

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 OWNERS EXPENSE IN ORDER TO ACCESS ANY UTILITY OR EASEMENT.
- DETENTION/RETENTION POND MAINTENANCE AND UPKEEP WILL BE THE 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 ANY OTHER NATURAL CONDITIONS THAT MAY EXIST OR OCCUR.
- I FURTHER CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE RATE MAP (FIRM), FIRM PANEL 01117C0377E, DATED FEB. 20, 2013, ZONES "X" AND "AE", AND FOUND THAT PORTIONS OF THE ABOVE DESCRIBED PARCEL DO 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 22ND DAY OF April, 2025 SUBJECT TO AN IMPROVEMENT BOND GIVEN BY OWNER TO THE CITY OF ALABASTER IN THE AMOUNT OF 0 FOR COMPLETION OF ALL REQUIRED IMPROVEMENTS AND MAINTENANCE.

PERMANENT DRAINAGE EASEMENTS FOUND IN INSTRUMENT # 20011220000559451 AND REFERENCE ALDOT PROJECT NO. STPAA-548(1)

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH BEARING
C1	2889.93	218.97'	4°20'29"	218.92'	S 87°03'35"E
C2	4525.52'	358.19'	4°32'06"	358.10'	S 67°05'49"E
C3	4515.52'	389.91'	4°56'51"	389.79'	S 121°45'E
C4	4525.52'	156.61'	1°58'58"	156.60'	S 92°12'1"E

LINE TABLE

LINE	DIST.	BEARING	NOTES
L1	19.64'	N00°12'15"W	PROPERTY LINE
L2	50.96'	S89°00'04"W	PERMANENT DRAINAGE EASEMENT
L3	97.92'	N01°12'20"E	PERMANENT DRAINAGE EASEMENT
L4	93.35'	N28°52'16"E	PERMANENT DRAINAGE EASEMENT
L5	90.40'	S59°49'06"W	CENTERLINE 20' SANITARY SEWER EASEMENT
L6	89.61'	S01°36'18"E	CENTERLINE 20' SANITARY SEWER EASEMENT
L7	23.03'	N88°40'37"W	CENTERLINE 20' SANITARY SEWER EASEMENT
L8	42.74'	N00°04'31"W	SEWER EASEMENT
L9	111.78'	N04°22'56"E	CENTERLINE 20' SANITARY SEWER EASEMENT
L10	196.49'	N00°30'44"W	CENTERLINE 20' SANITARY SEWER EASEMENT
L11	31.19'	S52°37'23"E	CENTERLINE 10' SANITARY SEWER EASEMENT
L12	353.21'	S89°00'17"E	CENTERLINE 10' SANITARY SEWER EASEMENT
L13	42.31'	N48°34'02"E	CENTERLINE 10' STORM EASEMENT
L14	188.53'	S89°16'38"E	CENTERLINE 10' STORM EASEMENT
L15	101.99'	N75°26'43"E	CENTERLINE 10' STORM EASEMENT
L16	89.54'	N61°27'19"E	CENTERLINE 10' STORM EASEMENT
L17	20.98'	S54°45'00"E	CENTERLINE 20' SANITARY SEWER EASEMENT

SUBDIVISION OF LOT 1 OF FINAL PLAT OLD THOMPSON HIGH SCHOOL SUBDIVISION

SITUATED IN THE NW 1/4 OF SECTION 11, TOWNSHIP 21 SOUTH, RANGE 3 WEST SHELBY COUNTY, ALABAMA CITY OF ALABASTER

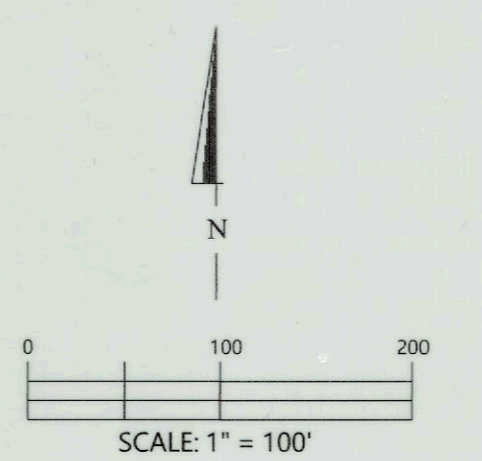
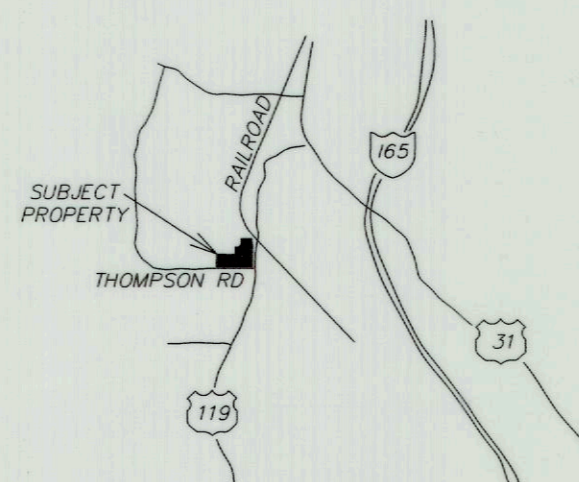
PURPOSE OF THIS RESURVEY: TO DIVIDE LOT 1 OF MAP BOOK 56 PG 59 INTO THREE PARCELS.

