19890421000107570 1/1 $ 00
Shelby Cnty Judge of Probate,AL
04/21/1989 12:00:00AM FILED/CERT

MAP BOOK 13 PAGE 61

#49

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
89 APR 21 PM 3:00
JUDGE OF PROBATE

CERTIFICATION

I, Joe E. McKinley, a Registered Professional Surveyor in the State of Alabama, for Perry Hand & Associates, Inc. certify that this is a correct plat of an actual field survey performed by me or under my direction on October 12, 1988, on the following described property:

Commence for the point of beginning at the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 36, Township 18 South, Range 2 West: run thence North 00 degrees. 17 minutes, 00 seconds East for 616.76 feet to the Southern right of way of U.S. Highway No. 280; run thence South 61 degrees, 47 minutes, 03 seconds East along said right of way for 87.24 feet; run thence North 28 degrees, 12 minutes, 57 seconds East along said right of way for 10 feet; run thence in a Southeasterly direction along said right of way and a curve to the right having a radius of 2230.00 feet for an arc distance of 549.37 feet; run thence South 38 degrees, 21 minutes, 28 seconds West for 102.29 feet; run thence South 20 degrees, 24 minutes, 50 seconds West for 61.16 feet; run thence South 87 degrees, 07 minutes, 15 seconds West for 128.42 feet; run thence South 36 degrees, 04 minutes, 49 seconds West for 173.85 feet to the South line of the Northwest Quarter of the Northwest Quarter of said Section 36; run thence North 87 degrees, 56 minutes, 27 seconds West along said Quarter line for 199.08 feet to the point of beginning.

Said land being in
the Northwest Quarter of Section 36, Township 18 South, Range 2 West of the Huntsville Principle Meridian, Shelby Coutny, Alabama and containing 4.56 acres.

I further certify that this plat does not reflect if there are any recorded and unrecorded easements or underground encroachments (other than shown) and that this survey & plat conforms to or exceeds the requirements of the Minimum Technical Standards for the Pratice of Land Surveying in the State of Alabama as approved on January 27, 1984.

This the 13 day of FEB., 1989

Joe E. McKinley
Ala. Reg. No. 12362

BE IT RESOLVED By the Council of the City of Birmingham that the assent of this body be, and the same hereby is, given to the dedication of the streets, alleys and public grounds as shown on plat or map of Key Pointe, which said plat or map is certified to have been made by Joe McKinley, as surveyor, at the instance of Key Royal Automotive as owners, and has been exhibited to this Council, said plat or map being further identified by a recital of the approval of this Counsel signed by Jackson Bailey, City Clerk, of even date herewith. But this shall not be construed as an assumption of dominion by the City over any street, alley, or public grounds shown on said plat or map or impose liability upon the City for the upkeep of same.

I, Jackson B. Bailey, City Clerk for the City of Birmingham, Alabama, hereby certify that the above resolution was duly adopted by the City Council of Birmingham, Alabama, on this 7th day of March, 1988.?

Jackson B. Bailey
City Clerk

STATE OF ALABAMA)

SHELBY COUNTY

The undersigned JOE E. MCKINLEY, surveyor, and KEY ROYAL AUTOMOTIVE, owner(s), herby 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(s); that this plat or map is a true and correct plat or map of lands shown thereing and known or to be known as KEY POINTE 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 (or, if the plot is a resurvey of an existing recorded subdivision, "showing the relation of the lands to the survey of N/A as recorded in the Probate Office of SHELBY County in Map Book , page "); 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. Said owner(s) also certifies(certify) that he(she, they, it) is(are) the owner(s) dedicated(dedicate) streets, alleys and public grounds as shown by said plat or map. Said owner(s) agrees(agree) that the City of Birmingham may at any time change the natural or existing grade of any street, alley or public grounds, or any part thereof, from the natural or existing grade to the permanent grade without the payment of compensation or damages to the abutting owner; and this agreement shall be a covenant running with the lands. The undersigned appoints the City of Birmingham as agent for the purpose of filing said plat or map, together with this instrument, for record, and certify that we have full authority to execute this instrument and map.

