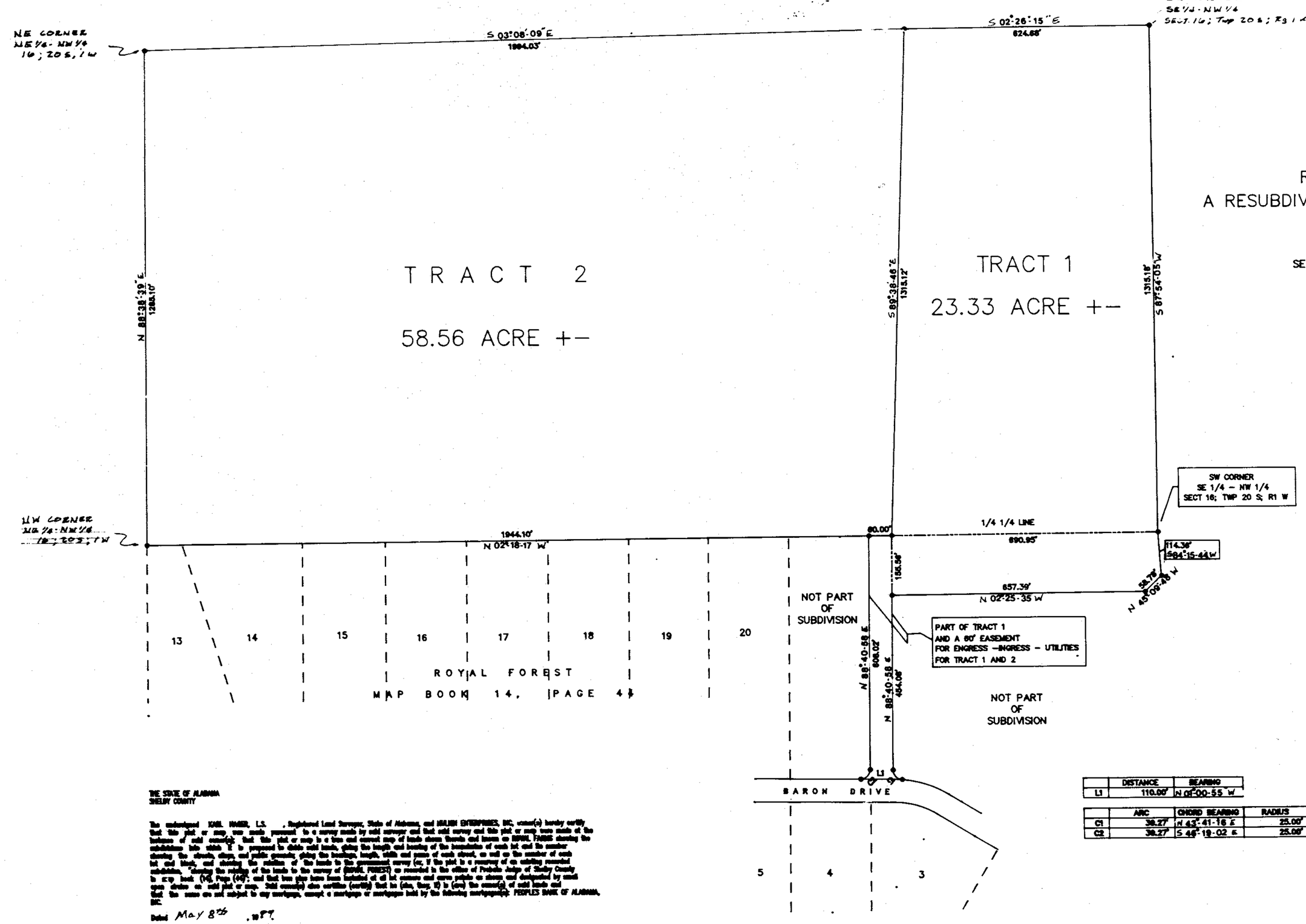
MAP BOOK 15 PAGE 78

Jimmy Cole 428-4139

91 SEP 27 PM 1:40




GRAPHIC SCALE

0 50 100 200 300 400 500

SCALE: 1" = 200.0'

