Map Book 48 Page 10

20170630000233680 1/1 $27.00
Shelby Cnty Judge of Probate, AL
06/30/2017 09:25:11 AM FILED/CERT

SUBJECT PROPERTY

OWNER: CYNTHIA M. MITCHELL

SITE ADDRESS: 52 VANN DRIVE, BIRMINGHAM, AL 35242

PARCEL#: 09 3 06 0 001 002.000

OVERALL AREA: 6.94 ACRES
LOT 1 AREA: 4.30 ACRES
LOT 2 AREA: 2.64 ACRES

ZONED: R-1 (RESIDENTIAL)

REFERENCE:
INSTRUMENT 20170510000162800
INSTRUMENT 19770725000075980
INSTRUMENT 20160926000352710

PURPOSE STATEMENT

PURPOSE OF SURVEY IS TO CREATE A LEASE AREA FOR THE CONSTRUCTION OF A WIRELESS TELECOMMUNICATIONS TOWER

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°46'09"W	43.06'
L2	N48°15'40"W	67.84'
L3	N66°48'14"W	69.57'
L4	N44°51'55"W	100.00'
L5	S66°48'14"E	67.70'
L6	S51°48'33"E	45.49'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO ECOSITE & FIDELITY NATIONAL TITLE INSURANCE COMPANY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENT OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. CERTIFICATE OF AUTHORIZATION NO. CA-851-LS

BY: 6-12-17
CHARLES LEE INER, ALABAMA REGISTERED LAND SURVEYOR NO. 29412-S

Cynthia M Mitchell
CYNTHIA M MITCHELL
44 VANN DRIVE
BIRMINGHAM, AL 35242
CONTACT: (205) 991-5316

STATE OF ALABAMA SHELBY COUNTY

I, Mary Palmer, AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT CHARLES LEE INER, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS A SURVEYOR, AND CYNTHIA M. MITCHELL, 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 12th DAY OF June, 2017

Mary S. Palmer NOTARY PUBLIC (SEAL)

CYNTHIA MITCHELL FAMILY SUBDIVISION

MARY S. PALMER
My Commission Expires
January 28, 2020

ADJOINER INFORMATION

N/F	MAILING ADDRESS
MBCP, LLC	880 MONTCLAIR RD S 250, BIRMINGHAM, AL 35213
ILEANE MATTHEWS	PO BOX 380128, BIRMINGHAM, AL 35238
ARTHUR JR & DOROTHY JOHNSON	23 VANN DR, BIRMINGHAM, AL 35242
JEFFREY N & RHONDA W SENKBEIL	4507 OLD TAVERN RD, BIRMINGHAM, AL 35243
CARY JOE & MEBLA S POE	4505 OLD TAVERN RD, BIRMINHAM, AL 35242
JOSEPH W WEBB	4508 OLD TAVERN RD, BIRMINHAM, AL 35242
JOHN STEPHEN & DEBORAH K GRAY	3721 CUMBERLAND TRACE, BIRMINGHAM, AL 35242
DAVID M & FORREST ANN CAHOON	3717 CUMBERLAND TRACE, BIRMINGHAM, AL 35242
MICHAEL J & LYNETTE GRISETTI	3713 CUMBERLAND TRACE, BIRMINGHAM, AL 35242
JACOB BENTON JOYNER JR	3709 CUMBERLAND TRACE, BIRMINGHAM, AL 35242

OVERALL LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½-INCH REBAR FOUND AT THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 6; THENCE RUNNING ALONG SAID ¼-¼ SECTION LINE, NORTH 89°06'07" EAST, 926.36 FEET TO A ½-INCH REBAR SET; THENCE LEAVING SAID ¼-¼ SECTION LINE AND RUNNING, SOUTH 00°46'09" WEST, 328.25 FEET TO A 5/8-INCH REBAR FOUND; THENCE, SOUTH 89°06'59" WEST, 917.71 FEET TO A 5/8-INCH REBAR FOUND; THENCE, NORTH 00°44'27" WEST, 327.88 FEET TO A ½-INCH REBAR FOUND AND THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS 6.94 ACRES (302,428 SQUARE FEET) MORE OR LESS.

