

"Chelsea Park"

RWID: AL117E620709

20050923000496730 1/4 \$21.00
Shelby Cnty Judge of Probate, AL
09/23/2005 11:50:15AM FILED/CERT

RWID: AL117E620709

STATE OF ALABAMA
COUNTY OF SHELBY

 **BELLSOUTH**

8416-C-AL
(05-2002)

Preparer's name and address:
(Return document to the BellSouth
address on back)

ROW COORDINATOR
3196 HWY 280 SOUTH
ROOM 101N
BIRMINGHAM, AL 35243

EASEMENT

Value \$1000.00

For and in consideration of ONE dollars (\$ 1.00) and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, the undersigned owner(s) of the premises described below, hereinafter referred to as Grantor, do(es) hereby grant to BELLSOUTH TELECOMMUNICATIONS, INC., a Georgia Corporation, its licensees, agents, successors, assigns, and allied and associated companies, hereinafter referred to as Grantee, an easement to construct, operate, maintain, add, and/or remove such systems of communications, facilities, stand by generators and associated fuel supply systems as a means of providing uninterrupted service during commercial power outages, or related services as the Grantee may from time to time require upon, over, and under a portion of the lands described in Deed Book 34, page 21A; 21B, SHELBY County, Alabama Records, and, to the fullest extent the grantor has the power to grant, upon, over, along, and under the roads, streets, or highways adjoining or through said property. The said easement is more particularly described as follows:

All that tract or parcel of land lying in Section 31, Township 19 S, Range 1 E, HUNTSVILLE Meridian, SHELBY County, State of Alabama, consisting of a (strip) ~~(parcel)~~ of land 30 FEET BY 30 OR AS INDICATED ON THE ATTACHED SKETCH/SURVEY. ATTACHMENT A, PAGE 1 & 2

The following rights are also granted: ~~the exclusive right to allow any other person, firm, or corporation to attach wires or lay cable or conduit or other appurtenances upon, over, and under said easement for communications or electric power transmission or distribution;~~ ingress to and egress from said easement at all times; the right, but not the obligation, to clear the easement and keep it cleared of all trees, undergrowth, or other obstructions; the right, but not the obligation, to trim and cut and keep trimmed and cut all dead, weak, leaning, or dangerous trees or limbs outside the easement which might interfere with or fall upon the lines or systems of communication or power transmission or distribution; the right to relocate said facilities, systems of communications, or related services on said lands to conform to any future highway relocation, widening, or improvements, the right to test and maintain generators and associated equipment; and the right to allow any other person, firm, or corporation to provide for fuel/energy distribution to equipment placed on the site.

To have and to hold the above granted easement unto BellSouth Telecommunications, Inc., its licensees, agents, successors, assigns, and allied and associated companies forever and in perpetuity.

Grantor warrants that grantor is the true owner of record of the above described land on which the aforesaid easement is granted.

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Page 2

SPECIAL STIPULATIONS OR COMMENTS:

The following special stipulations shall control in the event of conflict with any of the foregoing easement:

In witness whereof, the undersigned has/have caused this instrument to be executed on the _____ day of _____, _____.

Signed, sealed and delivered in the presence of:

Witness

Witness

State of Alabama, County of

Jefferson

Chelsea Park, Inc.

Name Of Corporation

By:

Douglas D. Edleman
DOUGLAS D. EDDLEMAN

Title:

PRESIDENT

Attest:

I Donna Rainey, Notary Public in and for said County in Alabama, hereby certify that
Douglas D. Edleman whose name as President of the
Chelsea Park Inc., a corporation, is signed to the foregoing conveyance and who is known
to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and
with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 9th day of November 2004

Donna D. Rainey
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec 1, 2006
My Commission Expires: BOONED THRU NOTARY PUBLIC UNDERWRITERS

Grantor's Address:

