

AN EASEMENT

20030414000224020 Pg 1/3 17.00
Shelby Cnty Judge of Probate, AL
04/14/2003 10:33:00 FILED/CERTIFIED

FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE
OF A SANITARY SEWER MAIN BY THE CITY OF MONTEVALLO

This EASEMENT, executed this 31 day of December, 2002, for the construction, operation, and maintenance of a sanitary sewer main with appurtenances, by The City of Montevallo, hereinafter called the OWNER across the property of the LANDOWNER, Phillip J. Lusco, as shown on the attached sketch, is granted by the LANDOWNER to the OWNER for valuable considerations, the receipt and sufficiency of which are acknowledged by the LANDOWNER, for himself, and his heirs, executors, successors, and assigns.

One permanent easement, to go with the land to allow the OWNER, its employees and agents to construct, operate, repair, and maintain the OWNER'S sanitary sewer main including the right of access by the OWNER, its employees and agents, or officials, and necessary related equipment. Included is the right to uncover the sanitary sewer main, with the obligation to leave the LANDOWNER'S property in good repair after completion of any repair to the sanitary sewer main.

The easement is described as follows:

A permanent easement of varying width for the operation and maintenance of a sanitary sewer main by The City of Montevallo being described as follows:

Commence at the Northeast corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 2, Township 22 South, Range 3 West and run South $01^{\circ}45'52''$ East along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 49.54 feet to the Southeast corner of Lot 11, of the Meadow Green Subdivision, as recorded in Map Book 6, Page 59 in the Probate Office of Shelby County, Alabama, thence run North $89^{\circ}17'30''$ West along the South line of said Subdivision for 1,330.27 feet to the East right-of-way line Alabama State Highway 119 and the point of beginning of the following described easement; thence run South $01^{\circ}09'00''$ East along said right-of-way line for 555.24 feet; thence run North $89^{\circ}48'13''$ East for 148.00, more or less, to the Northeast corner of the parcel of land owned by Harold K. Ferguson, Life Estate, and as shown on the attached sketch; thence run North $01^{\circ}09'00''$ West for 25.00 feet; thence South $89^{\circ}48'13''$ West for a distance of 25.00 feet; thence South $01^{\circ}09'00''$ East for a distance of 5.00 feet; thence South $89^{\circ}48'13''$ West for a distance of 83.75 feet; thence North $50^{\circ}22'23''$ West for a distance of 38.44 feet to a point that is 10 feet east of and parallel to the East right-of-way line of Alabama State Highway 119; thence from said point run North $01^{\circ}09'00''$ West along said right-of-way line for 510.78 feet to a point on the South line of the aforementioned Meadow Green Subdivision and the end of said easement.

Along with a temporary construction easement as shown on the attached sketch.

Executed the date shown above in four copies.

LANDOWNER:

By:

Phillip J. Lusco


WITNESS:

By:

For The City of Montevallo

WITNESS:

By: 
Grady Parker, Mayor

By: 
Steve Gibbs, City Clerk

Recorded the _____ day of _____, 2002 in Deed Book
_____ Page _____, of public records of Shelby County, Alabama.

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SCALE 1" = 100'

