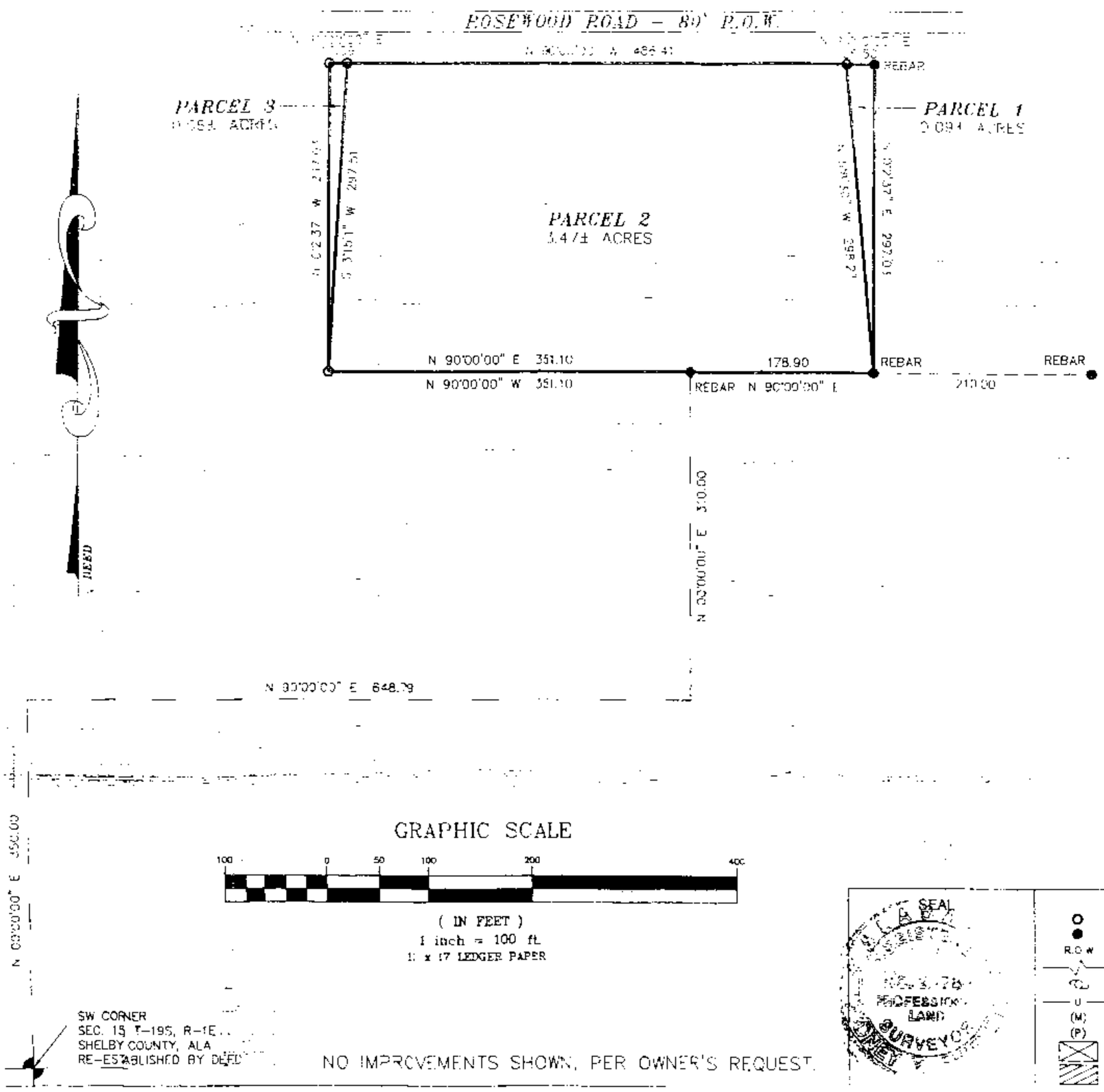
William W. Johnson



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.
11 x 17 LEDGER PAPER

SW CORNER
SEC. 15 T-19S, R-1E
SHELBY COUNTY, ALA
RE-ESTABLISHED BY DEED

NO IMPROVEMENTS SHOWN, PER OWNER'S REQUEST.