2700 HIGHWAY 280, SUITE 425
BIRMINGHAM, AL 35223

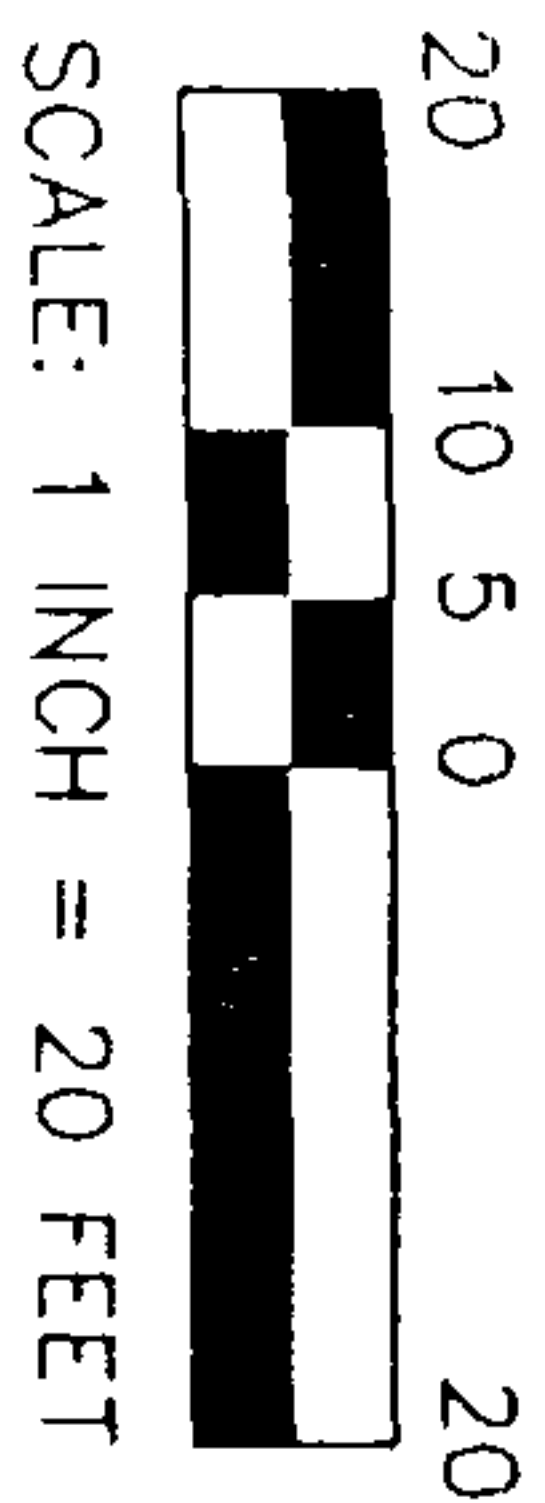
Grantee's Address:

BellSouth Telecommunications, Inc.
ROW COORDINATOR
3196 HWY 280 SOUTH
BIRMINGHAM, AL 35243

