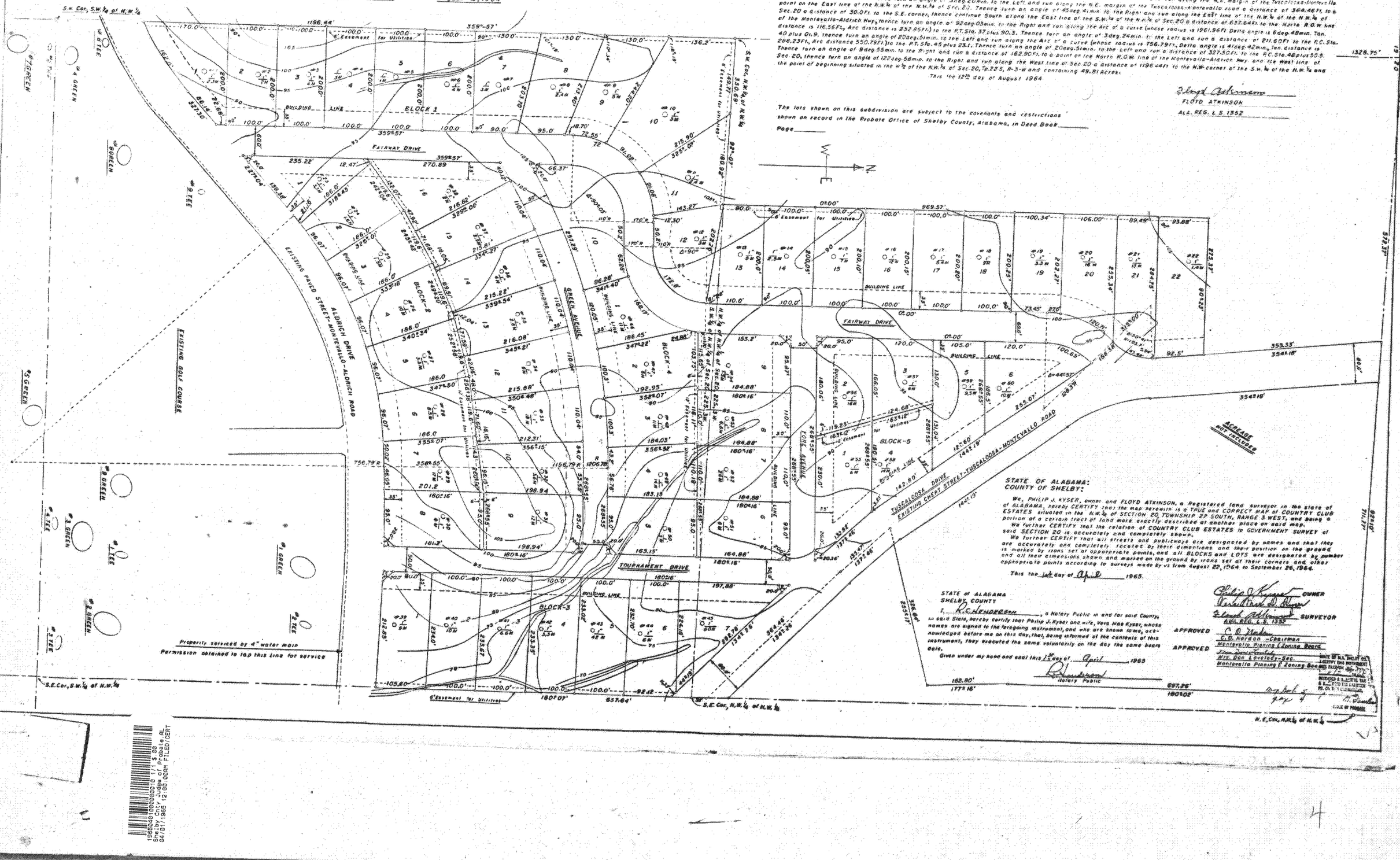
- COUNTRY CLUB ESTATES -

FIRST ADDITION

Scale: 1" = 60' August 12, 1964



STATE of ALABAMA
COUNTY of SHELBY

I, FLOYD ATKINSON, a REGISTERED LAND SURVEYOR in said STATE HEREBY CERTIFY:

