

LEGEND

SQ. FT.....SQUARE FEET
AC.....ACRES
+/-.....MORE OR LESS
Δ.....DELTA ANGLE
d.....DEFLECTION ANGLE
T.....TANGENT
R.....RADIUS
CH.....CHORD
L.....LENGTH
ESMT.....EASEMENT
EX.....EXISTING
M.B.....MAP BOOK
PG.....PAGE
FND.....FOUND
ROW.....RIGHT-OF-WAY
O.....REBAR SET
MIN.....MINIMUM
C.....CENTERLINE
D.B.....DEED BOOK
NOT TO SCALE

RESURVEY OF FIRST AVENUE SW ALABASTER

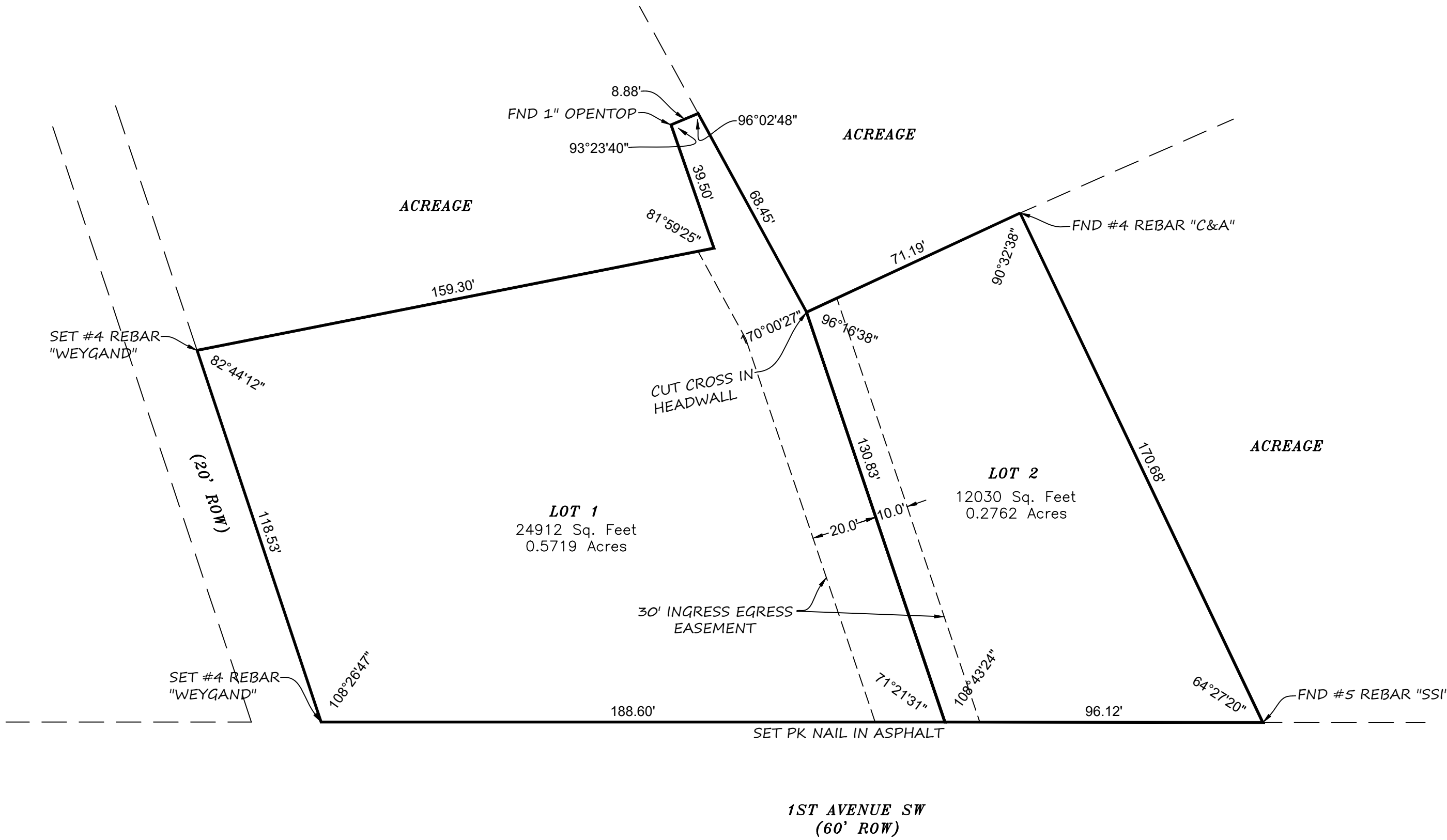
BEING A RESURVEY OF ACREAGE, AS RECORDED AS DEED NUMBER 2022052000026440
IN THE OFFICE OF THE JUDGE OF PROBATE SHELBY COUNTY, ALABAMA

SITUATED IN THE SW ¼ OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 3 WEST,
SHELBY COUNTY, ALABAMA & THE SW ¼ OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 3 WEST,
SHELBY COUNTY, ALABAMA

