

EASEMENT AGREEMENT

This EASEMENT AGREEMENT is entered into on this the 15 day of June, 2020, by and between Joshua Harris Hereinafter called Grantors; and THE CITY OF ALABASTER, ALABAMA, hereinafter called the Grantee:

WHEREAS, to provide the necessary utilities to certain areas lying within the CITY OF ALABASTER, ALABAMA service area, SHELBY County, Alabama; it has been found necessary to cross certain lands owned by the Grantors for the purpose of installing necessary pipelines and other integral parts of the utility;

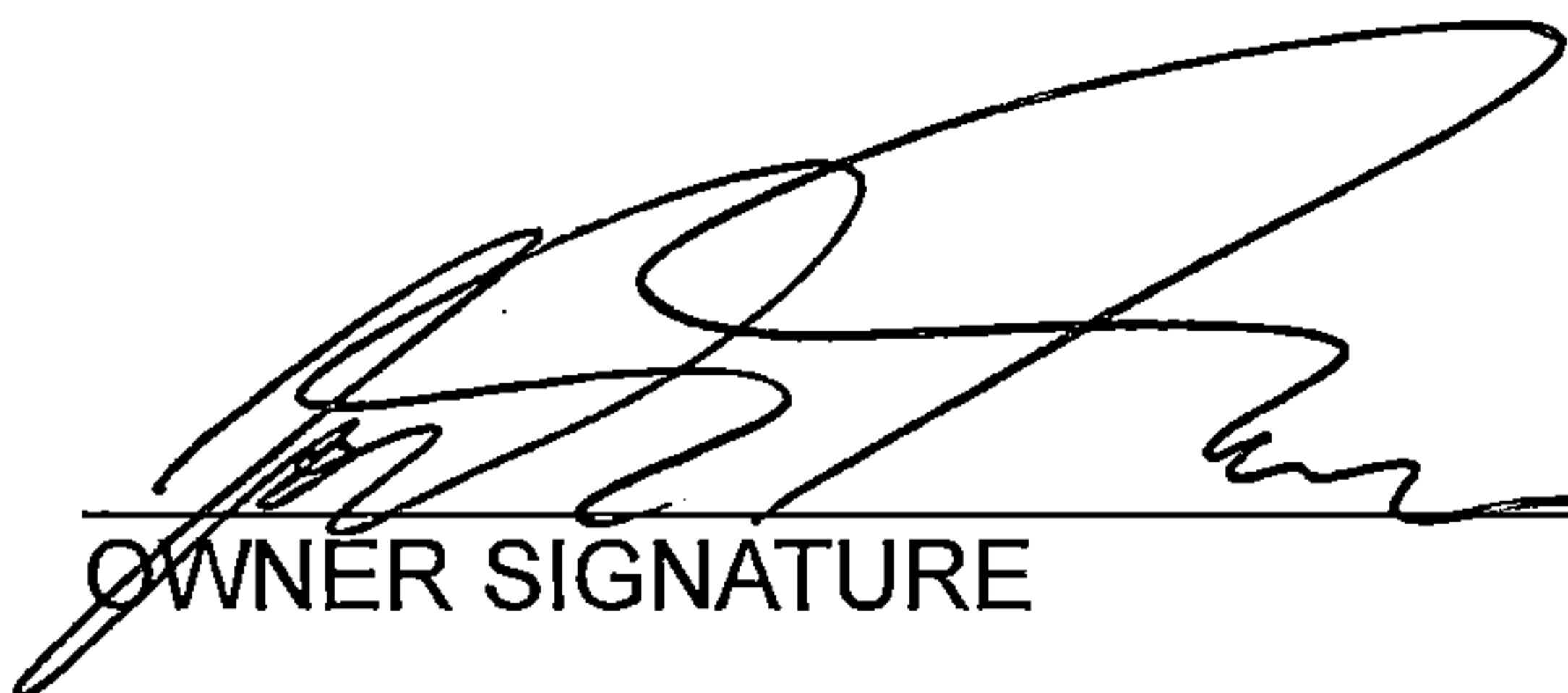
WHEREAS, it has been found advantageous and to the best interest of Grantors and Grantee that an easement for such utility be conveyed to the Grantee.

