

ALABASTER SHOPPING CENTER AND WAREHOUSE SUBDIVISION

A COMMERCIAL SUBDIVISION SITUATED IN THE NE 1/4 OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA.

THE PURPOSE OF THIS SUBDIVISION IS TO DIVIDE PARCEL 23-1-02-1-101-045.000 INTO TWO LOTS AND ABSORB PARCEL 23-1-02-1-101-043.000.

PRESENTED TO ALABAMA AND ZONING IN NOVEMBER OF 2025

OWNER:
BEAVERS PROPERTIES, LLC
4348 OLD BROOK TRAIL
BIRMINGHAM AL 35243
PHONE: 205-580-1185
ATT: CHARLES A.J. BEAVERS, JR.

OWNER:
EASTERN DIXIE INVESTMENTS LLP
5002 WHITLING DR STE L
PELHAM AL 35124
PHONE: 205-663-7572
ATT: LARRY A. PHARO

SURVEYOR:
RODNEY KEITH CUNNINGHAM
120 BISHOP CIRCLE SUITE 300
PELHAM AL 35124
PHONE: 205-403-9158
ATT: RODNEY CUNNINGHAM

STATE OF ALABAMA
COUNTY OF JEFFERSON

THE UNDERSIGNED, RODNEY KEITH CUNNINGHAM, A REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND EASTERN DIXIE INVESTMENTS LLP, OWNER AND BEAVERS PROPERTIES, LLC 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 "ALABASTER SHOPPING CENTER AND WAREHOUSE SUBDIVISION" 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, SHOWING THE RELATIONS OF THE LANDS TO THE GOVERNMENT SURVEY, AND THAT IRON PINS HAVE BEEN FOUND IRON OR SET 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 THEY ARE THE OWNER OF SAID LANDS AND THAT THE SAME ARE NOT SUBJECT TO ANY MORTGAGES.

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.

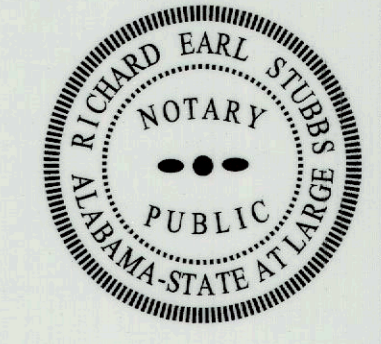


SURVEYOR:
RKC
RODNEY KEITH CUNNINGHAM
ALABAMA LIC. NO: 26013
DATE: FEB. 17, 2026

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, RICHARD EARL STUBBS, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT RODNEY KEITH CUNNINGHAM, 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 17th DAY OF Feb, 2026
Richard Earl Stubbs
NOTARY PUBLIC MY COMMISSION EXPIRES AUGUST 12, 2029



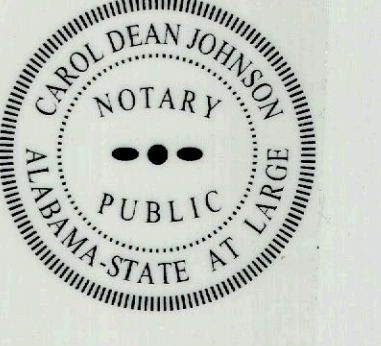
OWNER: EASTERN DIXIE INVESTMENTS, LLP

Larry A Pharo
BY: LARRY A. PHARO
Managing Partner
ITS:

STATE OF ALABAMA
COUNTY OF Shelby

Carol Dean Johnson, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT LARRY A. PHARO, WHOSE NAMES ARE SIGNED TO THE FOREGOING CERTIFICATE AS Managing Partner OF EASTERN DIXIE INVESTMENTS, LLP, OWNER, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, THEY EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS 20 DAY OF February, 2026
Carol Dean Johnson
NOTARY PUBLIC MY COMMISSION EXPIRES 7/12/2026