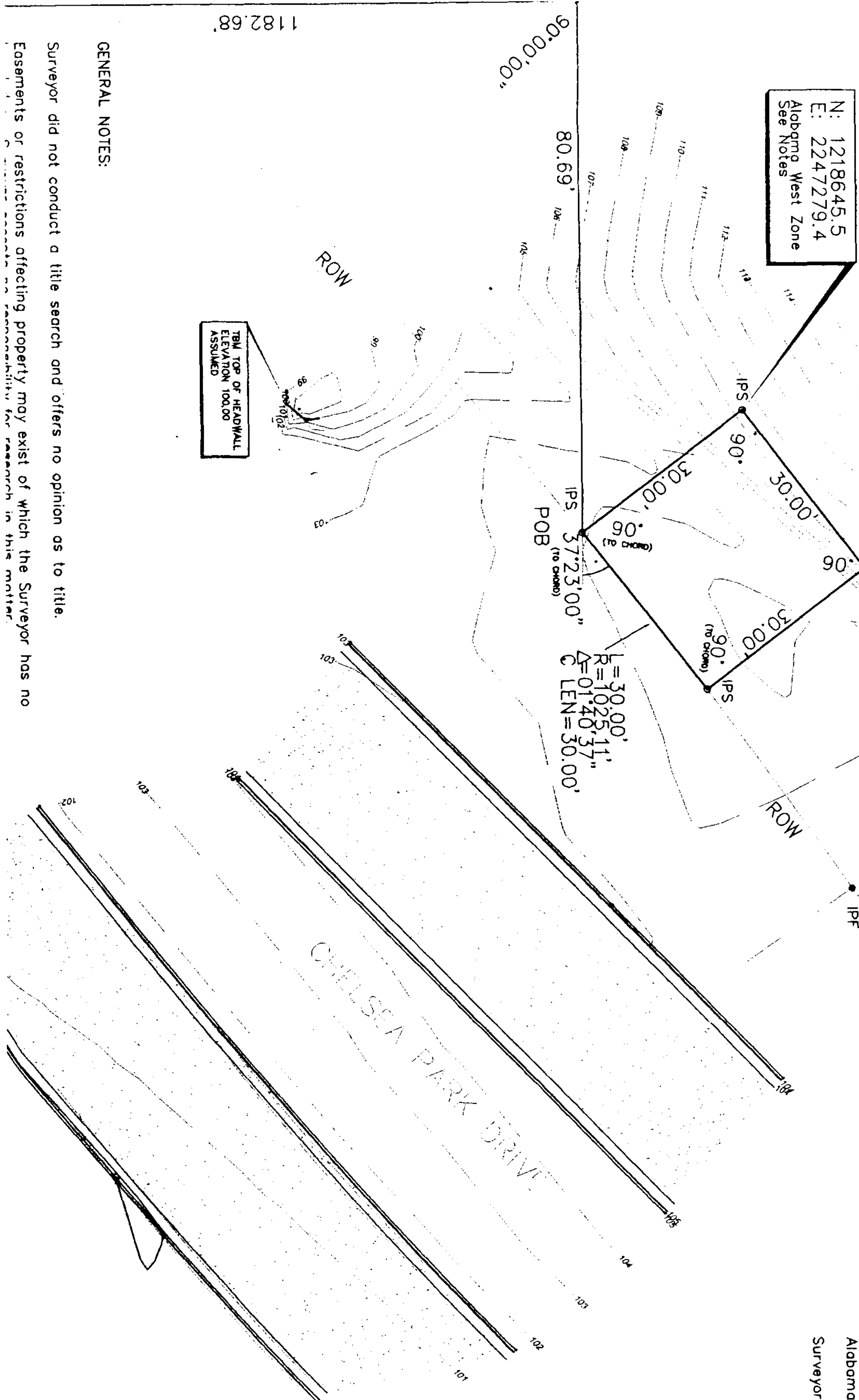
TO BE COMPLETED BY BELL SOUTH TELECOMMUNICATIONS, INC.

District <u>BIRMINGHAM</u>	FRC <u>257C</u>	Wire Center/NXX <u>CHLSALMA/205</u>	Authority <u>41C 02870N</u>
Drawing <u>1</u>	Area Number	Plat Number <u>0203-41</u>	RWID <u>AL117E620709</u>
Approval <u>Elizabeth M Smith</u>	Title <u>ROW - COOR</u>		

ATTACHMENT A PAGE 1
RWID: AL 117E 620709



QUARTER SECTION LINE



GENERAL NOTES:
Surveyor did not conduct a title search and offers no opinion as to title.
Easements or restrictions affecting property may exist of which the Surveyor has no

