

LEGEND

● - IRON PIN FOUND

○ - 1/2" OUTSIDE DIAMETER

○ - 5/8" REBAR SET WITH CAP STAMPED (IFS)

○ - UTILITY POLE.

I.P.S. - IRON PIN SET

ROW - RIGHT OF WAY.

⊕ - 1/4 - 1/4 TIE

-E- - OVERHEAD UTILITY LINE(S).

-X- - FENCE.

REC. - RECORDED

- - NOT TO SCALE.

AC. - ACRES.

C - CENTERLINE

D.B. - DEED BOOK.

M.B. - MAP BOOK

P.B. - PLAT BOOK

P.G. - PAGE.

ESMT - EASEMENT.

M B L - MINIMUM BUILDING LINE

CONCRETE.

PRD-1

ALL LOTS: FRONT YARD SETBACK - 25'

REAR YARD SETBACK - 20'

SIDE YARD SETBACK - 5'

PHASE 3, SECTOR 2

PROPERTY ZONED: PRD-1

ALL LOTS: FRONT YARD SETBACK - 25'

REAR YARD SETBACK - 20'

SIDE YARD SETBACK - 5'

VICINITY MAP (NOT TO SCALE)

GASB 34 Notes:  
Acreage in Row = 3.13 Acres  
Linear Footage of 24' Wide Streets = 3,059  
Linear Footage of Storm = 2065  
Linear Footage of Sanitary = 3333  
Linear Footage of Water = 2973  
Linear Footage of Curb = 5507  
Linear Footage of Sidewalks = 5513

\_\_\_\_\_  
Date \_\_\_\_\_  
Mayor, City of Alabaster

\_\_\_\_\_  
Date \_\_\_\_\_  
City of Alabaster Engineer

\_\_\_\_\_  
Date \_\_\_\_\_  
City of Alabaster Planning Commission

\_\_\_\_\_  
Date \_\_\_\_\_  
City of Alabaster Building Official

\_\_\_\_\_  
Date \_\_\_\_\_  
City of Alabaster Fire Official

\_\_\_\_\_  
Date \_\_\_\_\_  
Alabaster City Clerk

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 OWNERS EXPENSE IN ORDER TO ACCESS ANY UTILITY OR 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. NEITHER THE CITY, NOR RODNEY SHIFLETT, MAKE ANY GUARANTEE AGAINST SINK HOLE OR OTHER NATURAL CONDITIONS THAT MAY EXIST OR OCCUR.
- I FURTHER CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE RATE MAP, (F.I.R.M.), COMMUNITY PANEL #01117C 0395 E, DATED FEBRUARY 20, 2013, ZONE 'X' AND DOES NOT LIE IN A SPECIAL HAZARD ZONE.
- 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.
- THE FINAL PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF ALABASTER ON THE \_\_\_\_\_ DAY OF 20\_\_\_\_ 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.
- ALL EASEMENTS OUT SIDE THE R.O.W., COMMON AREAS, GREEN SPACES, LANDSCAPED AREAS (INCLUDING CENTER OF TRAFFIC CIRCLE) TO BE MAINTAINED BY THE HOA.

RODNEY SHIFLETT SURVEYING

P.O. BOX 204  
COLUMBIANA, ALABAMA 35051  
TEL. 205-669-1205 FAX. 205-669-1298  
JOB #22826 (SHEET 1 OF 2)

SHEET 1 OF 2

February 2023  
FINAL PLAT OF

# MALLARD LANDING PHASE 3, SECTOR 2

A MASTER PLANNED RESIDENTIAL SINGLE FAMILY SUBDIVISION SITUATED IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 2 WEST AND THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 3 WEST, CITY OF ALABASTER, SHELBY COUNTY, ALABAMA.

THE PURPOSE OF THIS SUBDIVISION IS TO DIVIDE 19.92 ACRES INTO 65 LOTS AND COMMON AREA FOR RESIDENTIAL USE.

PREPARED FOR:  
MALLARD LANDING DEVELOPMENT, L.L.C.  
3360 DAVEY ALLISON BLVD  
HUEYTOWN, AL 35023

PREPARED BY:  
RODNEY SHIFLETT  
P.O. BOX 204  
COLUMBIANA, AL 35051  
205-669-1205

STATE OF ALABAMA  
SHELBY COUNTY  
FEBRUARY 17, 2023

The undersigned, Rodney Shiflett, a Licensed Land Surveyor, State of Alabama, and Mallard Landing Development, LLC, as owner(s), 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 was made at the instance of said owner; that this plat or map is a true and correct map of lands shown therein known as, MALLARD LANDING PHASE 3, SECTOR 2, showing the sub-divisions into which it is proposed to divide said lands, giving the lengths and bearings of each lot line and its number, showing the streets, alleys and public grounds, giving the length and width and name of each street as well as the number of each lot and showing the relation to the government survey, and that iron pins have been found or installed at all lot corners and curve points as shown and are designated by small open circles for set irons and small closed circles for found irons on said plat or map. Said owners also certifies that they are the owner of said lands and that the same is not subject to any mortgage. I further state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for the Practice of Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

In witness thereof, said surveyor executed these presents this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: Rodney Shiflett Date: 2/17/2023  
Rodney Shiflett, P.L.S. #2784  
P.O. Box 204  
Columbiana, AL 35051  
205-669-1205

STATE OF ALABAMA  
SHELBY COUNTY

I, Heather Letts, a Notary Public in and for said county and state, do hereby certify that Rodney Shiflett, whose name is signed to the foregoing certificate as surveyor, and who is known to me, acknowledged before me, on this date, that after being duly informed of the contents of said certificate, does execute same voluntarily as such individual with full authority thereof.

