20160531000199590 171 $26.00
Shelby Cnty Judge of Probate, AL
05/31/2016 04:02:26 PM FILED/CERT

Map Book 46 Page 33

METES & BOUNDS

LOT C-1A

A CERTAIN PARCEL OF LAND LOCATED IN EAGLE POINT FIRST SECTOR – PHASE II, WITHIN SECTION 5, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA BEING DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 3" IRON PIPE BEING THE SOUTHEAST CORNER OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA AND RUN ALONG THE EAST LINE OF SAID SOUTHWEST ¼ NORTH 00 DEGREES 28 MINUTES 32 SECONDS WEST A DISTANCE OF 660.74 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE CONTINUE NORTH 00 DEGREES 28 MINUTES 32 SECONDS WEST A DISTANCE OF 15.32 FEET TO THE NORTHERLY RIGHT-OF-WAY OF FARLEY LANE; THENCE LEAVING SAID EAST LINE AND RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY OF FARLEY LANE NORTH 89 DEGREES 37 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 333.00 FEET TO A POINT; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY AND RUN NORTH 00 DEGREES 34 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 10.69 FEET TO A FOUND ½" IRON ROD WITH CAP #31833 AND SAID POINT BEING THE **POINT OF BEGINNING;**

FROM THE **POINT OF BEGINNING** CONTINUE NORTH 00 DEGREES 34 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 388.57 FEET TO A FOUND ½" IRON ROD; THENCE RUN NORTH 00 DEGREES 26 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 234.77 FEET TO A FOUND ½" IRON ROD WITH CAP #31833; THENCE RUN NORTH 88 DEGREES 54 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 333.50 FEET TO A FOUND ½" IRON ROD BEING ON THE AFOREMENTIONED EAST LINE OF SAID SOUTHWEST ¼; THENCE RUN ALONG SAID EAST LINE SOUTH 00 DEGREES 28 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 200.08 FEET TO A FOUND ½" IRON ROD WITH CAP #31833; THENCE LEAVING SAID EAST LINE AND RUN NORTH 88 DEGREES 52 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 383.85 FEET TO A FOUND ½" IRON ROD WITH CAP #31833 BEING ON THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY #280; THENCE RUN ALONG SAID RIGHT-OF-WAY SOUTH 07 DEGREES 39 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 446.98 FEET TO A FOUND ½" IRON ROD BEING ON THE NORTHERLY RIGHT-OF-WAY OF EAGLE POINT PARKWAY; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY AND RUN ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTH 37 DEGREES 01 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 142.80 FEET TO A FOUND ½" IRON ROD; THENCE RUN SOUTH 07 DEGREES 03 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 5.80 FEET TO A FOUND ½" IRON ROD WITH CAP #31833 BEING ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & NON-TANGENT); THENCE RUN SAID CURVE WITH A RADIUS OF 433.36 FEET AN ARC LENGTH OF 36.26 FEET, WITH A CHORD BEARING OF SOUTH 62 DEGREES 55 MINUTES 16 SECONDS WEST AND A CHORD LENGTH OF 36.25 FEET TO A FOUND ½" IRON ROD WITH CAP #31833 BEING ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 19.00 FEET AN ARC LENGTH OF 27.66 FEET, WITH A CHORD BEARING OF NORTH 77 DEGREES 29 MINUTES 29 SECONDS WEST AND A CHORD LENGTH OF 25.28 FEET TO A FOUND ½" IRON ROD WITH CAP #31833 BEING ON THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY OF FARLEY LANE; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY OF EAGLE POINT PARKWAY AND RUN ALONG SAID NORTHERLY RIGHT-OF-WAY OF FARLEY LANE NORTH 35 DEGREES 30 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 57.85 FEET TO A FOUND ½" IRON ROD WITH CAP #31833 BEING ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 224.25 FEET AN ARC LENGTH OF 214.06 FEET, WITH A CHORD BEARING OF NORTH 63 DEGREES 11 MINUTES 11 SECONDS WEST AND A CHORD LENGTH OF 206.03 FEET TO A FOUND ½" IRON ROD WITH CAP #31833; THENCE RUN SOUTH 89 DEGREES 32 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 413.08 FEET BACK TO THE **POINT OF BEGINNING;**