LOT 2 LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT A ½-INCH REBAR FOUND AT THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 6; THENCE RUNNING ALONG SAID ¼-¼ SECTION LINE, NORTH 89°06'07" EAST, 926.36 FEET TO A ½-INCH REBAR SET; THENCE LEAVING SAID ¼-¼ SECTION LINE AND RUNNING, SOUTH 00°46'09" WEST, 285.19 FEET TO A ½-INCH REBAR SET AND THE TRUE POINT OF BEGINNING; THENCE RUNNING, SOUTH 00°46'09" WEST, 43.06 FEET TO A 5/8-INCH REBAR FOUND; THENCE, NORTH 48°15'40" WEST, 67.84 FEET TO A ½-INCH REBAR SET; THENCE, NORTH 66°48'14" WEST, 69.57 FEET TO A ½-INCH REBAR SET; THENCE, NORTH 44°51'55" WEST, 100.00 FEET TO A ½-INCH REBAR SET; THENCE, SOUTH 89°05'23" WEST, 186.86 FEET TO A ½-INCH REBAR SET; THENCE, SOUTH 00°54'37" EAST, 145.00 FEET TO A ½-INCH REBAR SET; THENCE, SOUTH 89°05'23" WEST, 320.00 FEET TO A ½-INCH REBAR SET; THENCE, NORTH 00°54'37" WEST, 320.00 FEET TO A ½-INCH REBAR SET; THENCE, NORTH 89°05'23" EAST, 320.00 FEET TO A ½-INCH REBAR SET; THENCE, SOUTH 00°54'37" EAST, 145.00 FEET TO A ½-INCH REBAR SET; THENCE, NORTH 89°05'23" EAST, 199.61 FEET TO A ½-INCH REBAR SET; THENCE, SOUTH 44°51'55" EAST, 106.93 FEET TO A ½-INCH REBAR SET; THENCE, SOUTH 66°48'14" EAST, 67.70 FEET TO A ½-INCH REBAR SET; THENCE, SOUTH 51°48'33" EAST, 45.49 FEET TO A ½-INCH REBAR SET AND THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS 2.64 ACRES (115,145 SQUARE FEET), MORE OR LESS.

TITLE EXCEPTIONS

THIS SPECIFIC PURPOSE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POINT TO POINT LAND SURVEYORS AND AS SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UNRECORDED EASEMENTS, AUGMENTING EASEMENTS, IMPLIED OR PRESCRIPTIVE EASEMENTS, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT DATE OF SEPTEMBER 28, 2016 @ 8:00 AM, BEING COMMITMENT NO. 23560350, FOR THE SUBJECT PROPERTY, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

THERE ARE NO EXCEPTIONS APPLICABLE TO THE SURVEY.

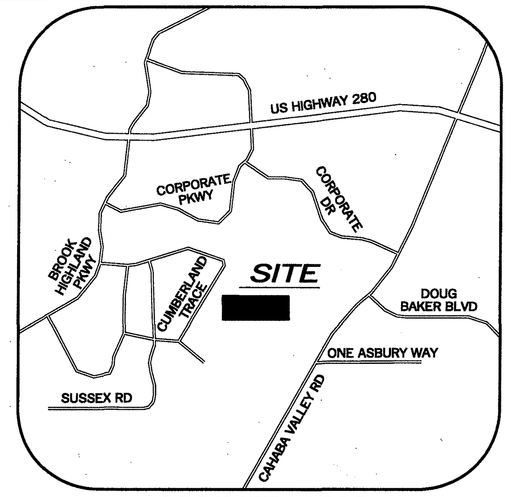
LOT 1 LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½-INCH REBAR FOUND AT THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 6; THENCE RUNNING ALONG SAID ¼-¼ SECTION LINE, NORTH 89°06'07" EAST, 926.36 FEET TO A ½-INCH REBAR SET; THENCE LEAVING SAID ¼-¼ SECTION LINE AND RUNNING, SOUTH 00°46'09" WEST, 285.19 FEET TO A ½-INCH REBAR SET; THENCE, NORTH 51°48'33" WEST, 45.49 FEET TO A ½-INCH REBAR SET; THENCE, NORTH 66°48'14" WEST, 67.70 FEET TO A ½-INCH REBAR SET; THENCE, NORTH 44°51'55" WEST, 106.93 FEET TO A ½-INCH REBAR SET; THENCE, SOUTH 89°05'23" WEST, 199.61 FEET TO A ½-INCH REBAR SET; THENCE, NORTH 00°54'37" WEST, 145.00 FEET TO A ½-INCH REBAR SET; THENCE, SOUTH 89°05'23" WEST, 320.00 FEET TO A ½-INCH REBAR SET; THENCE, NORTH 00°54'37" EAST, 320.00 FEET TO A ½-INCH REBAR SET; THENCE, NORTH 89°05'23" EAST, 320.00 FEET TO A ½-INCH REBAR SET; THENCE, NORTH 00°54'37" WEST, 145.00 FEET TO A ½-INCH REBAR SET; THENCE, NORTH 89°05'23" EAST, 186.86 FEET TO A ½-INCH REBAR SET; THENCE, SOUTH 44°51'55" EAST, 100.00 FEET TO A ½-INCH REBAR SET; THENCE, SOUTH 66°48'14" EAST, 69.57 FEET TO A ½-INCH REBAR SET; THENCE, SOUTH 48°15'40" EAST, 67.84 FEET TO A ½-INCH REBAR SET; THENCE, SOUTH 89°06'59" WEST, 917.71 FEET TO A 5/8-INCH REBAR FOUND; THENCE, NORTH 00°44'27" WEST, 327.88 FEET TO A ½-INCH REBAR FOUND AND THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS 4.30 ACRES (187,283 SQUARE FEET), MORE OR LESS.