STATE OF ALABAMA
SHELBY COUNTY

A proposed 30 by 30 feet BellSouth equipment easement being contiguous with the Northwestly right of way margin of Chelsea Park Drive as shown on the plot of CHELSEA PARK FIRST SECTOR PHASE I & PHASE II as recorded in Map Book 34, Pages 21A and 21B in the office of the Judge of Probate, Shelby County, Alabama and lying in the Southwest quarter of Section 30, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the Southwest quarter of Section 30, Township 19 South, Range 1 East Shelby County, Alabama as indicated on the plot of CHELSEA PARK FIRST SECTOR PHASE I & PHASE II as recorded in Map Book 34, Pages 21A and 21B in the office of the Judge of Probate, Shelby County, Alabama; thence proceed Northerly along the Westerly line of said quarter section for 1182.68 feet to a point; thence leaving said Westerly quarter section line turn a deflection angle right of 90°00'00" and proceed Easterly for 80.69 feet to an capped rebar set on the Northwestly right of way margin of CHELSEA PARK DRIVE as shown on said plot of CHELSEA PARK FIRST SECTOR PHASE I & PHASE II, said point also known as the POINT OF BEGINNING of herein described parcel, said point lying within a curve to the right, said curve having a central angle of 1°40'37", a radius of 1025.11 feet, for a chord length of 30.00 feet; thence turn a deflection angle left of 37°23'00" to the chord of said curve and proceed Northwesterly along said Northwestly right of way margin and along the arc of said curve for 30.00 feet to a capped rebar set; thence leaving said Northwestly right of way margin, turn a deflection angle left of 90°00'00" from the chord of previous curve and proceed Northwesterly for 30.00 feet to a capped rebar set; thence turn a deflection angle left of 90°00'00" and proceed Southwesterly for 30.00 feet to a capped rebar set; thence turn a deflection angle left of 90°00'00" and proceed Southwesterly for 30.00 feet to the POINT OF BEGINNING.

Said parcel having an area of 0.02 acres more or less.

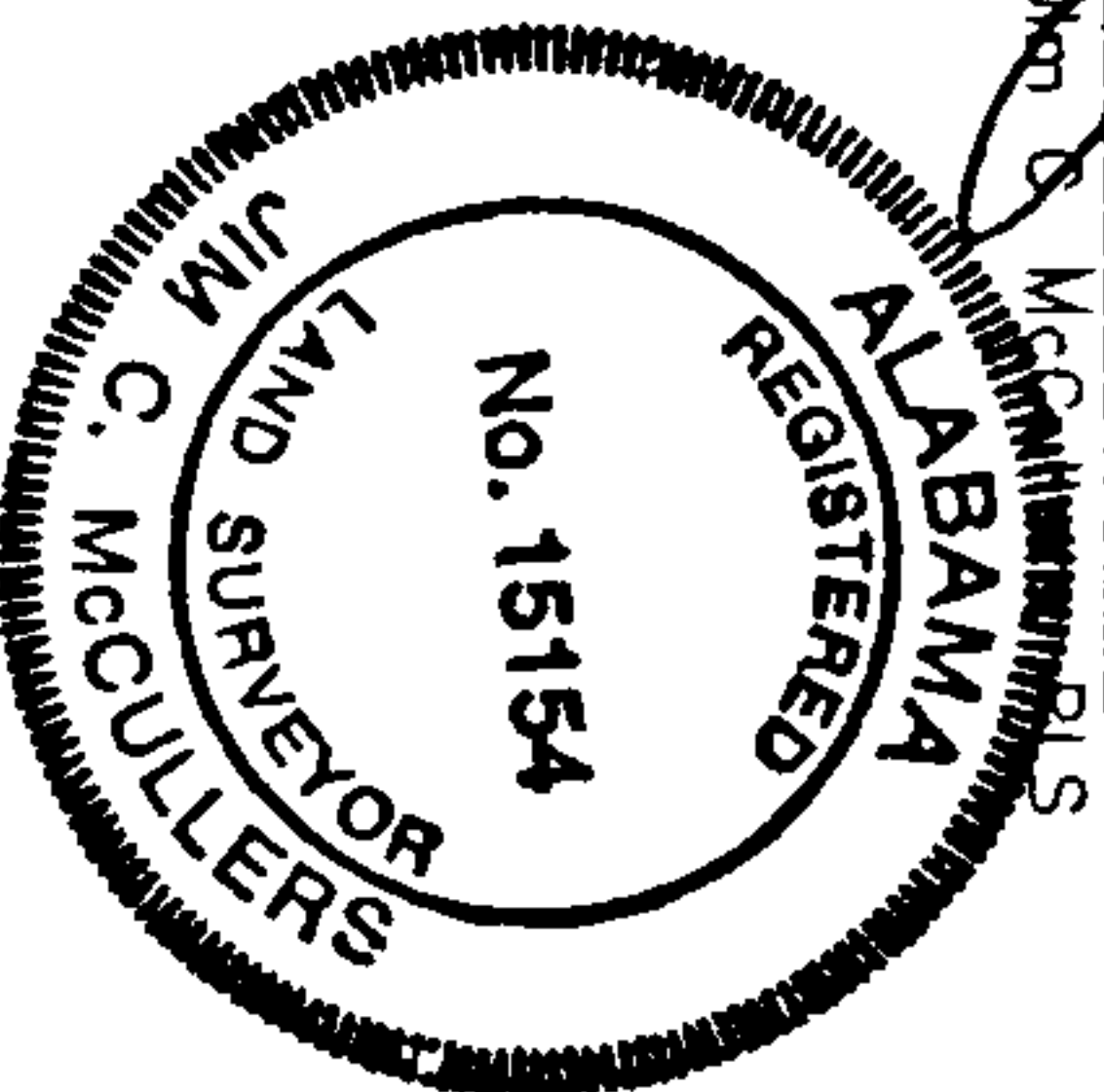
I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