STATE OF ALABAMA
SHELBY COUNTY

I, Rodney Shiflett, a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my survey as shown hereon. That there are no visible encroachments of any kind upon the subject lot except as shown hereon, excluding utility service lines, wires or pipes that serve the subject lot only that are within indicated easements or rights of way. That steel corners have been found or installed at all lot corners. I further certify that this survey and this plat meets the standards of practice for land surveying in the State of Alabama, the correct legal description being as follows:

PARCEL 1 – Commence at the SW Corner of Section 15, Township 19 South, Range 1 East, Shelby County, Alabama, thence N00°00'00"E, a distance of 350.00'; thence N90°00'00"E, a distance of 648.79'; thence N00°00'00"E, a distance of 310.00'; thence N90°00'00"E, a distance of 178.90' to the POINT OF BEGINNING; thence N05°08'30"W, a distance of 298.23' to the Southerly R.O.W. line of Rosewood Road; thence N90°00'00"E and along said R.O.W. line, a distance of 26.50'; thence S02°37'E and leaving said R.O.W. line, a distance of 297.03' to the POINT OF BEGINNING. Said Parcel containing 0.09 acres, more or less.

PARCEL 2 – Commence at the SW Corner of Section 15, Township 19 South, Range 1 East, Shelby County, Alabama; thence N00°00'00"E, a distance of 350.00'; thence N90°00'00"E, a distance of 648.79'; thence N00°00'00"E, a distance of 310.00' to the POINT OF BEGINNING; thence N90°00'00"E, a distance of 178.90', thence N05°08'30"W, a distance of 298.23' to the Southerly R.O.W. line of Rosewood Road; thence N90°00'00"W and along said R.O.W. line, a distance of 486.41'; thence S03°15'01"W and leaving said R.O.W. line, a distance of 297.51'; thence N90°00'00"E, a distance of 351.10' to the POINT OF BEGINNING.
Said Parcel containing 3.47 acres, more or less.

PARCEL 3 – Commence at the SW Corner of Section 15, Township 19 South, Range 1 East, Shelby County, Alabama; thence N00°00'00"E, a distance of 350.00', thence N90°00'00"E, a distance of 648.79', thence N00°00'00"E, a distance of 310.00'; thence N90°00'00"W, a distance of 351.10' to the POINT OF BEGINNING; thence N02°37'W, a distance of 297.03' to the Southerly R.O.W. line of Rosewood Road; thence N90°00'00"E and along said R.O.W. line, a distance of 17.09'; thence S03°15'01"W and leaving said R.O.W. line, a distance of 297.51' to the POINT OF BEGINNING.
Said Parcel containing 0.06 acres, more or less.

I further certify that I have consulted the Federal Insurance Rate Map (F.I.R.M.) Community Panel #01117C 0255 E, Zone 'X', dated February 20, 2013 and found that the above described Parcel does not lie in a Flood Hazard Zone.

NOTE:
This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.

According to my survey of July 6, 2017.

Rodney Shiflett
Rodney Shiflett Ala. Reg. #21784

SEAL
RODNEY SHIFLETT
10-3-78
PROFESSIONAL LAND SURVEYOR
ALABAMA

LEGEND

○	1/2" REBAR SET
●	IRON PIN FOUND
R.O.W.	RIGHT-OF-WAY
—/—	NOT TO SCALE
	UTILITY POLE
—U—	OVERHEAD UTILITIES
(M)	FIELD MEASURED
(P)	PLAT / RECORDED MAP
	COVERED DECK/PORCH
	DECK/PORCH

JOB NO. 17299
DATE 7/6/17 DATE OF FIELD SURVEY 6/30/17
ADDRESS 99 Rosewood Drive, Westover, AL 35147
DRAWN BY J.H. LEWIS CHECK BY R.W.S

RODNEY SHIFLETT SURVEYING
P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL 205-669-1205 FAX 205-669-1298

20170816000297050 1/1 $15.00
Shelby Cnty Judge of Probate, AL
08/16/2017 01:25:04 PM FILED/CERT