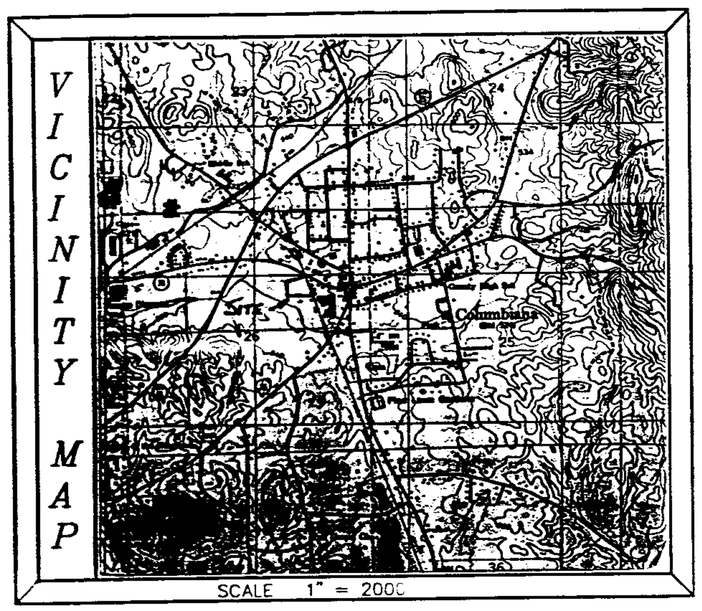
MAP BOOK 25 PAGE 29

COLUMBIANA BAPTIST MEDICAL SQUARE

A COMMERCIAL SUBDIVISION



COLUMBIANA PROP., LTD.
D.B. 315, PG 712

FND. 3/4" PIPE
NW CORNER, SW 1/4, NE 1/4

N 89°21'03" E
527.28'

N 01°35'22" E
28.59'

N 76°47'45" W
99.10'

S 76°47'45" E
68.33'

N 13°27'15" E
145.00'

NW 1/4, NE 1/4
SW 1/4, NE 1/4

S 12°11'16" W
58.74'

COLUMBIANA PROPERTIES, LTD.
D.B. 343, PG 220

S 73°41'38" E
210.00'

MICHAEL A. & LESA PALMER
INST. NO. 1995-21181

N 66°54'49" E
96.27'

FND. 1/2" REBAR

N 76°31'33" E
191.49'

N 12°11'16" E
22.50'

FND. 1/2" REBAR

EDGE 40' DRAINAGE EASEMENT
EDGE EXISTING GRAVEL ROAD
EDGE 40' DRAINAGE EASEMENT
EDGE EXISTING GRAVEL ROAD
EXISTING DRAINAGE DITCH
EDGE 40' DRAINAGE EASEMENT

N 01°41'25" E
341.17'

N75°06'35"E
206.37'

N79°30'17"E
156.76'

Δ = 01°32'25"
R = 1931.32'
C.B. = S 82°12'33" E
51.92'

S 61°26'21" E
30.45'

S 61°26'21" E
99.89'

574°36'30"W
275.04'

15'

25'

WEST COLLEGE STREET

ABANDON WATER LINE

WEST EDGE OF PERSPECTIVE USE EASEMENT FOR WALTON STREET

NE CORNER, SW 1/4, NE 1/4

SW 1/4, NE 1/4

SE 1/4, NE 1/4

N00°01'48"W
423.87'

N20°00'45"W
238.90'

25' EASEMENT FOR FUTURE STREET EXPANSION

WALTON STREET

S00°03'45"E
500.93'

LOT 1
2.325 ACRES

LOT 3
4.922 ACRES

N69°58'10"E
320.11'

PROPOSED DRIVE

S69°59'10"W
343.45'

S00°03'45"E
118.29'

16" ALABASCO GAS PIPELINE

S 28°38'25" E
141.16'

PROPOSED DRIVE

S 87°35'56" W
85.81'

N87°35'56"E
291.12'

E. H. SEALE
NO DEED AVAILABLE

N 52°36'55" W
421.25'