That this is a True and Correct Plat of a Survey made by me of Sec. 20, Tp. 22S, R-3-W and of a part of Sec. 20 described as follows: Begin at the N.W. corner of the S.W.¼ of the N.W.¼ of Sec. 20, Tp. 22-S, R-3-W, thence run East along the North line of said ¼ — ¼ Section a distance of 330.69Ft. to the South East corner of the W½ of the W½ of the N.W.¼ of the N.W.¼ of Sec. 20 thence turn an angle of 92deg. 07min. to the Left and run North along the East line of the W½ of the W½ of the N.W.¼ of the N.W.¼ of Sec. 20 a distance of 969.57' to the Sou. line of a Lot known as and called the JOE DeJARNETT lot, thence turn an angle of 90deg. 23min. to the Right and run along the South line of the JOE DeJARNETT Lot a distance of 275.37Ft. to the west margin of the Tuscaloosa-Montevallo road, thence turn an angle of 96 deg. 05min. to the Left and run a distance of 353.33 Ft. to a point on the North line of Sec. 20 that is 572.37Ft. East of the N.W. corner, thence turn an angle of 97deg. 52min. to the Right and run along the North line of Sec. 20 a distance of 711.77Ft. to a point on the West R.O.W. line of the Montevallo-Dogwood Hwy that is 42.62 Ft. West of the NE corner of the N.W.¼ of the N.W.¼ of Sec. 20 thence turn an angle of 87deg 52min. to the Right and run along the West R.O.W. line of the Montevallo-Dogwood Hwy, a distance of 697.26Ft. to R.O.W. marker P.T. Sta. 15 plus 47.2 thence turn an angle of 2deg. 46min. to the Left and run a distance of 162.80Ft. to a point on the West R.O.W. of the Montevallo-Dogwood Hwy. thence turn an angle of 78deg. 01min. to the Right and run a distance of 329.64Ft. to a point on the N.E. margin of the Tuscaloosa-Montevallo road, thence turn an angle of 117deg. 31min. to the Left and run along the N.E. margin of the Tuscaloosa-Montevallo road a distance of 135.47Ft. thence turn an angle of 3deg. 20min. to the Left and run along the N.E. margin of the Tuscaloosa-Montevallo road a distance of 364.46Ft. to a point on the East line of the N.W.¼ of the N.W.¼ of Sec. 20. Thence turn an angle of 45deg 41min. to the Right and run along the East line of the N.W.¼ of the N.W.¼ of Sec. 20 a distance of 627.64Ft. to the Hance R.O.W. line of the Montevallo-Aldrich Hwy, thence turn an angle of 92deg 03min. to the Right and run along the Arc of a curve (whose radius is 1961.96Ft. Delta angle is 6deg. 48min. Tan. distance is 116.56Ft., Arc distance is 232.85Ft.) to the P.T. Sta. 37 plus 90.3. Thence turn an angle of 3deg. 24min. to the Left and run a distance of 211.60Ft. to the P.C. Sta. 40 plus 01.9, thence turn an angle of 20deg. 51min. to the Left and run along the Arc of a curve (whose radius is 756.79Ft., Delta angle is 41deg. 42min. Tan. distance is 288.23Ft., Arc distance 550.79Ft.) to the P.T. Sta. 45 plus 23.1. Thence turn an angle of 20deg. 51min. to the Left and run a distance of 327.30Ft. to the P.C. Sta. 48 plus 50.5. Thence turn an angle of 9deg. 55min. to the Right and run a distance of 162.90Ft. to a point on the North R.O.W. line of the Montevallo-Aldrich Hwy. and the West line of Sec. 20, thence turn an angle of 122deg. 58min. to the Right and run along the West line of Sec. 20 a distance of 1196.44Ft. to the N.W. corner of the S.W.¼ of the N.W.¼ and the point of beginning situated in the W½ of the N.W.¼ of Sec. 20, Tp. 22 S, R-3-W and containing 49.81 Acres.

This the 12th day of August 1964

Floyd Atkinson
FLOYD ATKINSON
ALA. REG. L.S. 1352

The lots shown on this subdivision are subject to the covenants and restrictions shown on record in the Probate Office of Shelby County, Alabama, in Deed Book _____ Page _____

STATE OF ALABAMA:
COUNTY OF SHELBY:

We, PHILIP J. KYSER, owner and FLOYD ATKINSON, a Registered land surveyor in the state of of ALABAMA, hereby CERTIFY that the map herewith is a TRUE and CORRECT MAP of COUNTRY CLUB ESTATES situated in the N.W.¼ of SECTION 20, TOWNSHIP 22 SOUTH, RANGE 3 WEST, and being a portion of a certain tract of land more exactly described at another place on said map.

We further CERTIFY that the relation of COUNTRY CLUB ESTATES to GOVERNMENT SURVEY of said SECTION 20 is accurately and completely shown.

We further CERTIFY that all streets and publicways are designated by names and that they are accurately and completely located by their dimensions and their position on the ground, is marked by irons set at appropriate points, and all BLOCKS and LOTS are designated by number and all their dimensions shown and marked on the ground by irons set at their corners and other appropriate points according to surveys made by us from August 22, 1964 to September 26, 1964.

This the 1st day of April 1965.

Philip J. Kyser OWNER
Vera Mae D. Kyser
Floyd Atkinson SURVEYOR
ALA. REG. L.S. 1352

APPROVED C.O. Nelson — Chairman, Montevallo Planing & Zoning Board

APPROVED Mrs. Dan Loveless-Sec. Montevallo Planing & Zoning Board

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED 1965 APR 7 PM 12:09 AND RECORDED IN M.R. VOL. 3 PAGE 77 AND RE-RECORDED IN M.R. VOL. 4 PAGE 1 ON 4/7/65 FEE $ 5.00 JUDGE OF PROBATE

STATE of ALABAMA
SHELBY COUNTY

I, R.C. HENDERSON, a Notary Public in and for said County, in said State, hereby certify that Philip J. Kyser and wife, Vera Mae Kyser, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 1st day of April 1965

R.C. Henderson
Notary Public

1965041000000010 1/1 $ 5.00
Shelby County, Judge Probate, AL
04/01/1965 12:09:00PM FILED/CERT