"Old Cahaba Phase V"

20051014000536920 1/4 $20.50
Shelby Cnty Judge of Probate,AL
10/14/2005 11:25:22AM FILED/CERT

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)

WILLA G. BAILEY
2429 7TH AVENUE SOUTH
BIRMINGHAM, AL 35233

EASEMENT

FIVE HUNDRED 500.00

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 _____, page _____, 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 30, Township 20S, Range 3W, _____ Meridian, SHELBY County, State of Alabama, consisting of a (strip) ~~(parcel)~~ of land 30' X 30' AS DESCRIBED ON SURVEY DONE BY McCULLERS-CAPPS + ASSOC., INC. AL REG. # 15154.

The following rights are also granted: ~~the exclusive right to allow any other person, firm, or corporation to attach wires or by 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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SPECIAL STIPULATIONS OR COMMENTS:

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

$1,500.00 for Landscaping 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

AMERICA LAND DEV, INC.
Name Of Corporation

By: [signature]

Title: Pres.

Attest: _____

State of Alabama, County of Shelby

I Patricia Daly, Notary Public in and for said County in Alabama, hereby certify that Gary W. Thomas whose name as Pres of the America Land Develop., 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 3 day of Oct 2005

Patricia Daly
Notary Public

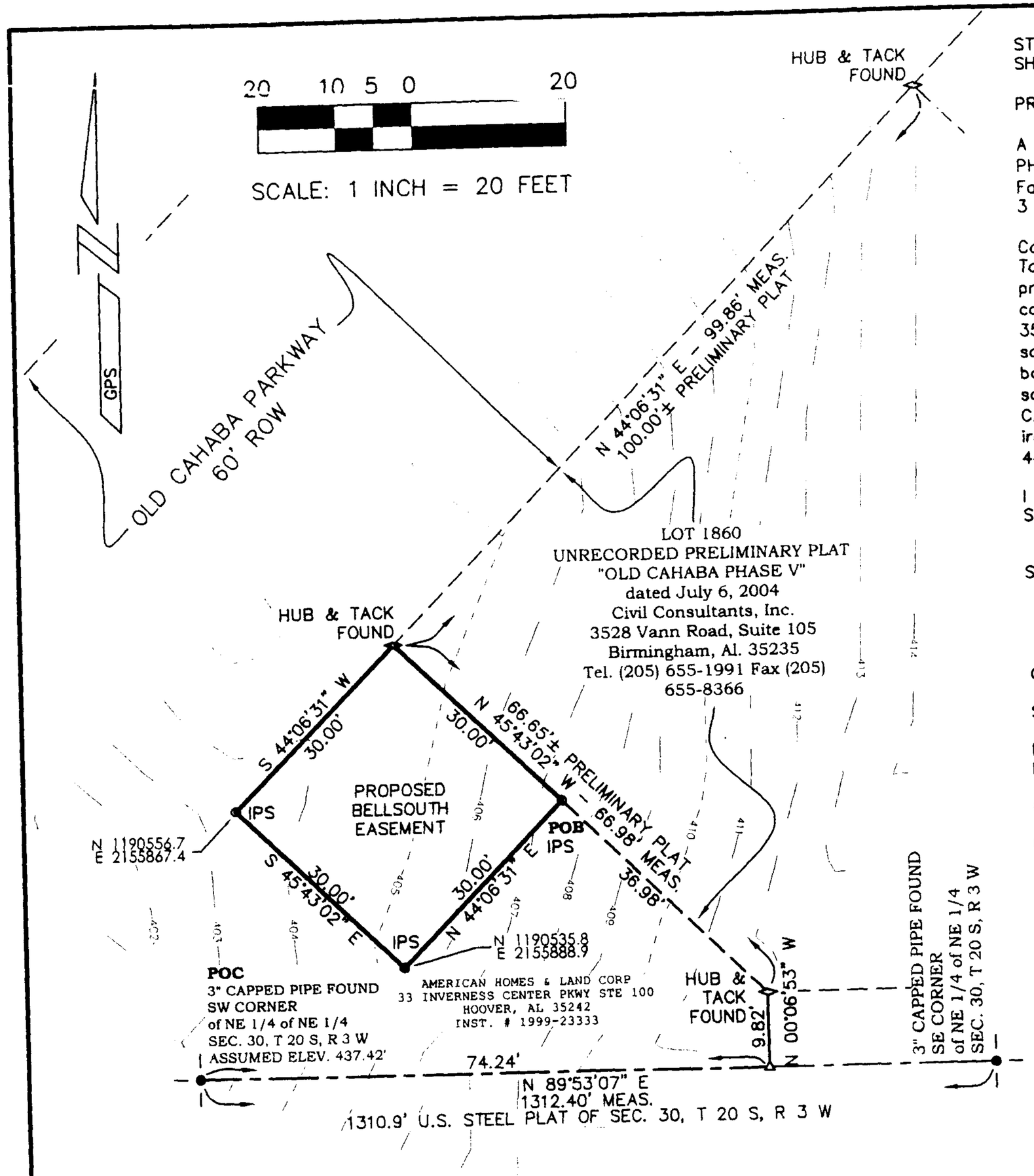
My Commission Expires: 5/23/09

Grantor's Address:

Grantee's Address:
BellSouth Telecommunications, Inc.

TO BE COMPLETED BY BELLSOUTH TELECOMMUNICATIONS, INC.

District	FRC	Wire Center/NXX	Authority
Drawing	Area Number	Plat Number	RWID
Approval		Title	



LEGEND

IPF	IRON PIN FOUND	—U—	OVERHEAD UTILITY LINES
IPS	IRON PIN SET		FENCE
CMF	CONCRETE MONUMENT FOUND		CONCRETE
CMS	CONCRETE MONUMENT SET		RECORD
PKF	PK NAIL FOUND		NOT TO SCALE
PKS	PK NAIL SET	Ac	ACRES
RRF	RR SPIKE FOUND	℄	CENTERLINE
△	TRAVERSE POINT	ROW	RIGHT OF WAY
○	UTILITY POLE	EMT	EASEMENT
◇	HUB & TACK FOUND	MBL	MINIMUM BUILDING LINE
		OD	OUTSIDE DIAMETER