SAID PARCEL OF LAND CONTAINS **9.37 ACRES** OR 407,976.55 SQUARE FEET MORE OR LESS

0.16 ACRE PARCEL

A CERTAIN PARCEL OF LAND LOCATED IN EAGLE POINT FIRST SECTOR – PHASE II, WITHIN SECTION 5, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA BEING DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 3" IRON PIPE BEING THE SOUTHEAST CORNER OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA AND RUN ALONG THE EAST LINE OF SAID SOUTHWEST ¼ NORTH 00 DEGREES 28 MINUTES 32 SECONDS WEST A DISTANCE OF 660.74 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE CONTINUE NORTH 00 DEGREES 28 MINUTES 32 SECONDS WEST A DISTANCE OF 15.32 FEET TO THE NORTHERLY RIGHT-OF-WAY OF FARLEY LANE AND SAID POINT BEING THE **POINT OF BEGINNING;**

FROM THE **POINT OF BEGINNING** AND LEAVING SAID EAST LINE AND RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY OF FARLEY LANE NORTH 89 DEGREES 37 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 333.00 FEET TO A POINT; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY AND RUN NORTH 00 DEGREES 34 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 10.69 FEET TO A FOUND 5/8" IRON ROD; THENCE RUN NORTH 89 DEGREES 32 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 413.08 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 224.25 FEET AN ARC LENGTH OF 214.06 FEET, A CHORD BEARING OF SOUTH 63 DEGREES 11 MINUTES 11 SECONDS EAST AND A CHORD LENGTH OF 206.03 FEET TO A POINT; THENCE RUN SOUTH 35 DEGREES 30 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 57.85 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 19.00 FEET AN ARC LENGTH OF 27.66 FEET, A CHORD BEARING OF SOUTH 77 DEGREES 29 MINUTES 29 SECONDS EAST AND A CHORD LENGTH OF 25.28 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 433.36 FEET AN ARC LENGTH OF 36.26 FEET, A CHORD BEARING OF NORTH 62 DEGREES 55 MINUTES 16 SECONDS EAST AND A CHORD LENGTH OF 36.25 FEET TO A POINT; THENCE RUN SOUTH 07 DEGREES 03 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 6.30 FEET TO A FOUND ½" IRON ROD BEING ON THE NORTHERLY RIGHT-OF-WAY OF EAGLE POINT PARKWAY AND SAID POINT BEING ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID RIGHT-OF-WAY AND SAID CURVE WITH A RADIUS OF 427.36 FEET AN ARC LENGTH OF 33.87 FEET, WITH A CHORD BEARING OF SOUTH 62 DEGREES 47 MINUTES 33 SECONDS WEST AND A CHORD LENGTH OF 33.86 FEET TO A FOUND ½" IRON ROD BEING ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 25.00 FEET AN ARC LENGTH OF 36.64 FEET, WITH A CHORD BEARING OF NORTH 77 DEGREES 14 MINUTES 57 SECONDS WEST AND A CHORD LENGTH OF 33.44 FEET TO A POINT BEING ON THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY OF FARLEY LANE; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY OF EAGLE POINT PARKWAY AND RUN ALONG SAID NORTHERLY RIGHT-OF-WAY OF FARLEY LANE NORTH 35 DEGREES 30 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 57.63 FEET TO A FOUND ½" IRON ROD BEING ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 218.25 FEET AN ARC LENGTH OF 208.32 FEET, WITH A CHORD BEARING OF NORTH 63 DEGREES 11 MINUTES 19 SECONDS WEST AND A CHORD LENGTH OF 200.50 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 37 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 80.11 FEET TO A POINT BEING ON THE AFOREMENTIONED EAST LINE OF SAID SOUTHWEST ¼; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY AND RUN ALONG SAID EAST LINE SOUTH 00 DEGREES 28 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 9.68 FEET BACK TO THE **POINT OF BEGINNING;**

SAID PARCEL OF LAND CONTAINS **0.16 ACRES** OR 6,861.87 SQUARE FEET MORE OR LESS

SHELBY COUNTY NOTES

1. All easements on this map are for public utilities, sanitary sewers, storm sewers, storm ditches, and may be used for such purposes to serve the property both within and without the subdivision. Shelby County is not responsible for the maintenance of any easements shown on this plat outside of the public right-of-way.

