20240604000156650 1/1 $34.00
Shelby Cnty Judge of Probate, AL
06/04/2024 09:43:47 AM FILED/CERT

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THE SHOPPES AT DISTRICT 31

Presented to the Planning Commission January 2024

SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY ALABAMA

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 DOES NOT MAKE ANY GUARANTEE AGAINST SINK HOLE OR OTHER NATURAL CONDITIONS THAT MAY EXISTS OR OCCUR.

8. I FURTHER CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE RATE MAP. (FIRM) COMMUNITY PANEL, 0117C0381E, DATED 2/20/2013, ZONE X AND PANEL0117C0377E DATED 2/20/2013 ZONE X AND FOUND THAT THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL 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.

10. 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.

SURVEY CONTROL

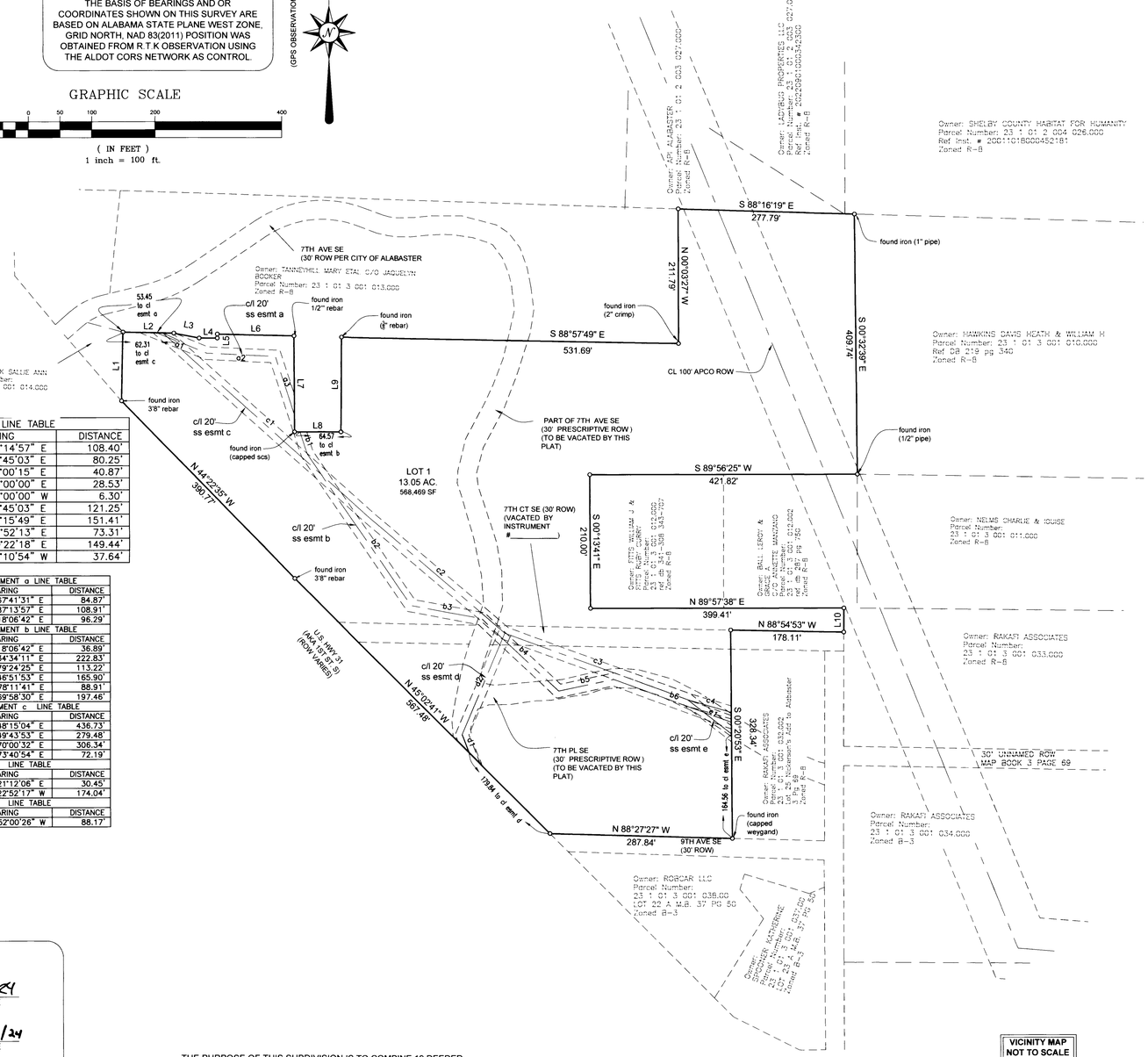
THE BASIS OF BEARINGS AND OR COORDINATES SHOWN ON THIS SURVEY ARE BASED ON ALABAMA STATE PLANE WEST ZONE, GRID NORTH, NAD 83(2011) POSITION WAS OBTAINED FROM R T K OBSERVATION USING THE ALDOT CORS NETWORK AS CONTROL.