		MB	MAP BOOK
		DB	DEED BOOK
		Pg	PAGE
		POB	POINT OF BEGINNING
		POC	POINT OF COMMENCEMENT

STATE OF ALABAMA
SHELBY COUNTY

PROPOSED 30' by 30' BELLSOUTH EASEMENT

A proposed 30' by 30' Bellsouth easement located adjacent to and abutting Lot 1860 of a unrecorded preliminary plat of "OLD CAHABA PHASE V" dated July 6, 2004 prepared by Civil Consultants, Inc. 3528 Vann Road, Suite 105 Birmingham, Al. 35235 Tel. (205) 655-1991 Fax (205) 655-8366. Said easement located in the Northeast quarter of the Northeast quarter of Section 30, Township 20 South, Range 3 West. Said easement being more particularly described as follows;

Commence at a 3" capped pipe found at the Southwest corner of the Northeast quarter of the Northeast quarter of Section 30, Township 20 South, Range 3 West; thence, along the South line of said Northeast quarter of the Northeast quarter of Section 30, proceed N 89°53'07" E for 74.24 feet to a point; thence proceed N 0°06'53" W for 9.82 feet to a hub and tack found at the Southwest corner of Lot 1860 of a unrecorded preliminary plat of "OLD CAHABA PHASE V" dated July 6, 2004 prepared by Civil Consultants, Inc. 3528 Vann Road, Suite 105 Birmingham, Al. 35235 Tel. (205) 655-1991 Fax (205) 655-8366; thence along the Southwest boundary of said Lot 1860, proceed N 45°43'02" W for 36.98 feet to the POINT OF BEGINNING, which is an iron pin set; thence, along the Southwest boundary of said Lot 1860, continue N 45°43'02" W for 30.00 feet to a hub and tack found at the Westmost corner of said Lot 1860, said point also being on the East right of way margin of Old Cahaba Parkway as shown on a unrecorded preliminary plat of "OLD CAHABA PHASE V;" thence, along the East right of way margin of said Old Cahaba Parkway, proceed S 44°06'31" W for 30.00 feet to an iron pin set; thence, departing said right of way margin, proceed S 45°43'02" E for 30.00 feet to an iron pin set; thence proceed N 44°06'31" E for 30.00 feet to the POINT OF BEGINNING. Said easement contains 900.0 ± square feet or 0.020 ± acres.