THEREFORE, in consideration of the mutual benefits accruing to the Grantors and to the Grantee, the Grantors have this day bargained and conveyed and by these presents do hereby grant and convey unto the Grantee, the right and privilege to construct, erect, install, operate and maintain a SANITARY SEWER, on, upon, along, over, through, under and across the hereinafter described lands;

The right, privilege and easement to cut, trim and remove any brush, trees, or other obstructions upon the hereinafter described lands, together with the right of ingress and egress to and from, and over and above hereinafter described lands, for the purpose of the installation and upkeep of the utility.

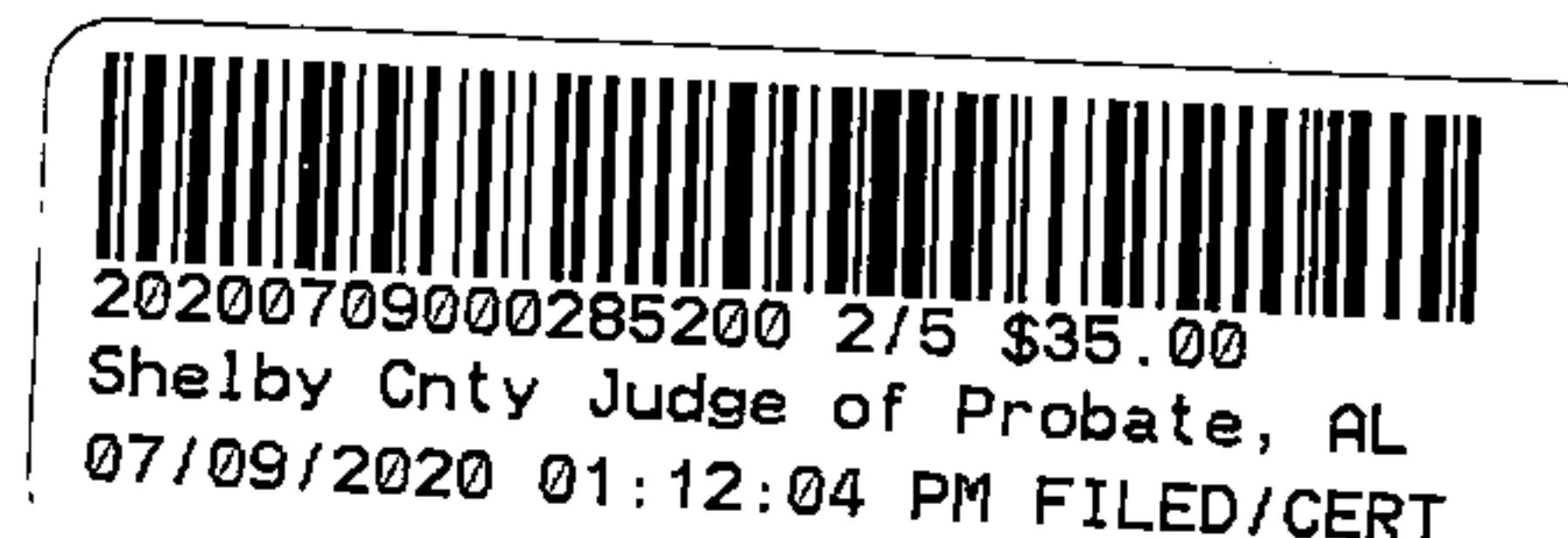
A 20-FOOT-WIDE PERMANENT EASEMENT FOR SANITARY SEWER LOCATED ON PID# 13-8-34-3-002-001.000 AND FURTHER DEPICTED ON ATTACHMENT 1.