MARY NELL MILSTEAD SKELTON
D.B. 13, PG 643

45.44'

20' SEWER/STORM SEWER EASEMENT

S00°24'25"W
144.71'

S00°03'45"E
131.51'

S00°03'45"E
20.16'

N87°35'56"E
48.21'

N 75°17'13" W
129.49'

FND. 1" REBAR

FND. 1" REBAR

0 20 40 60 80
SCALE 1" = 40'

COLUMBIANA PROPERTIES, LTD.
D.B. 312, PG 654

DEED

SPECIAL NOTES:

1. CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.
2. THE CITY OF COLUMBIANA IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
3. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE CITY OF COLUMBIANA PLANNING COMMISSION.
4. THE PURPOSE OF THIS SUBDIVISION IS FOR COMMERCIAL USE.
5. ENGRAVED SHALL BE RESTRICTED TO THE LOCATION(S) SHOWN ON THIS PLAT. DRIVEWAY ACCESS PERMIT REQUIRED PRIOR TO INSTALLATION OF DRIVEWAY(S). CONTACT THE CITY OF COLUMBIANA, BUILDING INSPECTIONS, AT 669-3800 TO OBTAIN ACCESS PERMIT.
6. SIGHT DISTANCES FOR THE PROPOSED DRIVEWAY(S) IS SUFFICIENT IN EITHER DIRECTION.
7. NO FLOOD INFORMATION IS SHOWN ON THIS MAP, AS THE CITY OF COLUMBIANA DOES NOT PARTICIPATE IN THE FEMA PROGRAM AND NONE IS AVAILABLE.
8. PRIOR TO THE PLACEMENT OR CONSTRUCTION OF ANY BUILDINGS ON THE PARCELS SHOWN HEREON, OWNER MUST COMPLY WITH REGULATIONS OF THE SHELBY COUNTY HEALTH DEPARTMENT AND THE CITY OF COLUMBIANA BUILDING INSPECTIONS. THE SIGNATURE ON THIS PLAT BY THE SHELBY COUNTY HEALTH DEPARTMENT IS FOR RECORDING PURPOSES ONLY. ALL SEWAGE DISPOSAL WILL BE THROUGH THE CITY SEWER SYSTEM.
9. ALL MONUMENTS NOT SET PRIOR TO THE APPROVAL OF THIS PLAT WILL BE SET ON ITS APPROVAL.
10. THE OWNERSHIP OF THE PROPERTY IS AS FOLLOWS:

COLUMBIANA PROPERTIES, LTD.
D.B. 121, PG 276
D.B. 213, PG 259
R.B. 65, PG 890

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED, ED SHELLER, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, AND COLUMBIANA PROPERTIES, INC., OWNER, HEREBY CERTIFY THAT SAID 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; THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF THE LANDS SHOWN THEREON AND KNOWN AS COLUMBIANA BAPTIST MEDICAL SQUARE, SHOWING THE SUBDIVISION INTO WHICH IT IS PROPOSED TO MAKE 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 NUMBERS OF EACH LOT AND BLOCK, AND SHOWING THE RELATION OF THE LANDS TO THE GOVERNMENT SURVEY, AND THAT SUCH 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 ALSO CERTIFIES THAT THEY ARE THE SOLE OWNER OF SAID LANDS AND THAT THE SAME ARE NOT SUBJECT TO ANY MORTGAGE, EXCEPT A MORTGAGE FROM THE FIRST ALABAMA BANK OF SHELBY COUNTY.