Surveyors Signature:

Jim C. McCullers

Date:

Alabama License No. 15154



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ATTACHMENT A PAGE 2
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Under utilities may exist other than shown or mentioned.

It is intended for the easement created by this survey to be contiguous with the Northwesterly right of way margin of Chelsea Park Drive as shown on a plat of CHELSEA PARK FIRST SECTOR PHASE I & PHASE II as recorded in Map Book 34, Pages 21A and 21B in the office of the Judge of Probate, Shelby County, Alabama.

It is intended for this easement to encompass Beltsouth cables or equipment. If at any time the locally accepted corners prove to be in error or any discrepancies are discovered then the location of the easement shall revert to such an orientation as to encompass the cables or equipment.

Basis of bearing is GPS observations made at the site.

Underground utilities may exist that have not been shown.

Elevations and contours are based on an assumed elevation of 100.0 as observed on the top of an existing headwall as indicated by "TBM TOP OF HEADWALL ELEVATION 100.00 ASSUMED" in drawing above.

Contour interval is one foot.

State Plane Coordinates shown are based on Alabama West Zone Nod 83 coordinate system and are derived from GPS observations of local monumentation including but not limited to various CORS stations. It is intended for these coordinates to an aid in the insertion of the site into a Geographic Information System (GIS). Coordinate precision is GIS grade.

NOTE: Section tie is per information supplied by Surveying Solutions, Inc., surveyor makes no opinion as to the accuracy of said tie.



COMMON AREA AND EASEMENT

BELLSOUTH INFORMATION
CHELSEA PARK
SEC 30, T-19-S R-1-E
SHELBY COUNTY, ALABAMA

LOT 1-92

LOT 1-91

LOT 1-91

POC
SW CORNER
SW 1/4 SECTION 30,
TOWNSHIP 19 SOUTH,
RANGE 1 EAST,
SHELBY COUNTY, ALABAMA

Deed Tax: \$1.00
Shelby County, AL 09/23/2005
State of Alabama

CHELSEA PARK FIRST SECTOR
PHASE I & PHASE II
MAP BOOK 34 PAGES 21A & 21B

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LEGEND

- IRON PIN FOUND
 - IRON PIN SET
 - CMF CONCRETE MONUMENT FOUND
 - CMF CONCRETE MONUMENT SET
 - PKT PK NAIL SET
 - PKT PK NAIL FOUND
 - RRF RR SPIKE FOUND
 - △ CALCULATED POINT
 - UTILITY POLE
 - == CURB
- OVERHEAD UTILITY LINES
FENCE
PAVING
RECORD
NOT TO SCALE
ACRES
CENTERLINE
RIGHT OF WAY
EAST
WEST
NORTH
SOUTH
MAP BOOK
DEED BOOK
PAGE
POINT OF BEGINNING

McCULLERS-CAPPS & ASSOCIATES, INC.

Surveyors-Mappers-Consultants

(205) 957-1519

5533 Bankhead Highway

Birmingham, Alabama 35210

PROPOSED 30 BY 30 FEET BELLSOUTH EASEMENT

ON

CHELSEA PARK DRIVE

SECTION 30, TOWNSHIP 19 SOUTH, RANGE 1 EAST

SHELBY COUNTY, ALABAMA

date	job no.	dwn. by	dwn. no.	rev.
10/07/04	04044	GMB	1	