TO HAVE AND TO HOLD the above described right, privilege and easements unto THE CITY OF ALABASTER, ALABAMA and to its assigns, together with the right of entry and reentry from time to time as occasion may require for the purpose of exercising its said rights, privileges and easements, hereinabove described.


OWNER SIGNATURE

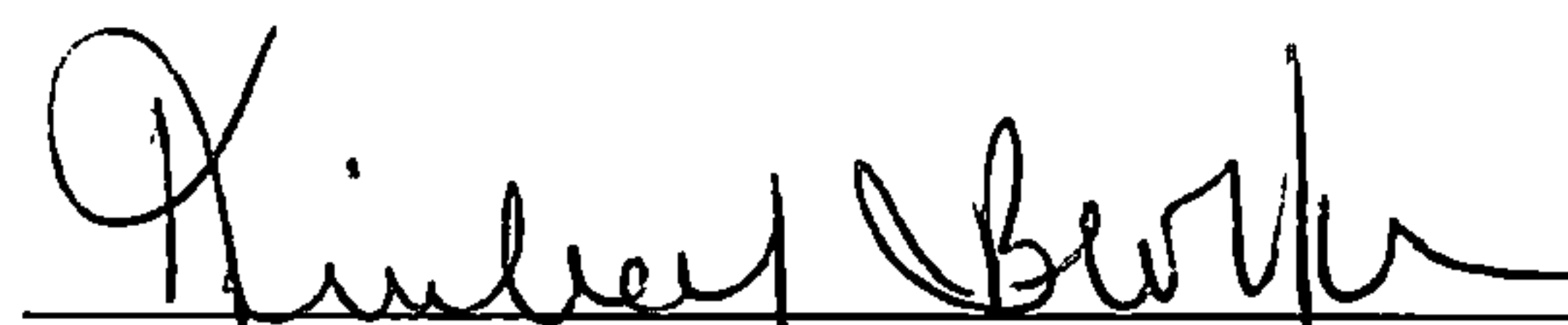
STATE OF ALABAMA

COUNTY OF SHELBY



I, the undersigned Notary Public, in and for said County in and State, do hereby certify that Joshua Harris whose name(s) is signed to the foregoing EASEMENT AGREEMENT and who is known to me, acknowledged before me on this date, that after having been duly informed of the contents of this EASEMENT AGREEMENT, has executed the same voluntarily as such individual with full authority therfor.

GIVEN under my hand and seal this the 15th day of June, 2020.


NOTARY PUBLIC

My Commission Expires: 6-20-21

(SEAL)





May 4, 2020

Joshua Harris
PID# 13-8-34-3-002-001.000
Alabaster, Alabama 35007

Dear Mr. Harris,

We are requesting a 20 feet wide easement for our sewer line locate on Parcel ID number 13-8-34-3-002-001.000 and further depicted on attachment 1. This easement will allow the city to perform the actions described below.

Sec. 44-88. - Same—Entry on easements.

**SHARE LINK TO SECTIONPRINT SECTIONDOWNLOAD (DOCX) OF SECTIONEMAIL
SECTIONCOMPARE VERSIONS**

The superintendent and other duly authorized employees of the city, bearing proper credentials and identification, shall be permitted to enter all private properties through which the city holds a duly negotiated easement for the purposes of, but not limited to, inspection, observation, measurement, sampling, repair and maintenance of any portion of the sewage works lying within such easement. All entry and subsequent work, if any, on such easement shall be done in full accordance with the terms of the duly negotiated easement pertaining to the private property involved.

