



VICINITY MAP (NOT TO SCALE)

- NOTES:
1. ALL EASEMENTS ARE FOR UTILITY AND DRAINAGE PURPOSES AND SHALL PROVIDE NEEDS FOR BOTH WITHIN AND WITHOUT THIS SUBDIVISION.
 2. NO FENCES WILL BE ALLOWED TO OBSTRUCT THE FLOW OF STORM WATER.
 3. FENCING, IF INSTALLED ON AN EASEMENT, MAY BE REMOVED AT THE PROPERTY OWNERS EXPENSE IN ORDER TO ACCESS ANY UTILITY OR EASEMENT.
 4. DETENTION/RETENTION POND MAINTENANCE AND UPKEEP WILL BE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION OR PARTY OF OWNERSHIP.
 5. THE CITY OF ALABASTER IS NOT NOR WILL EVER BE RESPONSIBLE FOR THE MAINTENANCE OF EASEMENTS OUTSIDE THE RIGHT OF WAY.
 6. ALL DECORATIVE SIGNAGE, LIGHTING, ETC. WITHIN A SUBDIVISION IF REMOVED OR DAMAGED WILL BE REPLACED WITH STANDARD CITY OF ALABASTER EQUIPMENT.
 7. THE CITY OF ALABASTER IS LOCATED IN AN AREA SUBJECT TO SINK HOLES AND LIMESTONE FORMATIONS. THE CITY, NOR RODNEY SHIFLETT, DOES NOT MAKE ANY GUARANTEE AGAINST SINK HOLE OR OTHER NATURAL CONDITIONS THAT MAY EXIST OR OCCUR.
 8. I FURTHER CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE RATE MAP, (F.I.R.M.), COMMUNITY PANEL #01117C 0379 E, ZONE 'X', DATED FEBRUARY 20, 2013, AND FOUND THAT THE BELOW DESCRIBED PARCELS DO NOT LIE IN A FLOOD HAZARD ZONE.
 9. 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.

THIS PROPERTY IS ZONED B-4 AREA AND DIMENSIONAL REGULATIONS FOR B-4	
MINIMUM LOT AREA	NONE
MINIMUM LOT WIDTH	NONE
MAXIMUM BUILDING HEIGHT	60 FEET, (30 FEET WHEN ANY PORTION OF THE PROPERTY ADJOINS A RESIDENTIAL DISTRICT.)
MINIMUM BUILDING SETBACKS	
FRONT	50 FEET
REAR	60 FEET, 15 FEET IF ADJOINING PROPERTY IS ZONED B-4, M-1, OR M-2
SIDE	40 FEET, 5 FEET IF ADJOINING PROPERTY IS ZONED B-4, M-1, OR M-2

THE PURPOSE OF THIS RESUBDIVISION IS TO DIVIDE LOT 2AA, 8.31 ACRES, INTO TWO LOTS, FOR COMMERCIAL USE.

23-6-14-2-005-011.000
WESTERN REI, LLC
3360 DAVEY ALLISON BLVD
HUEYTOWN, AL 35023
LOT 12
KENT FARMS COMMERCIAL COMPLEX
MB 40, PG 56
ZONED B-4

23-6-14-2-005-010.000
WESTERN REI, LLC
3360 DAVEY ALLISON BLVD
HUEYTOWN, AL 35023
LOT 11A OF KENT COMMERCIAL COMPLEX RESURVEY
MB 54, PG 7
ZONED B-4

23-6-14-1-001-003.001
WILLIAM & MICHELLE BRAKEFIELD
615 FULTON SPRINGS ROAD
ALABASTER, AL 35007
ZONED A

23-6-14-1-001-012.000
MARTHA KELLY, MATTIE PICKLESIMER,
MARGARET BISHOP & FRAN MASSEY
375 BISHOP LANE
INDIAN SPRINGS, AL 35124
ZONED A

SEPTEMBER 4, 2024
FINAL PLAT OF

A RESUBDIVISION OF LOT 2AA OF A RESURVEY OF LOT 2A, 9, 10 AND 11 OF KENT FARMS COMMERCIAL COMPLEX

AS RECORDED IN MAP BOOK 54, PAGE 7 AND MAP BOOK 40,
PAGE 56, IN THE OFFICE OF THE JUDGE OF PROBATE OF
SHELBY COUNTY, ALABAMA

A COMMERCIAL SUBDIVISION SITUATED IN THE NW ¼ OF SECTION 14, TOWNSHIP 21 SOUTH,
RANGE 3 WEST, CITY OF ALABASTER, SHELBY COUNTY, ALABAMA.