MARCH, 2025

LEGEND

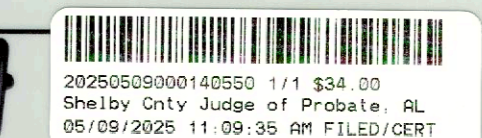
- FOUND MONUMENT
- FOUND PROPERTY CORNER
- SET PROPERTY CORNER
- CRB - CAPPED REBAR
- RB - REBAR
- ROW MON - RIGHT OF WAY MONUMENT
- OTP - OPEN TOP PIPE
- CRIMP - CRIMP TOP PIPE
- (R) - RECORD MEASUREMENT
- (M) - FIELD MEASUREMENT
- BSL - BUILDING SET-BACK LINE

VICINITY MAP



STATE OF ALABAMA SHELBY COUNTY CITY OF ALABASTER

Map 61 Page 44



I, ROBERT F. WEIMORTS, JR., A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA 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 OWNERS; THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN AND KNOWN AS THE SUBDIVISION OF LOT 1 OF FINAL PLAT OLD THOMPSON HIGH SCHOOL SUBDIVISION AS RECORDED IN MAP BOOK 56 PAGE 95 IN THE OFFICE OF THE PROBATE OF SHELBY COUNTY ALABAMA, SHOWING THE SUBDIVISIONS INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVING THE LENGTH AND BEARINGS 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 RELATION OF THE LANDS TO THE GOVERNMENT SURVEY AND THAT IRON PINS HAVE BEEN INSTALLED AT ALL LOTS CORNERS AND CURVE POINTS AS SHOWN AND DESIGNATED BY SMALL OPEN CIRCLES ON SAID PLAT OR MAP AND THAT ALL PARTS OF THIS SURVEY AND PLAT (OR DRAWING) HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE OF SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID OWNERS ALSO CERTIFY THAT THEY ARE THE OWNERS OF SAID LANDS AND THAT THE SAME ARE NOT SUBJECT TO ANY MORTGAGE EXCEPT A MORTGAGE HELD BY THE FOLLOWING MORTGAGES (IF APPLICABLE):

DATED THIS THE 20TH DAY OF April, 2025

Robert F. Weimorts, Jr.
ROBERT F. WEIMORTS, JR.,
PLS# 23008

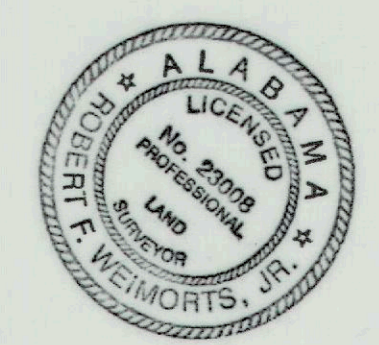
STATE OF ALABAMA SHELBY COUNTY

I THE UNDERSIGNED, AS NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT ROBERT F. WEIMORTS, JR., WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AS SURVEYOR WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME, ON THIS DATE THAT, AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, BE EXECUTED SAME VOLUNTARILY AS SUCH INDIVIDUAL WITH FULL AUTHORITY THEREFORE.

GIVEN UNDER MY HAND AND SEAL THIS THE 28TH DAY OF April, 2025

BY: *Kimberly Brothers*
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-18-25



BY: N/A MORTGAGE HOLDER

STATE OF ALABAMA SHELBY COUNTY

I THE UNDERSIGNED, AS NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT N/A WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AS REPRESENTATIVE OF N/A AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME, ON THIS DATE THAT, AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, BE EXECUTED SAME VOLUNTARILY AS SUCH INDIVIDUAL WITH FULL AUTHORITY THEREFORE.

GIVEN UNDER MY HAND AND SEAL THIS THE ___ DAY OF ___, 2025

BY: N/A NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Scott B. Hill
OWNER:
CITY OF ALABASTER
1953 MUNICIPAL WAY
ALABASTER, AL 35007

STATE OF ALABAMA SHELBY COUNTY

I, THE UNDERSIGNED, AS NOTARY PUBLIC FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT Scott B. Hill OWNERS OF SAID PROPERTY WHOSE NAMES ARE SIGNED TO THE FOREGOING CERTIFICATE AS OWNERS WHO ARE KNOWN TO ME, ACKNOWLEDGED BEFORE ME, ON THIS DATE THAT, AFTER BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, THEY EXECUTED SAME VOLUNTARILY AS SUCH INDIVIDUAL WITH FULL AUTHORITY THEREFORE.