(Code 1994, § 102-35; Code 2005, § 118-85)

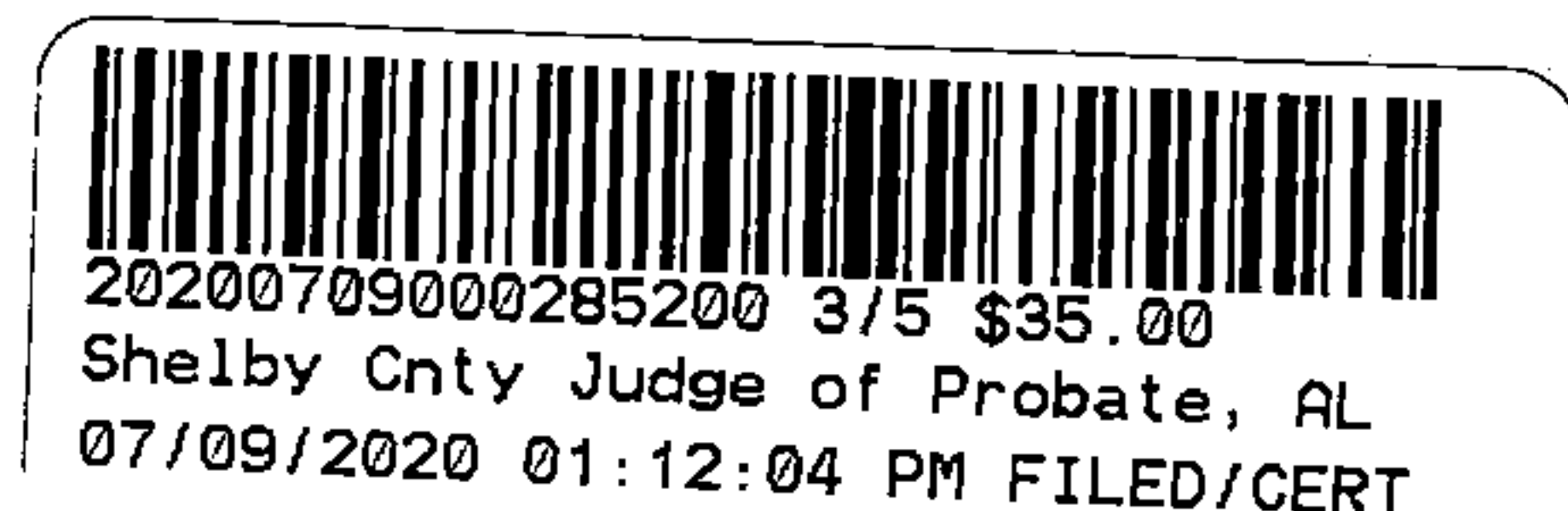
In general, you may treat it like it is your yard / field. You may not build any permanent structures within this easement. If landscaping or fencing is installed, we may remove this to maintain / repair our sewer line if needed. We generally try to put back sod or grass when we enter easements. We are not however responsible for landscaping or fencing. If you ever do desire to put up a fence, we would request that you coordinate with us and install gates that allow us access to our sewer infrastructure. If we must enter the property, we will try to notify you, however in an emergency, we would have authority to enter and address the problem.

Thanks for your cooperation in this matter.

Sincerely,

Fred Hawkins, PE

Director of Building, Engineering and Environmental Services
205-937-0056



Attachment #1

SANITARY SEWER EASEMENT
SITUATED IN THE NORTH HALF OF THE SOUTHWEST
SECTION 34, TOWNSHIP 20 SOUTH, RANGE 3
SHELBY COUNTY, ALABAMA

SURVEYOR'S NOTES

1. **Type of Survey** - This is a Easement Survey of the existing sewer line made on the ground under the supervision of an Alabama Registered Land Surveyor. This survey was conducted for the purpose of locating, and crating a twenty foot wide sanitary sewer easment description along an existing sanitary sewer pipeline, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity. Boundary corners have been found as indicated hereon.

2. **Bearings and Datum** - Bearings are based on "Grid North," in accordance with the State Plane Coordinates for the State of Alabama, Zone West, from the North American Datum of 1983 (NAD83). Onsite horizontal control was established through GPS observations, utilizing National Geodetic Survey (NGS) control monuments and the ALDOT COORS network.

3. **Overhead and Subsurface Features** - Subsurface features such as underground utilities, septic tanks, underground encroachments, underground mines, and/or subsurface building foundations were not measured or located as a part of this survey. Notice is hereby given that the appropriate utility location service (e.g. "One Call," "Call 811," or "Call-Before-You-Dig"), should be notified forty-eight (48) hours in advance of any excavation at this site.