8.31 TOTAL ACREAGE OF SUBJECT PROPERTY

PREPARED FOR:
KSJC 240, LLC
411 STERLING PARK CIRCLE
ALABASTER, AL 35007

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

STATE OF ALABAMA
SHELBY COUNTY
AUGUST 27, 2024

The undersigned, Rodney Shiflett, a Licensed Land Surveyor, State of Alabama and KSJC 240, 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, A RESUBDIVISION OF LOT 2AA OF A RESURVEY OF LOT 2A, 9, 10 & 11 OF KENT FARMS COMMERCIAL COMPLEX, 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 Kent Farms Commercial Complex, as recorded in Map Book 54, Page 7, in the Office of the Judge of Probate of Shelby County Alabama, 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: 8/27/24
Rodney Shiflett, P.L.S. #21784
P.O. Box 204
Columbiana, AL 35051
205-669-1205



I, Heather Letts, a Notary Public in and for Shelby County, Alabama, 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: _____
KSJC 240, LLC
Ken Bettini - Owner

I, the undersigned, a Notary Public in Shelby County, Alabama, do hereby certify that, Ken Bettini, whose name is signed to the foregoing certificate as owner, 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 _____

By: _____ Date: _____
KSJC 240, LLC
John Mayhall - Owner

I, the undersigned, a Notary Public in Shelby County, Alabama, do hereby certify that, John Mayhall, whose name is signed to the foregoing certificate as owner, 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 _____

Mayor, City of Alabaster _____ Date _____

City of Alabaster Engineer _____ Date _____

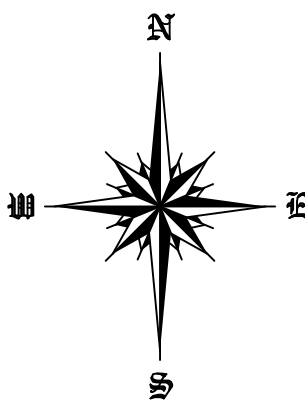
City of Alabaster Building Official _____ Date _____

City of Alabaster Fire Official _____ Date _____

Alabaster City Clerk _____ Date _____

LEGEND

- - IRON PIN FOUND
- - 1/2" OUTSIDE DIAMETER
- - # 5 REBAR SET WITH CAP STAMPED. (IPS)
- - UTILITY POLE.
- I.P.S. - IRON PIN SET
- ROW - RIGHT OF WAY.
- 1/4 - 1/4 TIE
- E- OVERHEAD UTILITY LINE(S).
- X- FENCE.
- CONCRETE.
- REC. - RECORDED
- NOT TO SCALE.
- AC. - ACRES.
- CL - CENTERLINE
- D.B. - DEED BOOK.
- M.B. - MAP BOOK
- P.B. - PLAT BOOK
- PG. - PAGE.
- ESMT - EASEMENT.
- M B L - MINIMUM BUILDING LINE



0 50 100 150

SCALE: 1" = 50'

RODNEY SHIFLETT SURVEYING

P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298
JOB #24572

CURVE	ARC	LENGTH	RADIUS	CHORD	BEARING	CHORD	LENGTH
C1	123.87'	27.00'	N 49°31'16" E	23.10'			
C2	144.75'	55.00'	S 08°46'40" E	106.45'			
C3	125.54'	55.00'	N 30°26'15" E	100.01'			
C4	24.29'	27.00'	N 09°12'20" W	23.48'			