GIVEN UNDER MY HAND AND SEAL THIS THE 28TH DAY OF April, 2025

BY: *Kimberly Brothers*
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-18-25



Scott B. Hill
MAYOR, CITY OF ALABASTER

Butch Jones
ALABASTER CITY ENGINEER

W. L. White
ALABASTER FIRE OFFICIAL

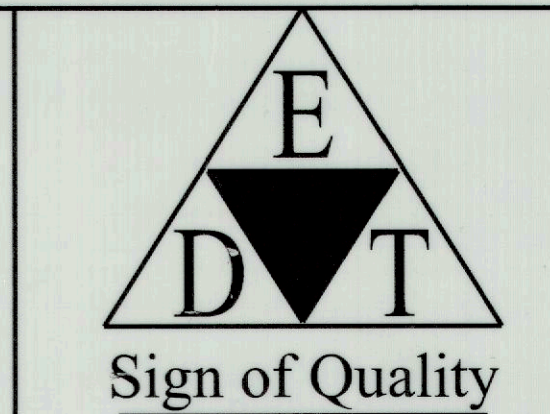
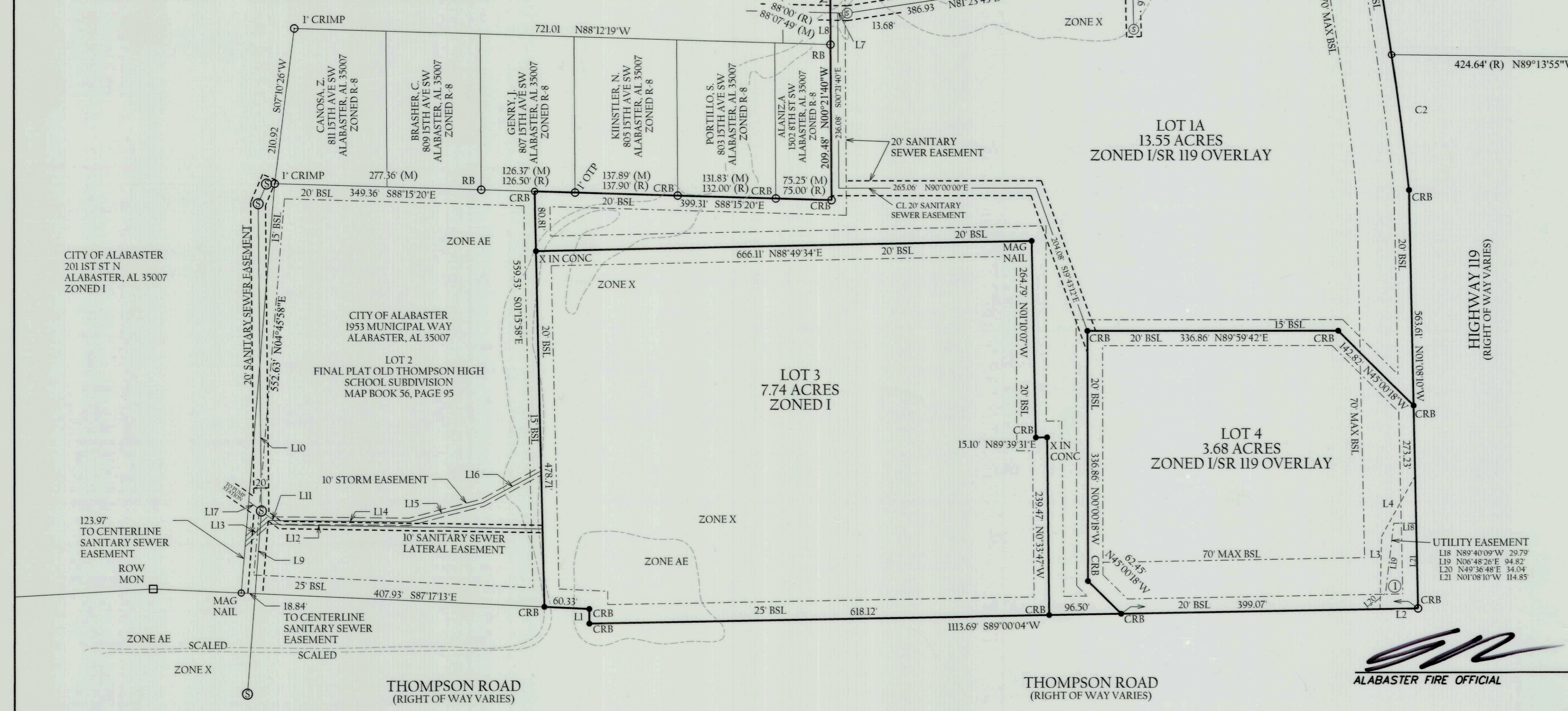
Brent Jones
ALABASTER BUILDING OFFICIAL

DATE: 4/29/2025

DATE: 5/8/25

DATE: 04/28/2025

DATE: 4/29/25



ENGINEERING DESIGN TECHNOLOGIES, INC.
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FINAL PLAT
10019 HWY 119
ALABASTER, AL 35007
SHELBY COUNTY
SECTION 11, TOWNSHIP 21 S, RANGE 3W

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REV	DATE / DESCRIPTION

Date: 04/28/2025
Job No: 22E-02-10000
Drawn: JKT
Checked: RFW

FINAL PLAT

FIELD WORK: MARCH 2025