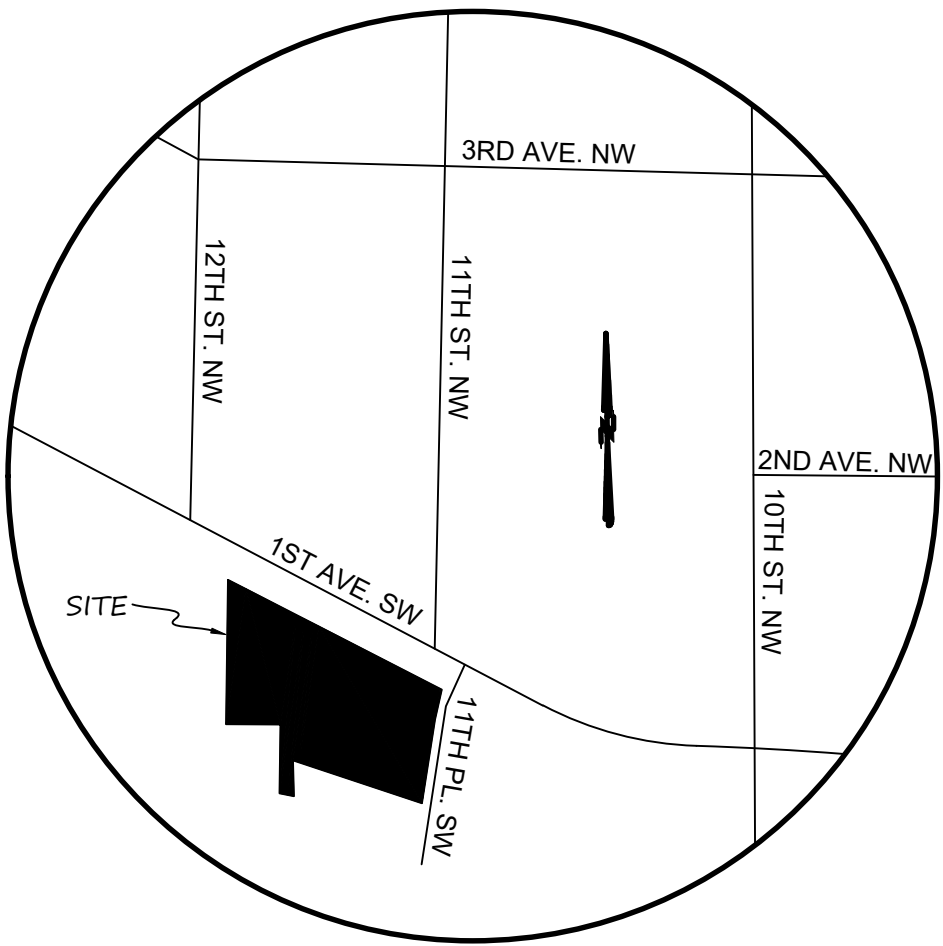
SCALE: 1"=30'

WEYGAND SURVEYORS, INC.
Ray Weygand, Reg. L.S. #24973
169 Oxmoor Road, Homewood, AL 35209
Phone: (205) 942-0086 Fax: (205) 942-0087

DATE: DECEMBER 2023



VICINITY MAP
(NOT TO SCALE)



NOTE:

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
(ZONE "X") AS PER MAP NO. 01117C0377E, DATED MARCH 21, 2019.



State of Alabama)
Jefferson County)

The undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and, Harry Gamble, (Manager of Newins Propoerties LLC), hereby certify that this plat or map was made pursuant to a survey made by said surveyor, and that this plat or map was made at the instance of said owner, that this plat or map is a true and correct plat or map of land shown therein and known or to be known as RESURVEY OF FIRST AVENUE ALABASTER, 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 DEED NUMBER 2022052000026440 and to the government survey of Section 35, Township 20 South, Range 3 West, and Section 2, Township 21 South, Range 3 West, 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. I, Ray Weygand, 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. Said owners also certify that they are the owners of said land, and that the same is not subject to any mortgage.

In Witness Whereof, the said Ray Weygand has set his name and seal, and Harry Gamble, (Manager of Newins Propoerties LLC), have caused these presents to be executed on their behalf, this the ____ day of _____, 2023.

By: _____ By: _____
Ray Weygand Harry Gamble — (Manager of Newins Propoerties LLC)
Reg.L.S. #24973

State of Alabama)
Shelby County)

I, _____, as Notary Public in and for said County and State, do hereby certify that Ray Weygand, whose name is signed to the foregoing certificate as Land Surveyor, who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this ____ day of _____, 2023.

By: _____
Notary Public — Commission Exp.:

State of Alabama)
Shelby County)

I, _____, as Notary Public in and for said County and State, do hereby certify that Harry Gamble, (Manager of Newins Propoerties LLC), whose name is signed to the foregoing certificate as Member Found Properties LLC, Owner, who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this ____ day of _____, 2023.

By: _____
Notary Public — Commission Expires:

_____ Mayor of the City of Alabaster	DATE: _____
_____ Alabaster City Engineer	DATE: _____
_____ Building Official, City of Alabaster	DATE: _____
_____ Planning Commission, City of Alabaster	DATE: _____
_____ Alabaster Fire Official	DATE: _____
_____ City Clerk	DATE: _____
_____ Shelby County Health Department	DATE: _____

NOTES:
ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION (UNLESS OTHERWISE NOTED).
NO FENCE SHALL IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY.
BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING AND FOR SOIL CONDITIONS. THIS ENGINEER/LAND SURVEYOR IS NOT RESPONSIBLE FOR EITHER.
BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LIDS OR TOP ELEVATION FOR ALL MANHOLES AND YARD INLETS ON EACH LOT.
CITY OF ALABASTER IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE CITY OF ALABASTER PLANNING COMMISSION.
CITY OF ALABASTER IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT.
CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR THE PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS.
CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.