(GPS OBSERVATION)

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 01°14'57" E	108.40'
L2	S 88°45'03" E	80.25'
L3	S 79°00'15" E	40.87'
L4	N 90°00'00" E	28.53'
L5	N 00°00'00" W	6.30'
L6	S 88°45'03" E	121.25'
L7	S 00°15'49" E	151.41'
L8	N 89°52'13" E	73.31'
L9	N 00°22'18" E	149.44'
L10	S 00°10'54" W	37.64'

EASEMENT a LINE TABLE		
LINE	BEARING	DISTANCE
a1	S 67°41'31" E	84.87'
a2	S 87°13'57" E	108.91'
a3	S 18°06'42" E	96.29'
EASEMENT b LINE TABLE		
LINE	BEARING	DISTANCE
b1	S 18°06'42" E	36.89'
b2	S 34°34'11" E	222.83'
b3	S 79°24'25" E	113.22'
b4	S 46°51'53" E	165.90'
b5	N 78°11'41" E	88.91'
b6	S 69°58'30" E	197.46'
EASEMENT c LINE TABLE		
LINE	BEARING	DISTANCE
c1	S 48°15'04" E	436.73'
c2	S 49°43'53" E	279.48'
c3	S 70°00'32" E	306.34'
c4	S 73°40'54" E	72.19'
LINE TABLE		
LINE	BEARING	DISTANCE
d1	S 21°12'06" E	30.45'
d2	S 22°52'17" W	174.04'
LINE TABLE		
LINE	BEARING	DISTANCE
e1	N 52°00'26" W	88.17'

ZONING

THIS PROPERTY IS ZONED MXD

THE SETBACKS BUFFERS AND RESTRICTIONS ARE BASED ON THE APPROVED DEVELOPMENT PLAN

THE PURPOSE OF THIS SUBDIVISION IS TO COMBINE 19 DEEDED PARCELS AND VACATED RIGHT OF WAY INTO 1 RECORDED LOT

ALL SANITARY SEWER EASEMENTS SHOWN ARE TO HERBY DEDICATED BY THIS PLAT

ALL IRONS ARE SET CAPPED # 18664 UNLESS OTHERWISE NOTED

STATE OF ALABAMA SHELBY COUNTY

THE UNDERSIGNED, JEFF D. ARRINGTON, 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 OWNER; THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN AND KNOWN AS " THE SHOPPES AT DISTRICT 31" 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 ABUTTING PUBLIC RIGHTS OF WAYS, SHOWING THE EASEMENTS TO BE VACATED BY THIS PLAT OR PROBATE INSTRUMENT NUMBER SHOWN , AND SHOWING THE RELATION OF THE LANDS TO THE GOVERNMENT SURVEY, 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 AND THAT ALL PARTS OF THIS SURVEY AND PLAT (OR DRAWING) HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS FOR THE PRACTICE OF SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID OWNER ALSO CERTIFYS THAT IT IS THE OWNER OF SAID LANDS AND THAT THE SAME ARE NOT SUBJECT TO ANY MORTGAGE.

DATED THIS THE 24th DAY OF May, 2024

JEFF D. ARRINGTON, ALABAMA REG. NO. 18664

OWNER:API HIGHWAY 31 , LLC

BY: KEITH OWENS

ITS: MANAGING PARTNER

DATE: May 24th, 2024

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT JEFF D. ARRINGTON, 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 24th DAY OF May 2024

NOTARY PUBLIC — 04-15-2026 MY COMMISSION EXPIRES

MONICA ARRINGTON NOTARY PUBLIC STATE AT LARGE ALABAMA

STATE OF ALABAMA
COUNTY OF Shelby

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT KEITH OWENS, WHOSE NAME AS SIGNED TO THE FOREGOING CERTIFICATE AS OWNER, 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 24th DAY OF May, 2024

NOTARY PUBLIC — 04-15-2026 MY COMMISSION EXPIRES

MONICA ARRINGTON NOTARY PUBLIC STATE AT LARGE ALABAMA

STATE OF ALABAMA
COUNTY OF _____

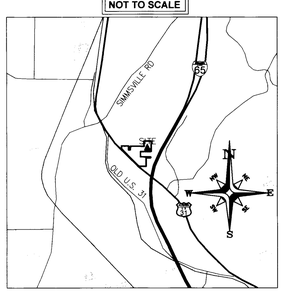
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT _____ WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS OFFICER FOR PROTECTIVE LIFE, MORTGAGEE, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC — MY COMMISSION EXPIRES

Scott Black — MAYOR OF ALABASTER	5/30/24 DATE
Brett Parker — ALABASTER CITY ENGINEER	5/28/24 DATE
Michael R. Allen — PLANNING COMMISSION, CITY OF ALABASTER	5/28/24 DATE
Brent Johns — ALABASTER BUILDING OFFICIAL	5/28/24 DATE
_____ — ALABASTER FIRE OFFICIAL	5/30/24 DATE
Mark Frey — CITY CLERK	05/28/2024 DATE

VICINITY MAP
NOT TO SCALE



PC Case # FP-2023-0154

ARRINGTON ENGINEERING
Civil Engineers - Surveyors - Land Planners
Office: (205) 985-9315
Fax: (205) 985-9385
2032 Valleydale Road
Birmingham AL 35244

DRAWING TITLE: THE SHOPPES AT DISTRICT 31	DRAWN BY: DBA
	CHECKED BY: JDA
	DATE: 12-1-2023
LOCATION & DESCRIPTION: SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY ALABAMA	SCALE: 1"=100'
STATE OF ALABAMA REGISTERED #18664 PROFESSIONAL LAND SURVEYOR JEFF D. ARRINGTON	PARTY CHIEF: JJ-KS
	PROJECT NO.: 82722
	SHEET: 1 OF 1

G:\2024 PROJECTS\07-District 31\82722 The Shoppes @ D31 rm Alumni)\DWG\the shoppes at d31 plat 5-9-2024.dwg