# ROYAL FARMS

## A RESUBDIVISION OF LOT I, TRACT 8 SUBDIVISION

AS RECORDED IN MAP BOOK 10, PAGE 22

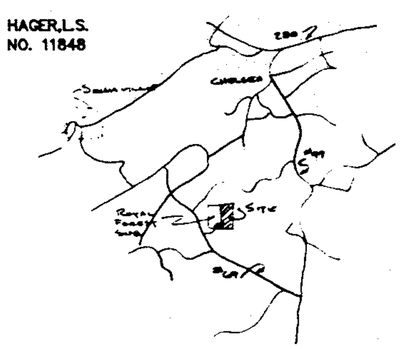
ACREAGE SUBDIVISION

SECTION 16; TOWNSHIP 20 SOUTH; RANGE 1 WEST

SHELBY COUNTY, ALABAMA

SEPTEMBER, 1991

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




VICINITY MAP

NTS

HAGER - YORK SURVEYING

408 4TH AVENUE N.

BESSEMER, ALABAMA

| | DISTANCE | BEARING |
|---|---|---|
| L1 | 110.00' | N 02°00-55 W |

| | ARC | CHORD BEARING | RADIUS | DELTA | CHORD | TANGENT | MIDDLE ORDINATE | DEGREE OF CURVE |
|---|---|---|---|---|---|---|---|---|
| C1 | 39.27' | N 43°-41-16 E | 25.00' | 90°00'00" | 35.36' | 25.00' | 7.32' | 229°18'30" |
| C2 | 39.27' | S 46°-19-02 E | 25.00' | 90°00'00" | 35.36' | 25.00' | 7.32' | 229°18'30" |

THE STATE OF ALABAMA
SHELBY COUNTY

The undersigned KARL HAGER, L.S. , Registered Land Surveyor, State of Alabama, and MULKIN ENTERPRISES, INC. owner(s) hereby 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 map of lands shown thereon and known as ROYAL FARMS showing the subdivision into which it is proposed to divide said lands, giving the length and bearing of the boundaries of each lot and the number showing the streets, alleys and public grounds; where the boundary lengths, 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 plat is a resurvey of an existing recorded subdivision, showing the relation of the lands to the survey of ROYAL FOREST) as recorded in the office of Probate Judge of Shelby County in map book 14, Page 47; and that lots plus some lands included of all lot corners and some points on alleys and dedicated by said owner shown on said plat or map. 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, except a mortgage or mortgages held by the following mortgagee(s): PEOPLES BANK OF ALABAMA, INC.

Dated May 8th, 1991

Karl Hager
KARL HAGER, L.S.

Joel Mulkin
JOEL MULKIN, FOR MULKIN ENTERPRISES, INC

Robert Lewis III
PEOPLES BANK OF ALABAMA, INC, MORTGAGEE

APPROVED: [signature] 9/23/91
COUNTY ENGINEER

APPROVED: [signature]
PLANNING COMMISSION

APPROVED: [signature] 9-17-91
SHELBY COUNTY HEALTH DEPT.

STATE OF ALABAMA
SHELBY COUNTY

I, JIMMY LEE COLE, JR, as Notary Public in and for said County and State, do hereby certify that KARL HAGER, whose name is signed to the foregoing certificate as a surveyor, and JOEL MULKIN FOR MULKIN ENTERPRISES, INC whose name is signed to same as owner (and BOLES FERRIS, III FOR PEOPLES BANK OF ALABAMA, INC., whose name is signed to same as mortgagee), all of whom are known to me, acknowledged before me, on this date, that after being been duly informed of the contents of said certificate, they executed same voluntarily on each individuals (or in any other capacities) with full authority thereof.

Given under my hand and seal this 17th day of Sept, 1991.

Jimmy Lee Cole Jr.
JIMMY LEE COLE, JR.
MY COMMISSION EXPIRES ON 2-17-93.

NOTES:

1. 60' EASEMENT IS FOR THE PURPOSE OF INGRESS / EGRESS AND UTILITIES.
SAID EASEMENT IS A PRIVATE DRIVE AND WILL NOT BE MAINTAINED BY SHELBY COUNTY
ANY LAND OWNER WITHIN THE SUBDIVISION HAS THE RIGHT TO IMPROVE SAID EASEMENT
AND TO UP-GRADE THE EASEMENT TO SHELBY COUNTY SPECIFICATIONS SO THAT IT MAY BECOME A DEDICATED COUNTY ROAD RIGHT OF WAY
IF SO DESIRED.

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

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

1991092700020120 1/1 $.00
Shelby Cnty Judge of Probate,AL
09/27/1991 12:00:00AM FILED/CERT

0 1 2 3 4 5 6
BUSINESS RECORDS CORPORATION