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Southern Home Furniture's One Lot Subdivision

A COMMERCIAL SUBDIVISION

LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 1 WEST

SHELBY COUNTY, ALABAMA

DECEMBER 15, 1998

-N-

GRAPHIC SCALE

60 40 20 0 120

30 30 10 60 180

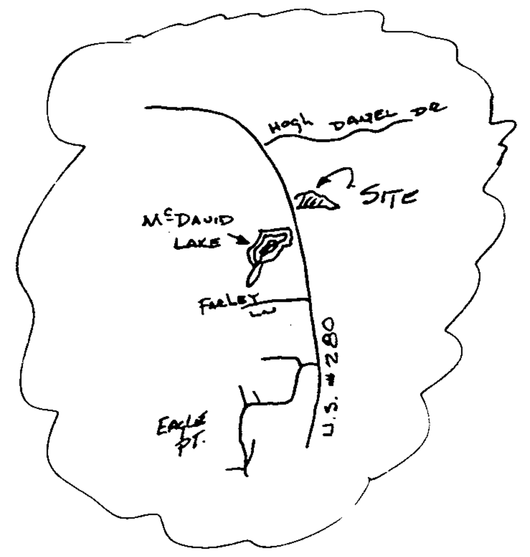
1" = 60.0'

SURVEYOR: KARL HAGER, L.S.
1825 D 12th AVENUE
BESSEMER, ALABAMA 35020

OWNERS: FORREST FROST
DONNA B. FROST
269 SOUTH 7th STREET
GADSDEN, ALABAMA 35901

LEONA M. TATUM
ESTATE OF KENNETH N. TATUM
5475 HIGHWAY 280 EAST
BIRMINGHAM, ALABAMA 35242

VICINITY MAP
n.t.s.



Inst # 1999-08324

03/01/1999-08324
01:27 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MR 16.00

AUTOMASTER ONE LOT SUBDIVISION
MAP BOOK 17, PAGE 45

S80°25'33"E
202.48'

N01°19'17"W
86.25'

S90°00'00"E
306.15'

33.73'

106.10'

℄ CREEK

222.67'

41.25'

29.45'

41.21'

℄ CREEK

138.43'

43.14'

23.25'

EXISTING ASPHALT DRIVE

A=83.00'

30.00'

30' INGRESS - EGRESS EASEMENT

41.84'
N89°59'57"W

CB=N03°18'45"E
DELTA = 02°16'20"
R = 3820.11'
A=151.50'

EAST BOUND LANE

WEST BOUND LANE

U.S. HIGHWAY #280
(RIGHT OF WAY VARIES)

LOT 1
141,381 SQ. FT.±

100.00'
S00°00'00"W

N00°00'00"E
114.07'

300.00'
N90°00'00"W

689.55'
N90°00'00"W

1/4 - 1/4 LINE

14.07' EASEMENT FOR INGRESS, EGRESS, AND UTILITIES

SE CORNER
NW 1/4 - NE 1/4
SECTION 5
TWP. 19S, RG. 1W

TURTLE LAKE APARTMENTS

STATE OF ALABAMA
COUNTY OF SHELBY

I, KARL HAGER, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA AND FORREST FROST, DONNA B.FROST, LEONA M. TATUM, AND THE ESTATE OF KENNETH N. TATUM, OWNERS HEREBY STATE 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; KARL HAGER, SURVEYOR, FURTHER STATES THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN AND KNOWN AS OR TO BE KNOWN AS SOUTHERN HOME FURNITURE'S ONE LOT SUBDIVISION, SHOWING THE DIVISIONS INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVEN THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND IT'S NUMBER, SHOWING THE STREETS, ALLEYS, AND PUBLIC LANDS GIVEN THE BEARINGS, LENGTH, WIDTH AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK, AND SHOWING THE RELATION TO THE GOVERNMENT SURVEY OF THE NW 1/4 OF THE NE 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, AND THAT IRON PINS HAVE BEEN INSTALLED AT ALL LOT CORNER AND CURVE POINTS AS SHOWN AND DESIGNATED BY A SMALL OPEN CIRCLE ON SAID MAP OR PLAT. SAID OWNER ALSO CERTIFY THAT THEY ARE THE OWNERS OF SAID LANDS AND THAT THE SAME ARE NOT SUBJECT TO A MORTGAGE.

DATED: DECEMBER 15, 1998

Forrest Frost
FORREST FROST
OWNER

Donna B. Frost
DONNA B. FROST
OWNER

Leona M. Tatum
LEONA M. TATUM
OWNER

Leona M. Tatum
ESTATE OF KENNETH N. TATUM
OWNER

Karl Hager
KARL HAGER, L.S.
SURVEYOR

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that KARL HAGER, whose name is signed to the forgoing certificate as SURVEYOR, who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such person and with full authority, executed the same voluntarily.

Given under my hand and official seal, this the 17th day of December 1998

My commission expires 9/22/2002

Notary Public

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that FORREST FROST, DONNA B. FROST whose names are signed to same as OWNERS, all of whom are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such persons and with full authority, executed the same voluntarily.

Given under my hand and official seal, this the 30th day of Dec. 1998

My commission expires 5/18/02

Faye Williard
Notary Public

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that LEONA M. TATUM, AND THE ESTATE OF KENNETH N. TATUM whose names are signed to same as OWNERS, all of whom are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such persons and with full authority, executed the same voluntarily.

Given under my hand and official seal, this the 15th day of Dec. 1998

NOTARY PUBLIC STATE AT LARGE
MY COMMISSION EXPIRES: DECEMBER 11, 2000
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My commission expires

Notary Public

Contractor and/or developer are responsible for providing building sites free of drainage problems.

Shelby County is not responsible for the maintenance of any drainage easements shown on this plat out side of the public right-of-way.

No further subdivision of any parcel shown here on shall be allowed without the prior approval of the Shelby County Planning Commission.

Driveway(s) shall be restricted to the location on this plat. Driveway access permit required prior to installation of driveway(s). Contact the Shelby County Highway Department at 669-3680 to obtain access permit.

This entire property is located in Flood Zone "C" as shown on the latest Flood Insurance Rate Maps (Panel Number 010191 0045 B), dated September 16, 1982.

Shelby County is not now, nor will be in the future, responsible for the maintenance of private roads or easements shown on this plat.

APPROVED:

SHELBY COUNTY ENGINEER

SHELBY COUNTY PLANNING COMMISSION

SHELBY COUNTY DEPARTMENT OF HEALTH

DISTRICT FIRE CHIEF

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Karl Hager, a registered Land Surveyor in the State of Alabama hereby state that all parts of this map have been completed in compliance with the requirements of the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama.

Karl Hager
KARL HAGER, L.S.
REG. NO. 11848

ALABAMA REGISTERED NO. 11848 LAND SURVEYOR KARL HAGER

RECORD MAP
HAGER COMPANY, INC.
LAND SURVEYING AND RELATED SERVICES
1825 D 12th AVENUE
BESSEMER, AL 35020

DATE 12/15/98 | (205) 424-4235
JOB NO. 93006 | SHEET 1 OF 1

1999030100083244 1/1 $1.00
Shelby County, AL
03/01/1999 01:27:22PM FILED/CERT

0 1 2 3 4 5 6
BUSINESS RECORDS CORPORATION