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: _____ Alabama License No. 15154
Jim C. McCullers, PLS Date: August 2, 2005

ALABAMA REGISTERED NO. 15154 LAND SURVEYOR JIM C. McCULLERS

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 knowledge. Surveyor accepts no responsibility for research in this matter.

Other utilities may exist other than shown or mentioned.

It is intended for the easement created by this survey to be contiguous with the East right of way margin of Old Cahaba Parkway and the Southwest boundary of Lot 1860 of unrecorded preliminary plat of "OLD CAHABA PHASE V" Shelby County, Alabama.

It is intended for this easement to encompass Bellsouth 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 State Plane Coordinates. (See note below regarding said coordinates)

Underground utilities may exist that have not been shown.

Elevations and contours are based on an assumed elevation of 437.42 feet of a found 3" capped pipe found, which is marked as POC on this survey.

Contour interval is one foot.

State Plane Coordinates shown are based on Alabama West Zone Nad 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.

Unrecorded preliminary plat of "OLD CAHABA PHASE V" dated July 6, 2004 was prepared by Civil Consultants, Inc. 3528 Vann Road, Suite 105 Birmingham, Al. 35235 Tel. (205) 655-1991 Fax (205) 655-8366

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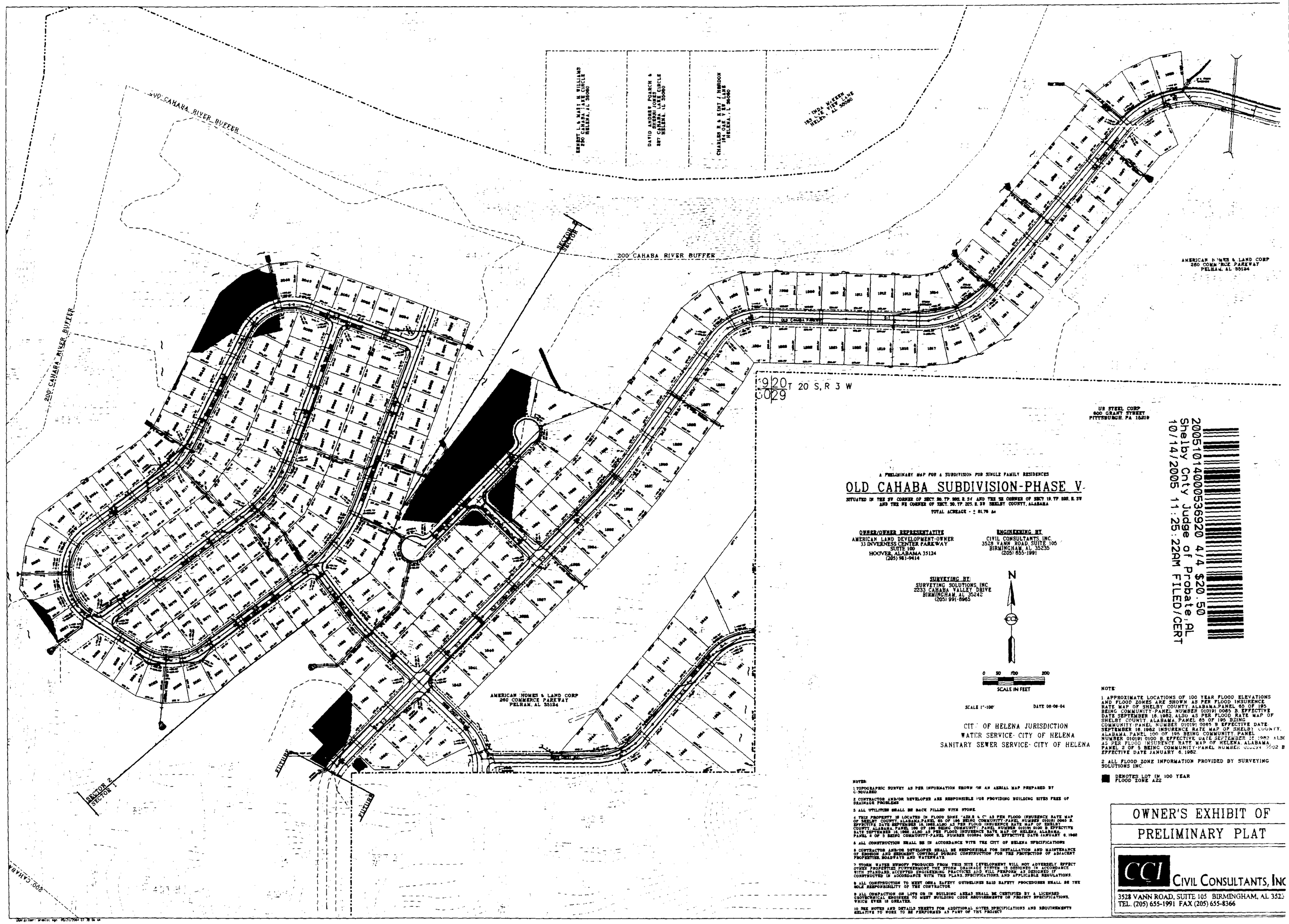
PARCEL ID 19-9-30-0-0(