DATE: FEBRUARY 1, 1999

ED SHELLER
REGISTERED PROFESSIONAL LAND SURVEYOR REG. NO.9940

Wayne Rasco
WAYNE RASCO
PRESIDENT
COLUMBIANA PROPERTIES, INC.
P.O. BOX 143
COLUMBIANA, AL 35051

WILLIAM JUSTICE
ATTORNEY IN FACT
FIRST NAT. BANK OF SHELBY CO.
EAST COLLEGE STREET
COLUMBIANA, AL 35051

APPROVED _____ DATE _____
SHELBY COUNTY HEALTH DEPARTMENT

D. Glenn Sutton DATE 2-1-99
COLUMBIANA PLANNING COMMISSION

I, Cynthia Benton, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT WAYNE RASCO, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AS OWNER, BEING KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE, THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID INSTRUMENT; EXECUTED THE SAME VOLUNTARILY WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 1st DAY OF FEB 1999

Geo Benton
NOTARY PUBLIC

I, William P. Justice, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT ED WHEELER, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AS SURVEYOR, BEING KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE; THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENT OF SAID INSTRUMENT; HE EXECUTED THE SAME VOLUNTARILY WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 11th DAY OF Feb 1999

William P Justice
NOTARY PUBLIC

I, Judy R Davis, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT WILLIAM JUSTICE, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AS ATTORNEY IN FACT, FOR THE FIRST NAT. BANK OF SHELBY CO., BEING KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE; THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENT OF SAID INSTRUMENT; HE EXECUTED THE SAME VOLUNTARILY WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 15 DAY OF Jan 1999

Judy R Davis
NOTARY PUBLIC

LEGEND

- ● = IRON PIN FOUND (SIZE SHOWN IS THE OUTSIDE DIAMETER)
- ■ = CONCRETE MONUMENT FOUND
- ⊕ = PK NAIL FOUND
- ⊕ = PK SPIKE FOUND
- ○ = 1/2" REBAR SET WITH CAP STAMPED "WHEELER - RPLS 16165"
- □ = 4" DIAMETER CONCRETE MONUMENT SET WITH CAP STAMPED "WHEELER - RPLS 16165"
- ● = PK NAIL SET WITH DISK STAMPED "RPLS 16165"
- ▲ = TRAVERSE POINT

OHU = OVERHEAD UTILITY
FENCE
UP = UTILITY POLE
RECORD
MEASURED SCALE
POINT OF BEGINNING
PROPERTY LINE
CONCRETE
EASEMENT
DEED BOOK
PAGE
M.B.L. = MINIMUM BUILDING LINE
O.D. = OUTSIDE DIAMETER
P.B. = PLAT BOOK
REF.MON. = REFERENCE MONUMENT
C.P. = CRIMPED PIPE
ROW = RIGHT OF WAY
U & D = UTILITY & DRAINAGE
WM = WATER METER

NOTES:

1. THIS SURVEY WAS PERFORMED FOR COLUMBIANA PROPERTIES.
2. THIS SURVEY WAS REQUESTED BY MR. WAYNE RASCO.
3. THE FIELD WORK WAS DONE BETWEEN 2/20/98 AND 3/2/98.
4. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST ZONE OF THE ALABAMA STATE PLANE COORDINATE SYSTEM.
5. NO TITLE SEARCH WAS DONE BY THIS OFFICE.
6. NO EASEMENTS ARE SHOWN EXCEPT THOSE VISIBLE ON THE GROUND OR FURNISHED BY THE CLIENT.

RECORD MAP
OF
COLUMBIANA BAPTIST MEDICAL SQUARE
IN THE NE 1/4 OF SEC. 26, TOWNSHIP 21 SOUTH, RANGE 1 WEST
SHELBY COUNTY, ALABAMA

REV. NO.	DATE	DESCRIPTION
1	12/7/98	CHANGED SIZE OF LOT 2
2	1/31/99	ADDED CITY'S COMMENTS

WHEELER SURVEYING AND MAPPING
101 WEST COLLEGE
COLUMBIANA, ALABAMA 35051
PH 205/669-1107

ALABAMA REGISTERED PROFESSIONAL LAND SURVEYOR ED WHEELER

JOB NO.	DATE
98-010	2/20/98
DRAWN BY	CHECKED BY
DRAWING NO.	98-010-2

19980209000054811 1/1 $.00
Shelby Cnty Judge of Probate AL
02/09/1999 09:41:02AM FILED/CERT

INST # 1999-05461
02/09/1999-05461 09:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE 001

BUSINESS RECORDS CORPORATION