NOTE: IHM PROPERTIES, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, RETAINS RIGHTS TO A NON-EXCLUSIVE EASEMENT ACROSS THE BALANCE OF THE PARCEL EXCEPT FOR THE LEASE AREA FOR THE TOWER



VICINITY MAP

NOT TO SCALE

GENERAL NOTES

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TCRA 1103 ROBOTIC [DATE OF LAST FIELD VISIT: 8-24-16]

THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 124,232 FEET.

THE PURPOSE OF THIS SURVEY IS TO SPLIT TRACT 2 OUT OF THE PARENT TRACT TO BECOME A SEPARATE PARCEL.

BEARINGS SHOWN ON THIS SURVEY ARE FROM GRID NORTH. (AL NAD 83 WEST ZONE) STATE PLANE COORDINATES DERIVED FROM GPS STATIC OBSERVATIONS USING GEOMAX ZENITH 35. COMBINED FACTOR: 0.99997814

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SHELBY COUNTY NOTES

ALL EASEMENT 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 THE PUBLIC RIGHT-OF-WAY.

CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.

NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE SHELBY COUNTY PLANNING COMMISSION.

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.

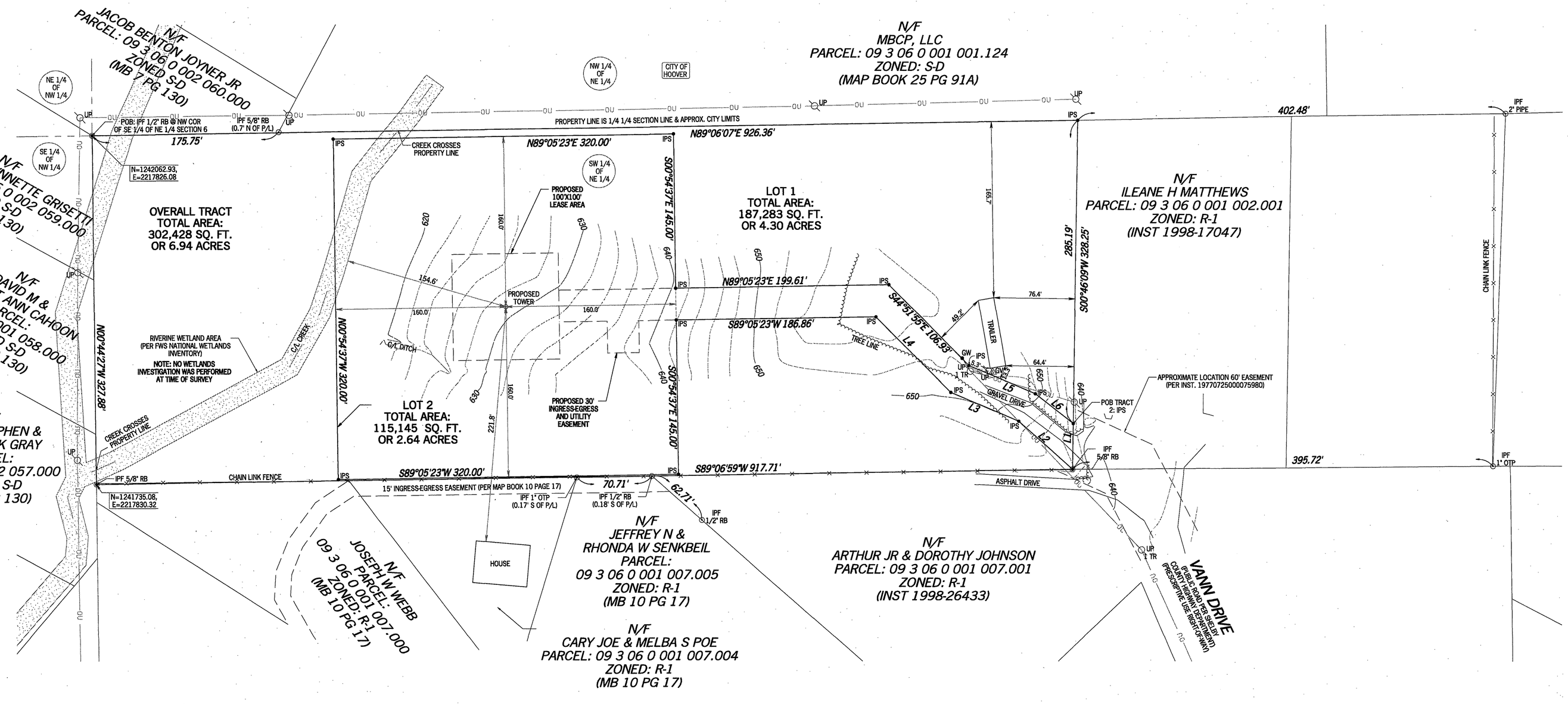
THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAPS (PANEL NUMBER: 01117C0091E), DATED FEBRUARY 20, 2013.