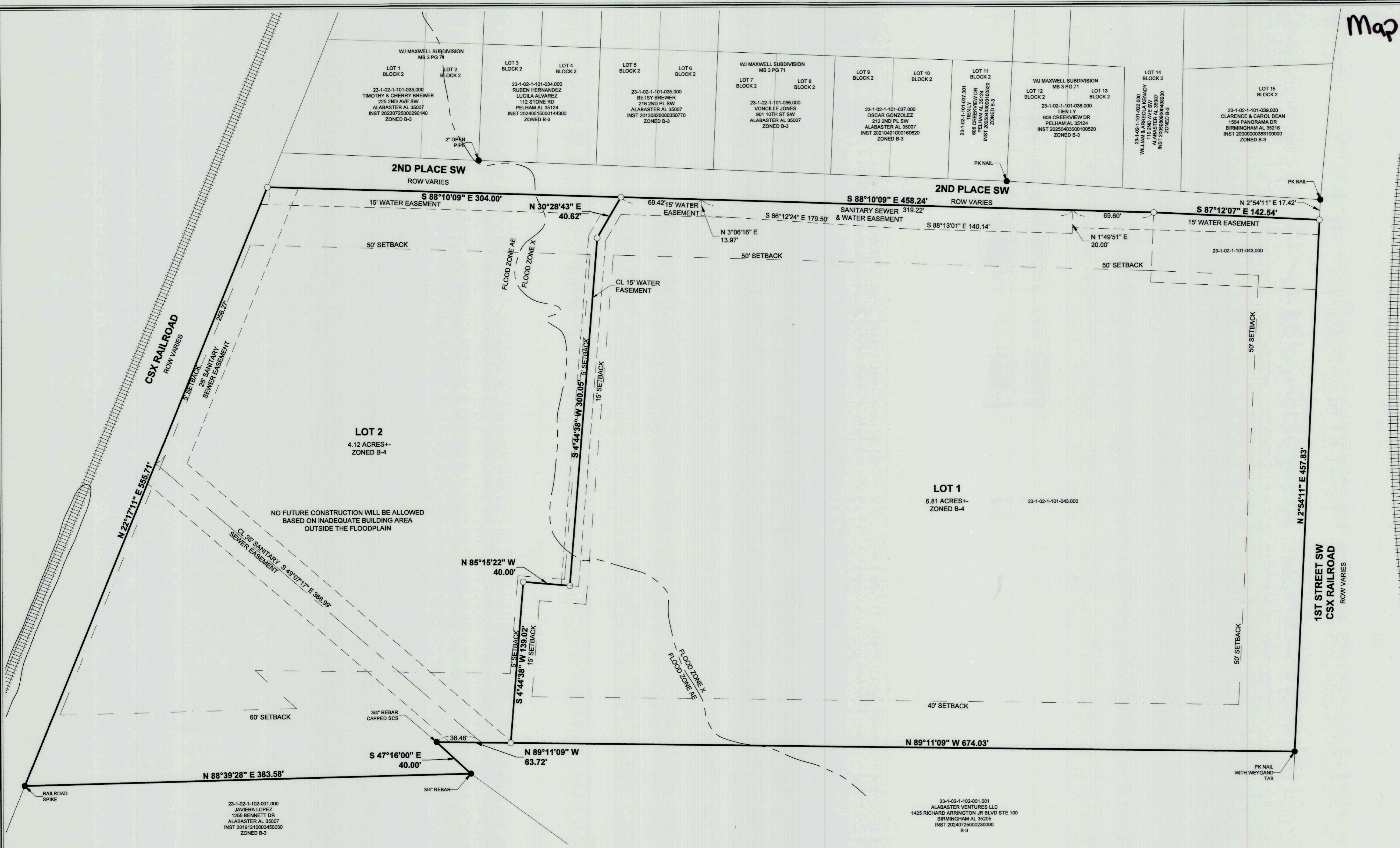
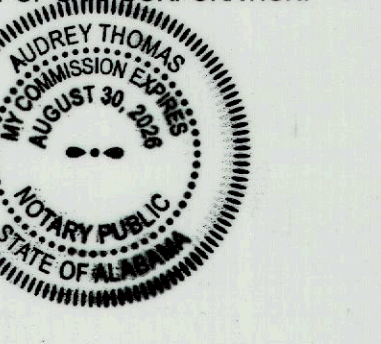
OWNER: BEAVERS PROPERTIES, LLC

Charles A J Beavers Jr
BY: CHARLES A.J. BEAVERS, JR.
Managing Member
ITS:

STATE OF ALABAMA
COUNTY OF Jefferson

Audrey Thomas, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT CHARLES A.J. BEAVERS JR., WHOSE NAMES ARE SIGNED TO THE FOREGOING CERTIFICATE AS Managing Member OF BEAVERS PROPERTIES, LLC, OWNER, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, THEY EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS 23 DAY OF Feb, 2026
Audrey Thomas
NOTARY PUBLIC MY COMMISSION EXPIRES AUGUST 30, 2026

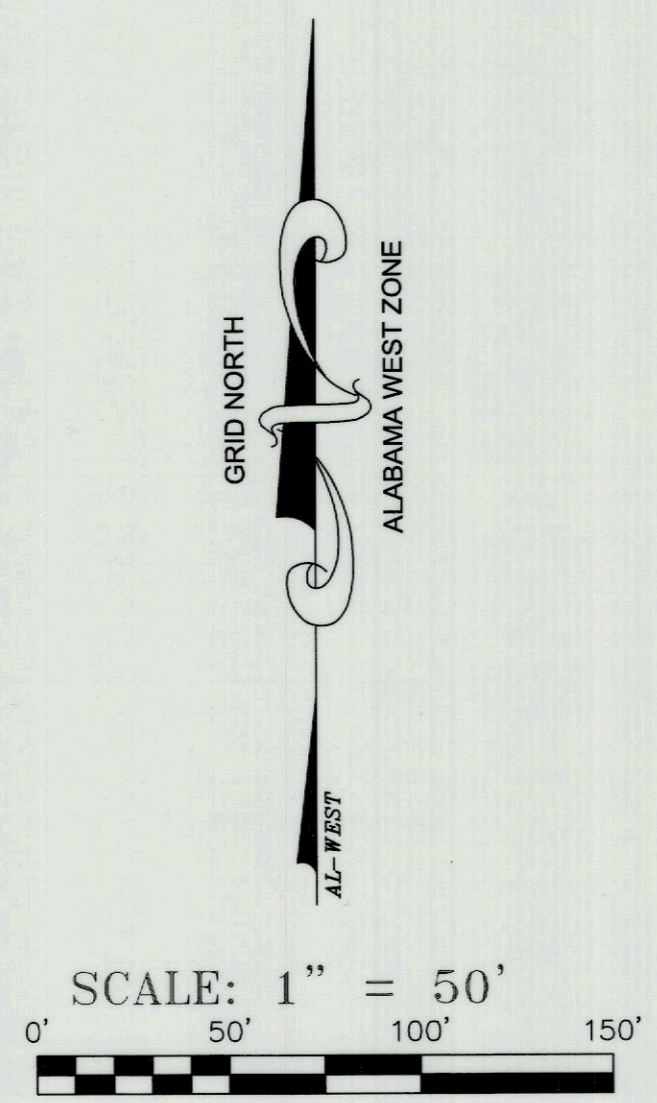
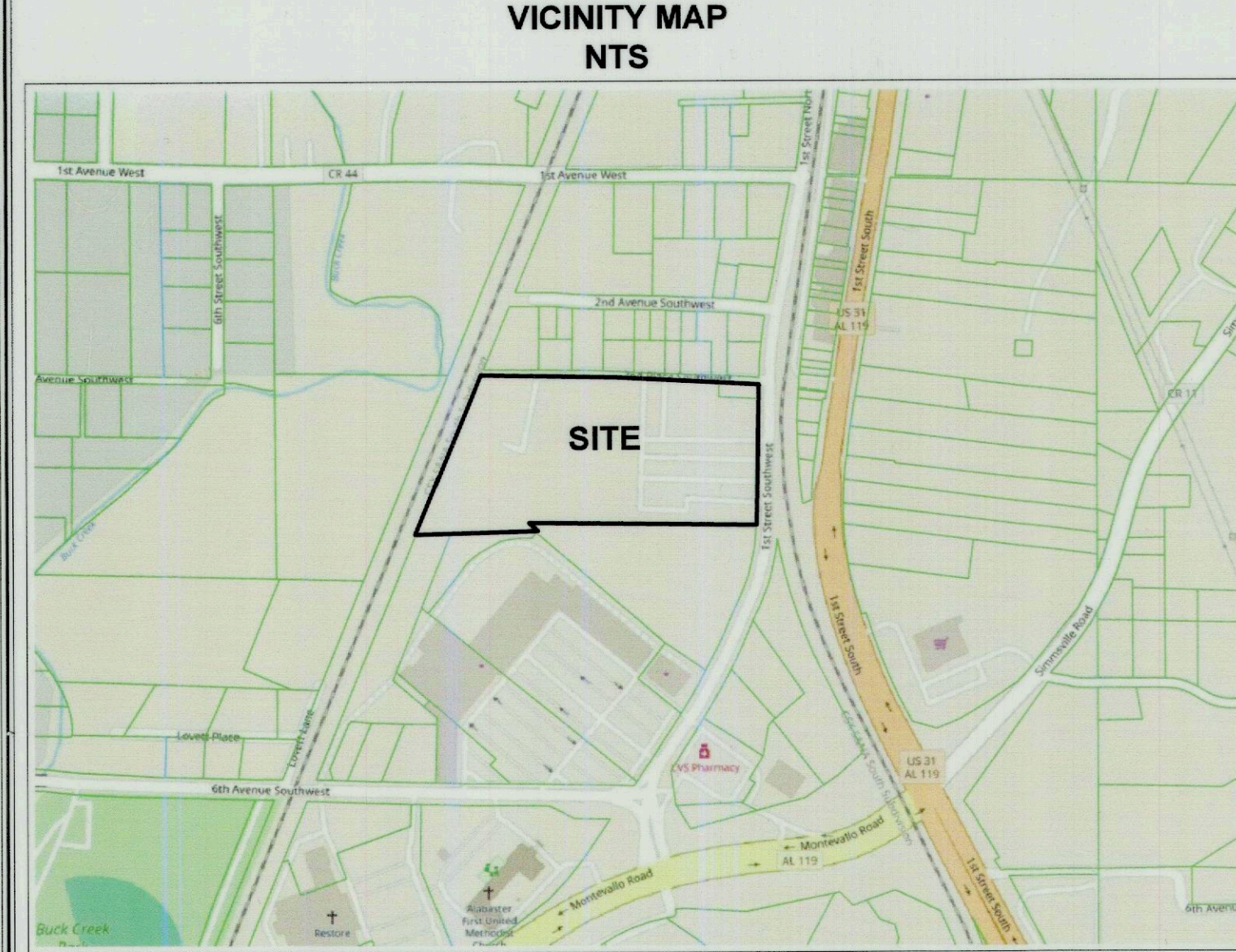