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

3. No further subdivision of any parcel shown hereon shall be allowed with out the prior approval of the Shelby County Planning Commission.

4. Driveways shall be restricted to the locations as shown on this plat. Driveway access permit required prior to installation of driveway(s). Contact the Shelby County Highway Department at 669-3880 to obtain access permit.

5. This entire property is located in Flood Zone X as shown on the latest Federal Insurance Rate Maps (Panel Number 01117C0093E), dated February 20, 2013.

6. Maintenance of detention ponds and all associated structures and appurtenances are the responsibility of the Homeowners Association.

7. Any construction or encroachment in a designated flood plain must comply with the Shelby County Flood Damage Prevention Ordinance.

8. No encroachments, including structures or fill material, shall be placed within a designated flood plain unless and until a Flood Plain Development Permit has been submitted and approved by the County Engineer. All development within a designated flood plain must comply with the Shelby County Flood Damage Prevention Ordinance.

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

GENERAL NOTES

10. Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

11. This survey was done on the ground under my direct supervision and control and found no encroachments on the subject property unless otherwise shown.

12. Bearings and distances shown on this survey are based on al ALTA/ASCM survey by this firm dated 04-02-15 with job number 15-013.

13. No attempt has been made by SARCOR, LLC. to verify title, actual legal ownership, rights-of-ways, easements or other burdens on the property other than that furnished by the owner or his/her representative. this property may be subject to other burdens not shown.