Date 13 th day of February, 1989

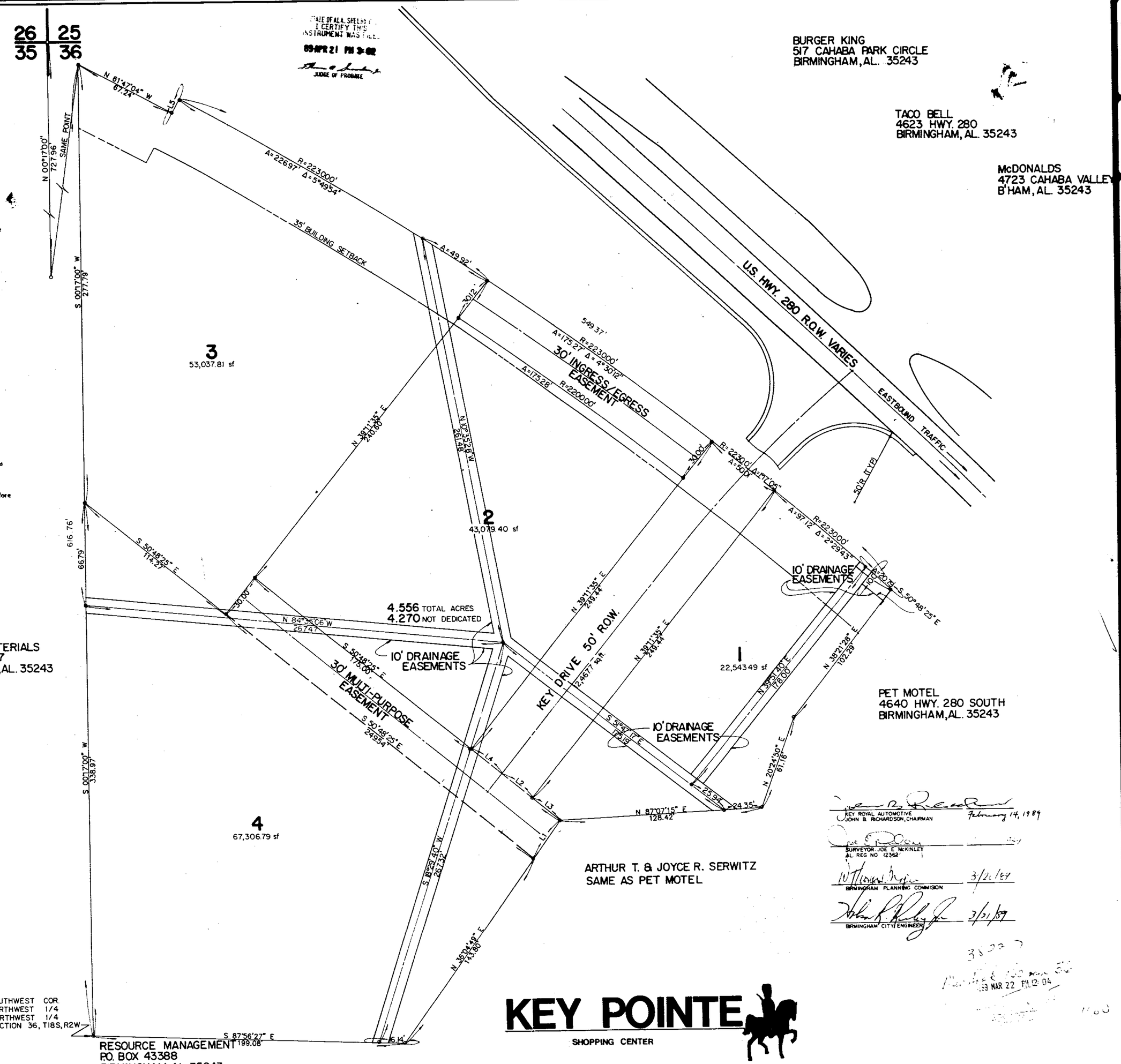
STATE OF ALABAMA)

SHELBY COUNTY

I, K.R.Wheeler, as Notary Public in and for said County and State, do hereby certify that JOE E. MCKINLEY, and whose name is signed to the foregoing certificate as Surveyor, KEY ROYAL AUTO., whose name is signed to same as Owner (and N/A, whose name is signed to same as Mortgagee), all of whom are known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificate, they executed same voluntarily as such individuals (or in any other capacities) with full authority therefor.

Given under my hand and seal this 13 day of FEB. 1989

Notary Public
MY COMMISSION EXPIRES SEPTEMBER 26, 1992



LINE	DIRECTION	DISTANCE
L1	N 36°04'49" E	30.04'
L2	S 50°48'25" E	25.00'
L3	S 50°48'26" E	22.91'
L4	S 50°48'26" E	25.00'
L5	S 28°12'56" W	10.00'

KEY ROYAL AUTOMOTIVE
JOHN B. RICHARDSON, CHAIRMAN — February 14, 1989

SURVEYOR JOE E. McKINLEY
AL REG NO 12362

BIRMINGHAM PLANNING COMMISION — 3/21/89

BIRMINGHAM CITY ENGINEER — 3/21/89

89 MAR 22 PM 12:04

REVISIONS
NO DESCRIPTION DATE

SEAL

SCALE: 1"=30'
DATE: FEB. 13, 1989
DESIGNED BY BJH & DJH
DRAWN BY K.R.WHEELER
CHECKED BY DJH & JEM

PERRY HAND & ASSOCIATES
INCORPORATED
P.O. BOX 691
PELHAM, ALA. 35124
(205) 663-5500

FINAL PLAT FOR
KEY POINTE
SHOPPING CENTER
3-23-88

PROJECT NO. E-107
SHEET / OF
FILE NO.