ZONED B-4
MINIMUM LOT AREA: NONE
MINIMUM LOT WIDTH: NONE

SETBACKS: FRONT: 50'
REAR: 60 feet (15 feet if adjoining property is zoned B-4, M-1 or M-2, unzoned or right-of-way exceeds 40 feet)

SIDE: 40 feet (5 feet if adjoining property is zoned B-4, M-1 or M-2)

VARIANCE FILED WITH THE CITY OF ALABASTER (VA-2025-0145) FOR SETBACKS THAT WOULD AFFECT EXISTING BUILDINGS.



Fran Smith DATE: 2/24/26
ALABASTER CITY ENGINEER

Mike R... DATE: 2/24/26
PLANNING COMMISSION, CITY OF ALABASTER

Scott Bell... DATE: 2/24/26
MAYOR, CITY OF ALABASTER

Mark Jung DATE: 02/24/2026
CITY CLERK

Brent Gula DATE: 2/24/26
ALABASTER BUILDING OFFICIAL

My Buller DATE: 2/24/26
ALABASTER FIRE OFFICIAL

- 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.
 - 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.
 - I further certify that I have consulted the Federal Insurance Rate Map (FIRM) Community Panel, 01117C0377E, dated, 03/21/2019, Zone AE and X, and found that the above-described parcel DOES lie in a special Flood Hazard zone and is shown on this plat.
 - 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 16th day of December, 2025 subject to an improvement bond given by Owner to the City of Alabaster in the amount of N/A for completion of all required improvements and maintenance.

RES: RKC
DRAWN BY: LPHAR0001
CHECKED BY: LPHAR0001
PROJECT NO.: LPHAR0001 218 1ST ALABASTER.JPG
CAD FILE: LPHAR0001 218 1ST ALABASTER.JPG
SCALE: 1" = 50'

PROJECT: SECTION 2, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA
TITLE: FINAL PLAT

120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
FAX - (205) 403-9175

EDGC
ENGINEERING DESIGN GROUP, LLC
CIVIL ENGINEERING • LAND SURVEYING
(205) 403-9158

SHEET NO. 1 OF 1