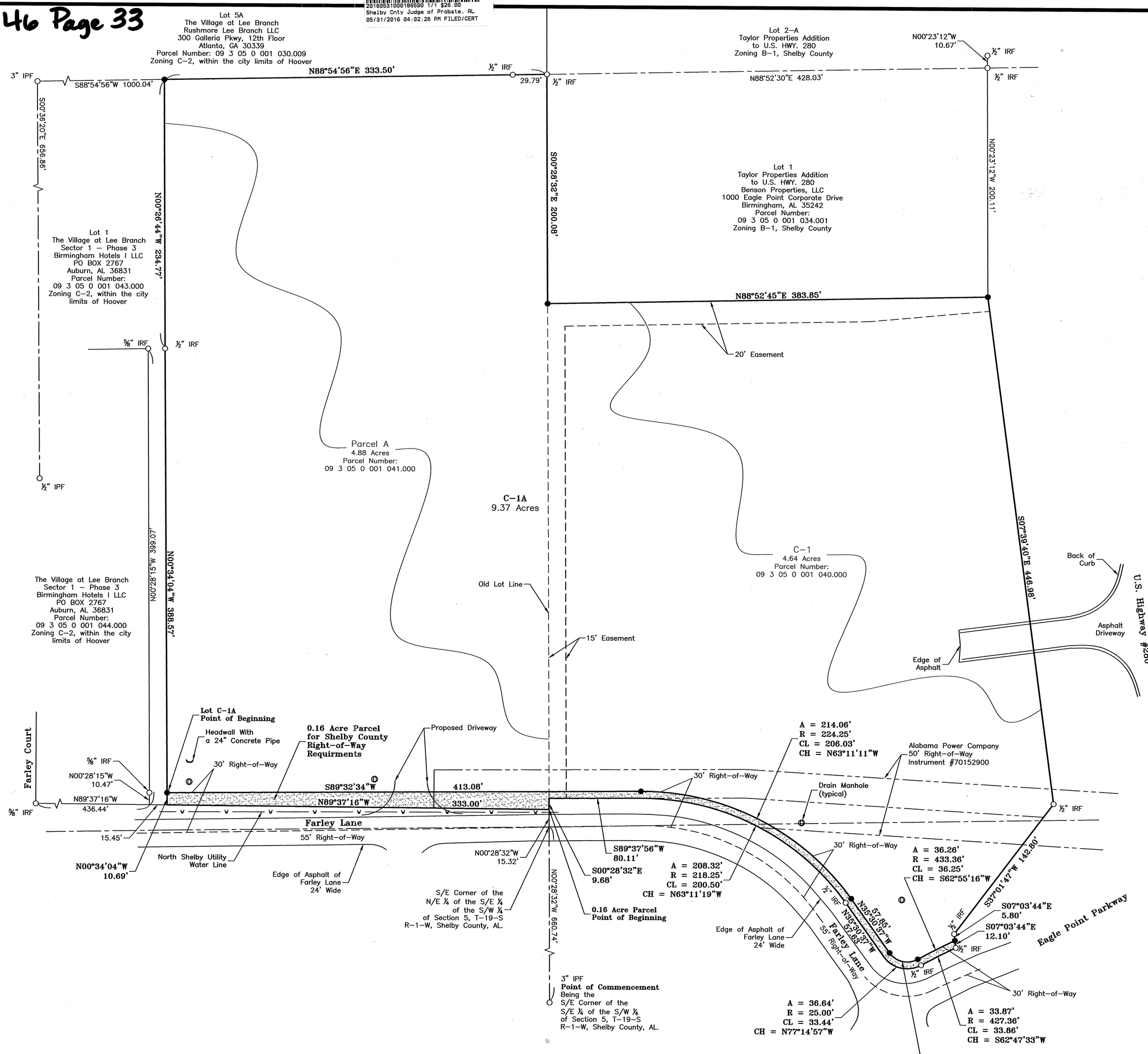
LEGEND

IRS	= IRON ROD SET
IPF	= IRON PIPE FOUND
IRF	= IRON ROD FOUND
○	= MONUMENT FOUND
●	= 1/2" IRON FOUND WITH CAP #31833
Ⓓ	= DRAIN MANHOLE

ZONING NOTES

Zoning Districts:

Lot C-1 = R-5 SD



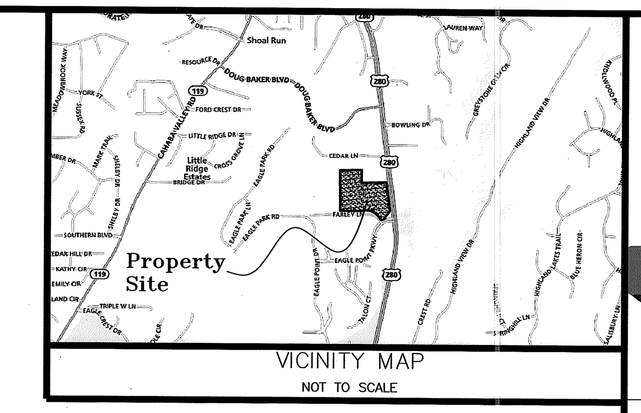
APPROVED BY: SHELBY COUNTY ENGINEER — DATE 5/31/2016

APPROVED BY: DISTRICT FIRE CHIEF — DATE 3/29/16

APPROVED BY: JSJ Shelby County Planning Commission — DATE 5/5/2016

APPROVED BY: SHELBY COUNTY HEALTH DEPARTMENT — DATE 3/31/16

515-055



THE STATE OF ALABAMA
SHELBY COUNTY
The undersigned (John Brandon McCain), Registered Land Surveyor, State of Alabama, hereby certify that the plat shown hereon is a survey made by said surveyor and that this plat or map is a true and correct map of lands shown therein and known as (Lot C-1A, Eagle Point, First Sector – Phase II) 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, showing the relation of the lands to the government survey as recorded in the office of Probate Judge of Shelby County in map book (14), page (113); and that ½" iron rods with cap #31833 been installed at all lot corners and curve points as shown and designated by open or filled in circles on said plat or map.

