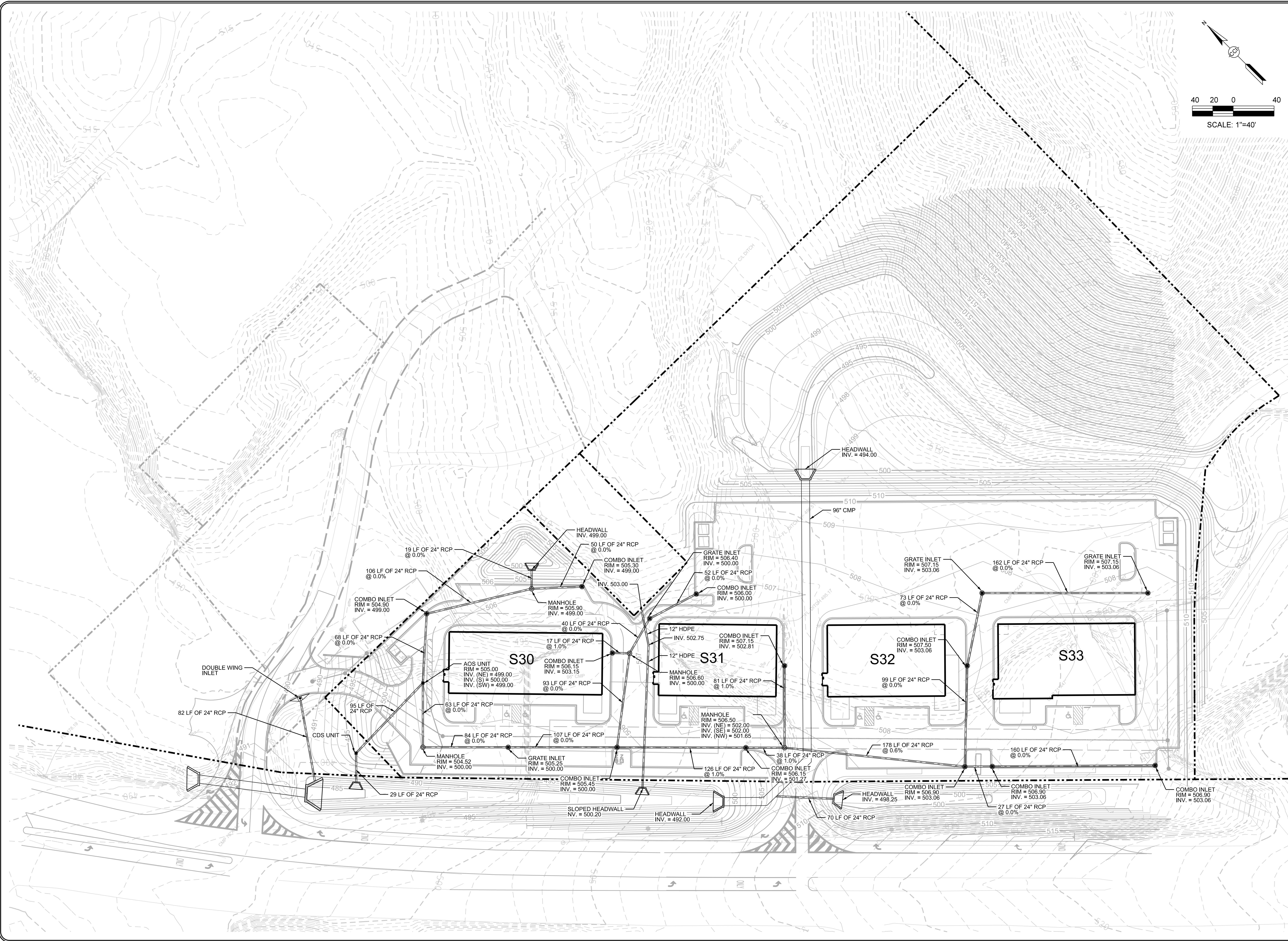


DRAWN BY DBA  
CHECKED BY: JDA  
DATE: 1-10-2022  
SCALE: 1" = 100'  
PARTY CHIEF JJ KS  
PROJECT NO.: 77621  
SHEET 1 OF 1



Know what's below.  
Call before you dig.  
Call 2 working days before digging.  
It's the Law!





ENGINEER'S SEAL:

NOT FOR  
CONSTRUCTION

**STORM PLAN**  
**THE SHOPPES @ DISTRICT 31**  
**ALABASTER, ALABAMA**  
**FOR**  
**API ALABASTER, LLC**

DATE: 08/10/2022	PROJECT: AB1100114	DRAWN:	MBP	CHECKED:	APB	SCALE: 1" = 40'
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[illegible]

DRAWING NO.  
C3-R0

**CCI**  
PLANNING  
& ENGINEERING

3528 Vann Road  
Suite 105  
Birmingham, AL 35235  
Phone: (205) 655-1991  
[www.ccipe.com](http://www.ccipe.com)