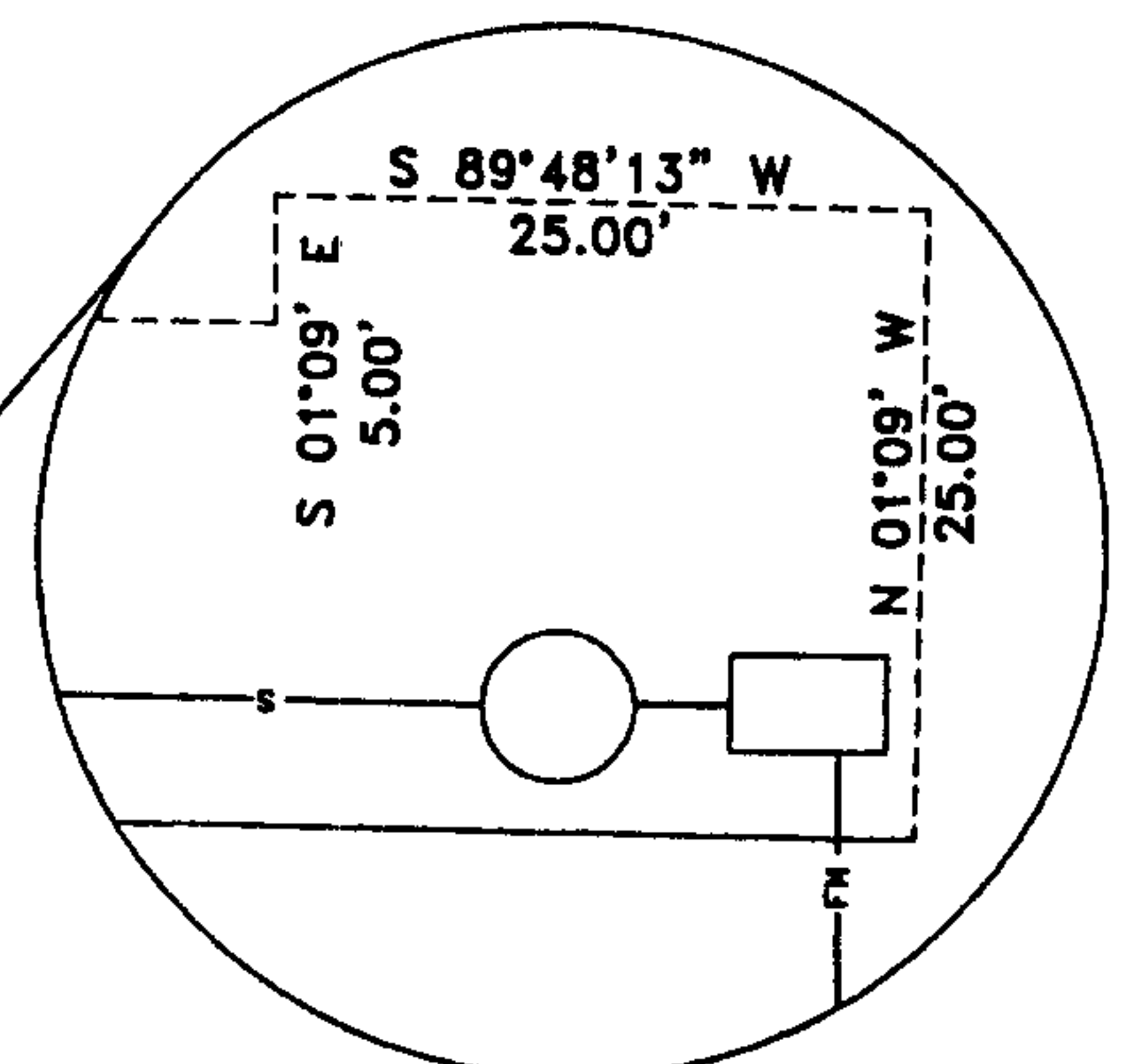
MEADOWGREEN DRIVE

NORTHEAST CORNER
S.W. 1/4 - N.E. 1/4
SECTION 2, TOWNSHIP 22 SOUTH, RANGE 3 WEST

SOUTHEAST CORNER
OF LOT 11
MEADOW GREEN
SUBDIVISION

SOUTH LINE OF MEADOW GREEN SUBDIVISION
N 89°17'30" W 1,330.27'
NOT TO SCALE

PROPERTY OWNER:
Phillip J. Lusco
PARCEL ID NO.:
58-27-1-02-0-001-005.000



PROPOSED SANITARY SEWER
MANHOLE.

N 50°22'23" W 38.44'

S 89°48'13" W 83.75'

N 89°48'13" E 148.00'±

PROPOSED PUMPING STATION
WITH VALVE VAULT.

NORTHEAST CORNER OF
HAROLD K. FERGUSON, LIFE
ESTATE

PROPOSED GRAVITY FLOW
SANITARY SEWER LINE.

PROPOSED 10' WIDE
PERMANENT AND 15' WIDE
TEMPORARY EASEMENTS.

PROPOSED FORCE MAIN.

PROPERTY OWNER:
Harold K. Ferguson, Life
Estate
PARCEL ID NO.:
58-27-1-02-0-001-007.000

SHELBY COUNTY HIGHWAY NO. 22

PROPOSED FORCE MAIN.

PROPOSED 10' WIDE
PERMANENT AND 15' WIDE
TEMPORARY EASEMENTS.

PROPERTY OWNER:
Southeast Realty Mortgage, Co.
PARCEL ID NO.:
58-27-1-02-0-001-019.000

PROPOSED FORCE MAIN.

PROPOSED 10' WIDE
PERMANENT AND 15' WIDE
TEMPORARY EASEMENTS.

Prepared by:

C&A

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