SURVEYOR: John Brandon McCain, P.L.S.
SARCOR, LLC
116 20th Street South, #322
Birmingham, AL 35205

John Brandon McCain, P.L.S.
SARCOR, LLC
Alabama Reg. No. 31833

STATE OF ALABAMA
LICENSED
No. 31833
PROFESSIONAL
LAND SURVEYOR
JOHN BRANDON MCCAIN

STATE OF ALABAMA
SHELBY COUNTY
I, (Matthew S. Gillespie), as Notary Public in and for said County and State, do hereby certify that (John Brandon McCain), whose name is signed to the foregoing as surveyor, all of whom are known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, they executed same voluntarily as such individuals (or in any other capacities) with full authority thereof.

Given under my hand and seal this the 11 day of March 2016.

Notary Public
My Commission Expires 12/19/2016

MATTHEW S. GILLESPIE
NOTARY PUBLIC
ALABAMA STATE AT LARGE

THE STATE OF ALABAMA
SHELBY COUNTY
The undersigned (Eagle Investments LLC), owner(s) hereby certify that said survey and this plat or map were made at the instance of said owner(s); that this plat or map is a true and correct map of lands shown therein and known as (Lot C-1A, Eagle Point, First Sector - Phase III) 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 the government survey as recorded in the office of Probate Judge of Shelby County in map book (14), page (113); Said owner(s) also certifies (certify) that he (she, they, it) is (are) the owner(s) of said lands and that the same are not subject to any mortgage.

OWNER: Eagle Investments LLC
PO BOX 170399
Birmingham, AL 35217

Eagle Investments, L.L.C. — DATE 3-23-16

I / we (Eagle Investments LLC) as owner(s) have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as (Lot C-1A, Eagle Point, First Sector - Phase III), a part of Shelby County, Alabama, and that the streets, alleys, easements, public grounds as shown on said plat are hereby dedicated to the use of the public.

OWNES: Eagle Investments LLC
PO BOX 170399
Birmingham, AL 35217

Eagle Investments, L.L.C. — DATE 3-23-16

STATE OF ALABAMA
SHELBY COUNTY
I, the undersigned, as Notary Public in and for said County and State, do hereby certify that (Eagle Investments LLC) whose name is signed to same as owner, all of whom are known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, they executed same voluntarily as such individuals (or in any other capacities) with full authority thereof.

Given under my hand and seal this the day of August, 2015.

Notary Public
My Commission Expires 8/10/16

Survey Purpose:

The purpose of this survey is to resurvey Lot C-1, Eagle Point, First Sector – Phase II, Map Book 14, page 113 & Parcel A, Instrument #20130530000221070 and combined them into one lot of record as Lot C-1A, Eagle Point, First Sector – Phase III, situated in the N/E 1/4 of the S/E 1/4 of the S/W 1/4 of Section 5, T-19-S, R-1-W, Shelby County, Alabama. The 0.16 Acre Parcel is the dedication of right-of-way from 30 feet from the centerline of Farley Lane as per Shelby County Highway Department comments.

Proposed Driveway Sight Distances:

The available sight distance from proposed driveway is as follows:

driveway, looking East
Intersection Sight Distance = 325'

driveway, looking west
Intersection Sight Distance = Greater than 500'

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

SARCOR
SURVEYING & CONTROL
1116 20th Street South, #322
Birmingham, AL 35205
205-368-2809
www.sarcorllc.com

MINOR SUBDIVISION PLAT

Lot C-1, Eagle Point, First Sector – Phase II, Map Book 14, page 113
of
& Parcel A, Instrument #20130530000221070
into LOT C-1A, Eagle Point, First Sector – Phase III
situated in the N/E ¼ of the
S/E ¼ of the S/W ¼ of Section 5, T-19-S, R-1-W
Shelby County, Alabama

MARK	DESCRIPTION	DATE	BY	CHK'D
1	SHELBY COUNTY COMMENTS	10-08-15	JBM	MSG
2	SHELBY COUNTY COMMENTS	02-01-16	JBM	MSG
3	SHELBY COUNTY COMMENTS	03-11-16	JBM	MSG

REVISION RECORD

SCALE: 1" = 50'
DATE: 04-02-15
DRAWN BY: JBM
CHECKED BY: JBM
PROJECT NO. 15-013
DRAWING NO. 15-013A
SHEET 1 OF 1