

AN EASEMENT

20030930000657390 Pg 1/2 14.00
Shelby Cnty Judge of Probate, AL
09/30/2003 11:33:00 FILED/CERTIFIED

FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE

OF SANITARY SEWER MAIN BY THE CITY OF CALERA

This EASEMENT, executed this 10th day of AUGUST, 2003, for the construction, operation, and maintenance of sanitary sewer main with appurtenances, by The City of Calera, hereinafter called the OWNER across the property of the LANDOWNER, John L. Rogers, 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:

Located in the City of Calera, Shelby County, Alabama

A 10' wide permanent utility easement situated in the South 1/2 of the Southwest 1/4 of Section 28, Township 21 south, range 2 west, Shelby County, Alabama and being more particularly described as follows: commence at the southwest corner of the southwest 1/4 of the southwest 1/4 of section 28, township 21 south, range 2 west; thence run south 79°27'28" east along the south line of said 1/4-1/4 for a distance of 1341.69 feet to the easterly right-of-way of u.s. highway no. 31; thence run north 10°52'28" west along said right-of-way for a distance of 374.52 feet to the point of being of a curve to the right having a central angle of 2°13'19" and a radius of 2730.14 feet; thence run along the arc of said curve for a distance of 105.87 feet to the point of beginning; thence continue along the arc of said for a distance of 241.39 feet to the end of said course. Said easement lying 10 feet east of and parallel to the previously described course. Easement terminates at the north property line as described in instrument #1998-14250 being owned by John L. Rogers.

Also subject to a 20 x 20 temporary construction easement as shown on the attached sketch.

Executed the date shown above in four copies.

LANDOWNER:

By: John L. Rogers
John L. Rogers

For The City of Calera

By: George Roy
George Roy, Mayor

WITNESS:

By: Shelia Smith

WITNESS:

By: Linda Steele
Linda Steele, City Clerk

Recorded the _____ day of _____, 20____ in Deed Book
_____, Page _____, of public records of Shelby County, Alabama.

City of Calera

SCALE 1"=60'



PROPERTY OWNER:
CLARK
PARCEL I.D. NO.:
58-22-8-28-0-000-015.000

U.S. HIGHWAY NO. 31

100'
RIGHT-OF-WAY

D=05°03'57"
R=2,730.14'
L=241.39'
CH=241.31'

PROPOSED
SANITARY
SEWER LINE

10' WIDE
PERMANENT
EASEMENT
TEMPORARY
CONSTRUCTION
EASEMENT

D=02°13'19"
R=2,730.14'
L=105.87'
CH=105.87'

POINT OF BEGINNING
OF EASEMENT

SOUTHWEST CORNER
S.W. 1/4- S.W. 1/4
SECTION 28,
TOWNSHIP 21 SOUTH,
RANGE 2 WEST

S 79°27'28" E
1341.69'

N 10°52'28" W
374.52'

PROPERTY OWNER: —————→
JOHN L. ROGERS
PARCEL I.D. NO.:
58-22-8-28-0-000-015.002

A 10' WIDE PERMANENT UTILITY EASEMENT SITUATED IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 2 WEST; THENCE RUN SOUTH 79°27'28" EAST ALONG THE SOUTH LINE OF SAID 1/4-1/4 FOR A DISTANCE OF 1341.69 FEET TO THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 31; THENCE RUN NORTH 10°52'28" WEST ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 374.52 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 2°13'19" AND A RADIUS OF 2730.14 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 105.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE ARC OF SAID FOR A DISTANCE OF 241.39 FEET TO THE END OF SAID COURSE. SAID EASEMENT LYING 10 FEET EAST OF AND PARALLEL TO THE PREVIOUSLY DESCRIBED COURSE. EASEMENT TERMINATES AT THE NORTH PROPERTY LINE AS DESCRIBED IN INSTRUMENT #1998-14250 BEING OWNED BY JOHN L. ROGERS.

ALSO SUBJECT TO A 20 x 20 TEMPORARY CONSTRUCTION EASEMENT AS SHOWN.

Prepared by:



CARR & ASSOCIATES ENGINEERS, INC.
2052 OAK MOUNTAIN DRIVE
PELHAM, ALABAMA 35124
PHONE (205) 864-8498 FAX (205) 864-9885
50-28 GRAHAM SEWER EXT BY: VLP DATE: 6/27/03