ANY CONSTRUCTION OR ENCROACHMENT IN A DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE SHELBY COUNTY FLOOD DAMAGE PREVENTION ORDINANCE.

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.

SHELBY COUNTY IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT.

ANY CONSTRUCTION OR ENCROACHMENT IN A DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE SHELBY COUNTY FLOOD DAMAGE PREVENTION ORDINANCE.



LEGEND

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
IPS IRON PIN SET (1/2" REBAR WITH CAP)
IPF IRON PIN FOUND
RB REBAR
CMF CONCRETE MONUMENT FOUND
UP UTILITY POLE
LP LIGHT POLE
FH FIRE HYDRANT
EP EDGE OF PAVEMENT
BC BACK OF CURB
OU OVERHEAD UTILITY
GW GUY WIRE ANCHOR
TR TRANSFORMER
CLF CHAIN LINK FENCE
GV GAS VALVE
N/F NOW OR FORMERLY
R/W RIGHT-OF-WAY

UTILITY POLE
GUY WIRE
GAS VALVE
OVERHEAD UTILITIES
FENCE LINE

WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. PROPERTY OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.

60 30 0 60 120 180
GRAPHIC SCALE IN FEET
1" = 60'

SHELBY COUNTY ENGINEER
6/29/2017
DATE

SHELBY COUNTY PLANNING COMMISSION
6/23/2017
DATE

SHELBY COUNTY HEALTH DEPARTMENT
6/20/17
DATE

FIRE CHIEF
6/21/17
DATE

S16-081 (SA16-066)

DATE:	RELEASE DESCRIPTION
10/14/16	REDLINES - NRW
11/21/16	COUNTY COMMENTS - GSH
12/01/16	SUBDIVISION NAME - GSH
12/28/16	COUNTY COMMENTS - KLS
5/16/17	OWNER / SD NAME - GSH
6/07/17	FIRE CHIEF - CLC
06/12/17	OWNER NAME - CLC

A MINOR SUBDIVISION PLAT OF:

CYNTHIA MITCHELL FAMILY SUBDIVISION

PREPARED FOR:
ECO-SITE
240 LEIGH FARM ROAD, SUITE 415
DURHAM, NC 27707

ALABAMA LICENSED No. 29412-S 6-12-17 PROFESSIONAL LAND SURVEYOR CHARLES LEE INER

ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA. CERTIFICATE OF AUTHORIZATION NO. CA-851-LS

A MINOR SUBDIVISION PLAT PREPARED BY:
POINT TO POINT LAND SURVEYORS
1010 Pennsylvania Avenue
McDonough, GA 30253
(p) 678.565.4440 (f) 678.565.4497
(w) pointtopointsurvey.com

TOWNSHIP: 19 SOUTH
RANGE: 1 WEST
SECTION: 6
CITY: (UNINCORPORATED)
COUNTY: SHELBY
STATE: ALABAMA
DATE: SEPTEMBER 6, 2016
DRAWN BY: GSH
CHKD BY: JKL
APPRVD BY: C. INER
JOB #: G160478
FILE #: 16-D-156

SHEET NUMBER:
1
OF 1 SHEETS