Given under my hand and seal this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public My Commission Expires \_\_\_\_\_

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Jason Spinks - Authorized representative  
Mallard Landing Development, LLC

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Jason Spinks, whose name is signed to the foregoing certificate as authorized representative, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, do execute same voluntarily as such individuals with full authority thereof.

Given under my hand and seal this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public My Commission Expires \_\_\_\_\_

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	57.74'	525.00'	6°18'05"	N 80°22'48" W	57.71'
C2	80.31'	525.00'	8°45'54"	N 72°50'46" W	80.23'
C3	49.51'	525.00'	5°24'12"	N 65°45'43" W	49.49'
C4	7.67'	475.00'	0°55'29"	N 63°31'22" W	7.67'
C5	83.60'	475.00'	10°05'02"	N 69°01'37" W	83.49'
C6	80.00'	475.00'	9°38'59"	N 78°53'38" W	79.91'
C7	40.00'	475.00'	4°49'30"	N 86°07'52" W	39.99'
C8	19.60'	525.00'	2°08'22"	S 87°28'26" E	19.60'
C9	60.13'	525.00'	6°33'45"	S 83°07'23" E	60.10'
C10	80.31'	525.00'	8°45'54"	S 75°27'34" E	80.23'
C11	73.45'	525.00'	8°00'59"	S 67°04'07" E	73.39'
C12	94.47'	475.00'	11°23'43"	S 68°45'29" E	94.32'
C13	75.23'	475.00'	9°04'28"	S 78°59'35" E	75.15'
C14	24.30'	2025.00'	0°41'15"	S 06°07'34" W	24.30'
C15	60.00'	2025.00'	1°41'52"	S 04°56'00" W	60.00'
C16	60.11'	2025.00'	1°42'02"	S 03°14'03" W	60.10'
C17	60.00'	2025.00'	1°41'52"	S 01°32'06" W	60.00'
C18	60.00'	2025.00'	1°41'52"	S 00°09'45" E	60.00'
C19	60.00'	2025.00'	1°41'52"	S 01°51'37" E	60.00'
C20	24.87'	2025.00'	0°42'13"	S 03°03'39" E	24.87'
C21	25.28'	1975.00'	0°44'01"	N 03°15'44" W	25.28'
C22	39.91'	25.00'	81°28'09"	N 43°03'06" E	35.81'
C23	39.91'	25.00'	91°28'09"	N 45°28'45" W	35.81'
C24	62.15'	1974.58'	1°48'12"	N 01°09'26" E	62.15'
C25	76.78'	1974.53'	2°13'41"	N 03°10'21" E	76.78'
C26	75.27'	1975.23'	2°11'00"	N 05°22'41" E	75.27'
C27	57.68'	525.00'	6°17'43"	N 68°03'58" W	57.65'
C28	80.31'	525.00'	8°45'54"	N 80°32'10" W	80.23'
C29	80.31'	525.00'	8°45'54"	N 71°46'16" W	80.23'
C30	22.67'	525.00'	2°28'26"	N 66°09'06" W	22.67'
C31	84.83'	475.00'	10°13'58"	N 70°01'52" W	84.72'
C32	34.19'	475.01'	4°07'27"	N 77°12'34" W	34.18'
C33	122.74'	475.00'	1°43'48" W	N 86°44'37" E	122.40'
C34	80.44'	525.00'	8°46'45"	N 87°36'28" E	80.36'
C35	80.00'	525.01'	8°43'51"	S 83°38'14" E	79.92'
C36	29.25'	525.00'	3°11'33"	S 77°40'31" E	29.25'
C37	80.31'	525.00'	8°45'54"	S 71°41'48" E	80.23'
C38	21.99'	525.00'	2°23'58"	S 68°08'52" E	21.99'
C39	109.01'	475.00'	13°08'58"	S 71°29'22" E	108.77'
C40	109.01'	475.00'	13°08'58"	S 84°38'20" E	108.77'
C41	222.38'	500.00'	25°28'59"	N 75°48'07" W	220.55'
C42	178.63'	500.00'	20°28'11"	N 73°17'43" W	177.68'
C43	268.21'	2000.00'	7°41'01"	N 02°37'41" E	268.01'
C44	344.96'	2000.00'	9°52'57"	N 01°31'43" E	344.54'
C45	76.76'	2000.00'	2°11'56"	N 02°18'48" W	76.75'
C46	229.50'	500.00'	26°17'56"	S 78°03'51" E	227.49'
C47	125.29'	500.00'	14°21'25"	S 72°05'36" E	124.96'
C48	141.94'	499.99'	16°15'54"	S 87°24'15" E	141.46'