McCULLERS-CAPPS & ASSOCIATES, INC.
Surveyors-Mappers-Consultants
(205) 957-1519
5533 Bankhead Highway
Birmingham, Alabama 35210

PROPOSED 30' x 30' BELLSOUTH EASEMENT
NEAR LOT 1860 of
UNRECORDED PRELIMINARY PLAT of
"OLD CAHABA PHASE V"
NE 1/4 of the NE 1/4 of SEC 30, T 20 S, R 3 W
SHELBY COUNTY, ALABAMA

date	job no.	dwn. by	dwg. no.	rev.
8/2/2005	05065	JPM	1	0
scale: 1" = 20'	f.b. no. 674	chkd. by		



A PRELIMINARY MAP FOR A SUBDIVISION FOR SINGLE FAMILY RESIDENCES

OLD CAHABA SUBDIVISION-PHASE V

SITUATED IN THE SW CORNER OF SECT 30, TP 20S, R 3W AND THE SE CORNER OF SECT 19, TP 20S, R 3W AND THE NE CORNER OF SECT. 30, TP 20S, R 3W SHELBY COUNTY, ALABAMA

TOTAL ACREAGE - ± 81.70 Ac

OWNER/OWNER REPRESENTATIVE
AMERICAN LAND DEVELOPMENT-OWNER
33 DIVERNESS CENTER PARKWAY
SUITE 100
HOOVER, ALABAMA 35124
(205) 981-9414

ENGINEERING BY
CIVIL CONSULTANTS, INC.
3528 VANN ROAD, SUITE 105
BIRMINGHAM, AL 35235
(205) 655-1991

SURVEYING BY:
SURVEYING SOLUTIONS, INC.
2233 CAHABA VALLEY DRIVE
BIRMINGHAM, AL 35242
(205) 991-8965

N

0 50 100 200
SCALE IN FEET

SCALE 1"=100' DATE 06-06-04

CITY OF HELENA JURISDICTION
WATER SERVICE- CITY OF HELENA
SANITARY SEWER SERVICE- CITY OF HELENA

NOTE:

1 TOPOGRAPHIC SURVEY AS PER INFORMATION SHOWN ON AN AERIAL MAP PREPARED BY C-NOVARD

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

3 ALL UTILITIES SHALL BE BACK FILLED WITH STONE

4 THIS PROPERTY IS LOCATED IN FLOOD ZONE "AE" & "C" AS PER FLOOD INSURENCE RATE MAP OF SHELBY COUNTY, ALABAMA, PANEL 65 OF 195 BEING COMMUNITY-PANEL NUMBER 010191 0065 B. EFFECTIVE DATE SEPTEMBER 18, 1982. ALSO, AS PER FLOOD INSURENCE RATE MAP OF SHELBY COUNTY, ALABAMA, PANEL 85 OF 195 BEING COMMUNITY PANEL NUMBER 010191 0085 B. EFFECTIVE DATE SEPTEMBER 18, 1982. ALSO, AS PER FLOOD INSURENCE RATE MAP OF HELENA, ALABAMA, PANEL 2 OF 3 BEING COMMUNITY-PANEL NUMBER 010194 0002 B. EFFECTIVE DATE JANUARY 6, 1982

5 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF HELENA SPECIFICATIONS

6 CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION FOR THE PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS

7 STORM WATER RUNOFF PRODUCED FROM THIS SITE DEVELOPMENT WILL NOT ADVERSELY EFFECT OTHER PROPERTIES FURTHERMORE THE STORM DRAINAGE SYSTEM IS DESIGNED IN ACCORDANCE WITH STANDARD, ACCEPTED ENGINEERING PRACTICES AND WILL PERFORM AS DESIGNED IF CONSTRUCTED IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND APPLICABLE REGULATIONS

8 ALL CONSTRUCTION TO MEET OSHA SAFETY GUIDELINES SAID SAFETY PROCEDURES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR

9 ALL COMPACTION OF LOTS ON IN BUILDING AREAS SHALL BE CERTIFIED BY A LICENSED GEOTECHNICAL ENGINEER TO MEET BUILDING CODE REQUIREMENTS OR PROJECT SPECIFICATIONS, WHICH EVER IS GREATER.

10 SEE NOTES AND DETAILS SHEETS FOR ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS RELATIVE TO WORK TO BE PERFORMED AS PART OF THIS PROJECT

NOTE

1 APPROXIMATE LOCATIONS OF 100 YEAR FLOOD ELEVATIONS AND FLOOD ZONES ARE SHOWN AS PER FLOOD INSURENCE RATE MAP OF SHELBY COUNTY, ALABAMA, PANEL 65 OF 195 BEING COMMUNITY-PANEL NUMBER 010191 0065 B. EFFECTIVE DATE SEPTEMBER 18, 1982. ALSO 45 PER FLOOD RATE MAP OF SHELBY COUNTY, ALABAMA, PANEL 85 OF 195 BEING COMMUNITY PANEL NUMBER 010191 0085 B EFFECTIVE DATE SEPTEMBER 18, 1982. INSURENCE RATE MAP OF SHELBY COUNTY, ALABAMA PANEL 100 OF 195 BEING COMMUNITY PANEL NUMBER 010191 0100 B. EFFECTIVE DATE SEPTEMBER 18, 1982 ALSO AS PER FLOOD INSURENCY RATE MAP OF HELENA, ALABAMA, PANEL 2 OF 3 BEING COMMUNITY-PANEL NUMBER 010194 0002 B EFFECTIVE DATE JANUARY 6, 1982.

2 ALL FLOOD ZONE INFORMATION PROVIDED BY SURVEYING SOLUTIONS INC.

■ DENOTES LOT IN 100 YEAR FLOOD ZONE A22

OWNER'S EXHIBIT OF
PRELIMINARY PLAT

CCI CIVIL CONSULTANTS, INC
3528 VANN ROAD, SUITE 105 BIRMINGHAM, AL 3523
TEL. (205) 655-1991 FAX (205) 655-8366

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Shelby County, AL 10/14/2005
State of Alabama
Deed Tax:$.50