

PAUL L. BROOKS



20180726000267140 1/1 \$15.00
Shelby Cnty Judge of Probate, AL
07/26/2018 10:50:26 AM FILED/CERT

S 88°43'34" W 525.55

REBAR
ON-LINE

93.18

ROW MON.

N 2°48'32" E
65.26

128.45

ROW MON.

N 16°36'37" E
172.27

ROW MON.

N 4°56'40" E
217.36

ROW MON.

N 27°16'37" E
206.62

ROW MON.

ROW MON.

ROW MON.

ROW MON.

ROW MON.

ROW MON.

ROW MON.

ROW MON.

ROW MON.

ROW MON.

ROW MON.

ROW MON.

ROW MON.

ROW MON.

ROW MON.

ROW MON.

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 dedicated 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 NW Corner of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama; thence S01°12'27"E, a distance of 16.59' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 515.00'; thence S57°23'18"E, a distance of 346.87' to the Westerly R.O.W. line of Alabama Highway 25, R.O.W. varies; thence N28°50'16"E and along said R.O.W. line, a distance of 206.62'; thence N27°16'37"E and along said R.O.W. line, a distance of 217.36'; thence N04°56'40"E and along said R.O.W. line, a distance of 172.27'; thence N16°36'37"E and along said R.O.W. line, a distance of 128.45'; thence N02°48'32"E and along said R.O.W. line, a distance of 65.26'; thence S88°43'34"W and leaving said R.O.W. line, a distance of 525.55' to the Southerly R.O.W. line of CSX Transportation Railroad, 100' R.O.W.; thence S56°58'53"W and along said R.O.W. line, a distance of 37.75' to the POINT OF BEGINNING. Said Parcel containing 7.00 acres, more or less.

PARCEL 2

Commence at the NW Corner of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama; thence S01°12'27"E, a distance of 551.59' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 716.06' to the Westerly R.O.W. line of Alabama Highway 25, R.O.W. varies; thence N32°19'17"E and along said R.O.W. line, a distance of 321.82'; thence N00°04'37"E and along said R.O.W. line, a distance of 47.73'; thence N32°55'00"E and along said R.O.W. line, a distance of 180.98'; thence N06°34'48"E and along said R.O.W. line, a distance of 57.71'; thence N57°23'18"W and leaving said R.O.W. line, a distance of 346.87' to the POINT OF BEGINNING. Said Parcel containing 2.54 acres, more or less.

I further certify that I have consulted the Federal Insurance Rate Map (F.I.R.M.) Community Panel #01117C 0281 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 April 26, 2017

Rodney Shiflett
Rodney Shiflett Al. Reg. #21784

SEAL



LEGEND

- 1/2" REBAR SET
- IRON PIN FOUND
- RIGHT-OF-WAY
- NOT TO SCALE
- UTILITY POLE
- OVERHEAD UTILITIES
- FIELD MEASURED
- PLAT / RECORDED MAP
- COVERED DECK/PORCH
- DECK/PORCH

JOB NO. 17059

DATE 4/27/17 DATE OF FIELD SURVEY 4/21/17

ADDRESS 40387 Highway 25 SCALE 1" = 100'

DRAWN BY H. LETTS CHECK BY R.Y.S.

RODNEY SHIFLETT SURVEYING

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