4. **Significant Observations and Cemeteries** - This surveyor did not observe visible evidence of burial grounds or cemeteries on the subject property and no information as to the existence of such has been provided to this surveyor.

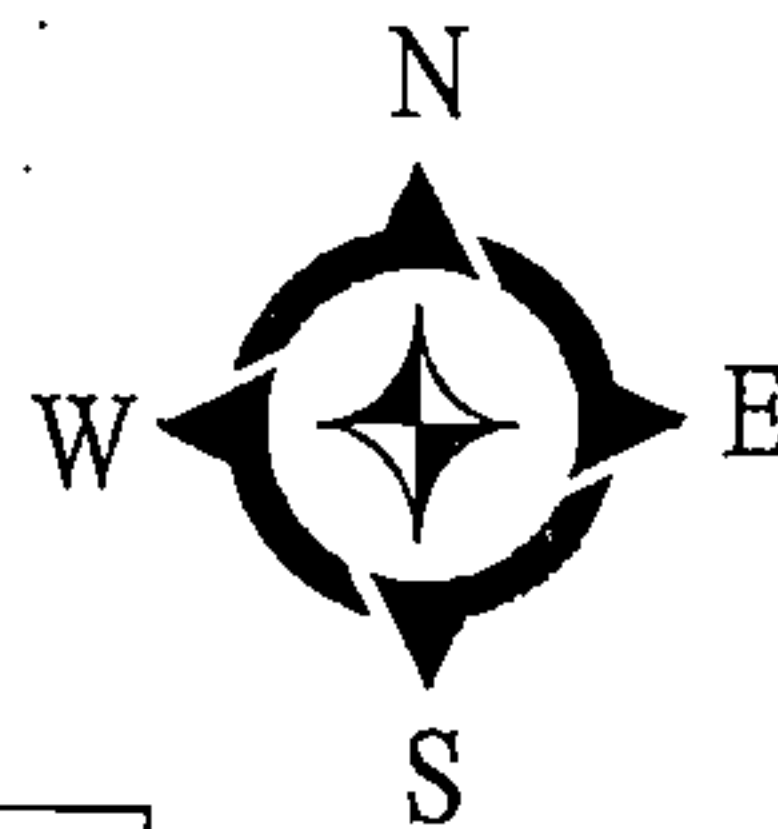
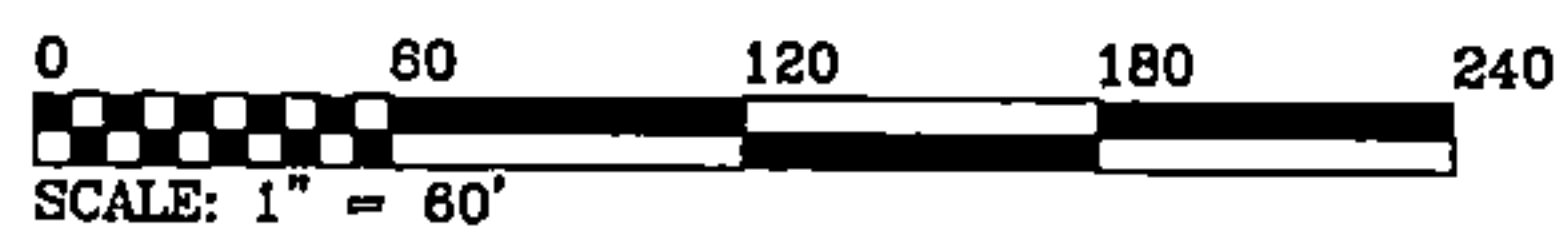
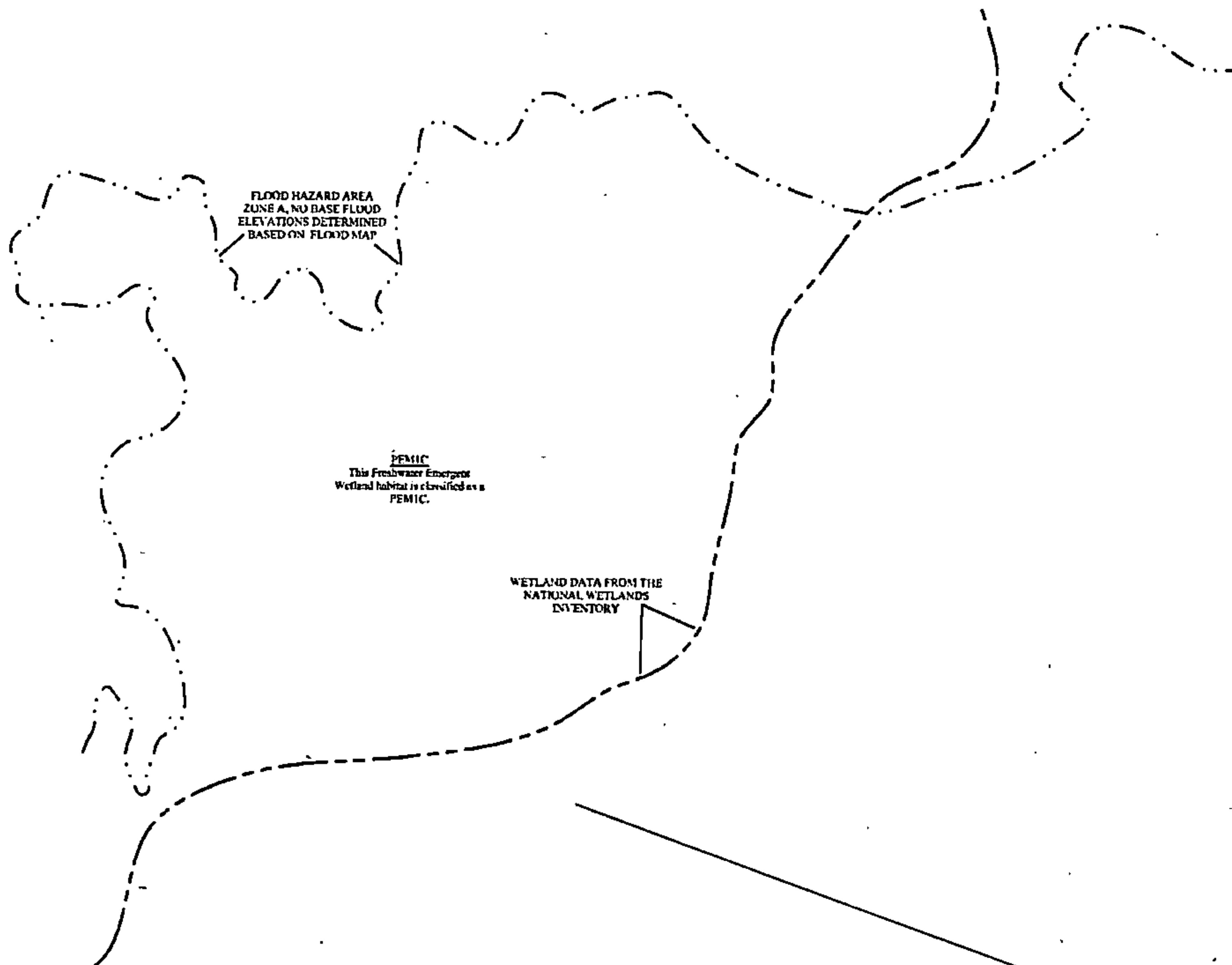
5. **Boundary Issues** - All property corners shown were found to be monumented.

6. **Title Report** - This survey was conducted without the benefit of an abstract of title, title report, or title opinion, therefore, there may be other easements, rights-of-way, setback lines, agreements, reservations, restrictions, or other similar matters of public record, not depicted on this survey.

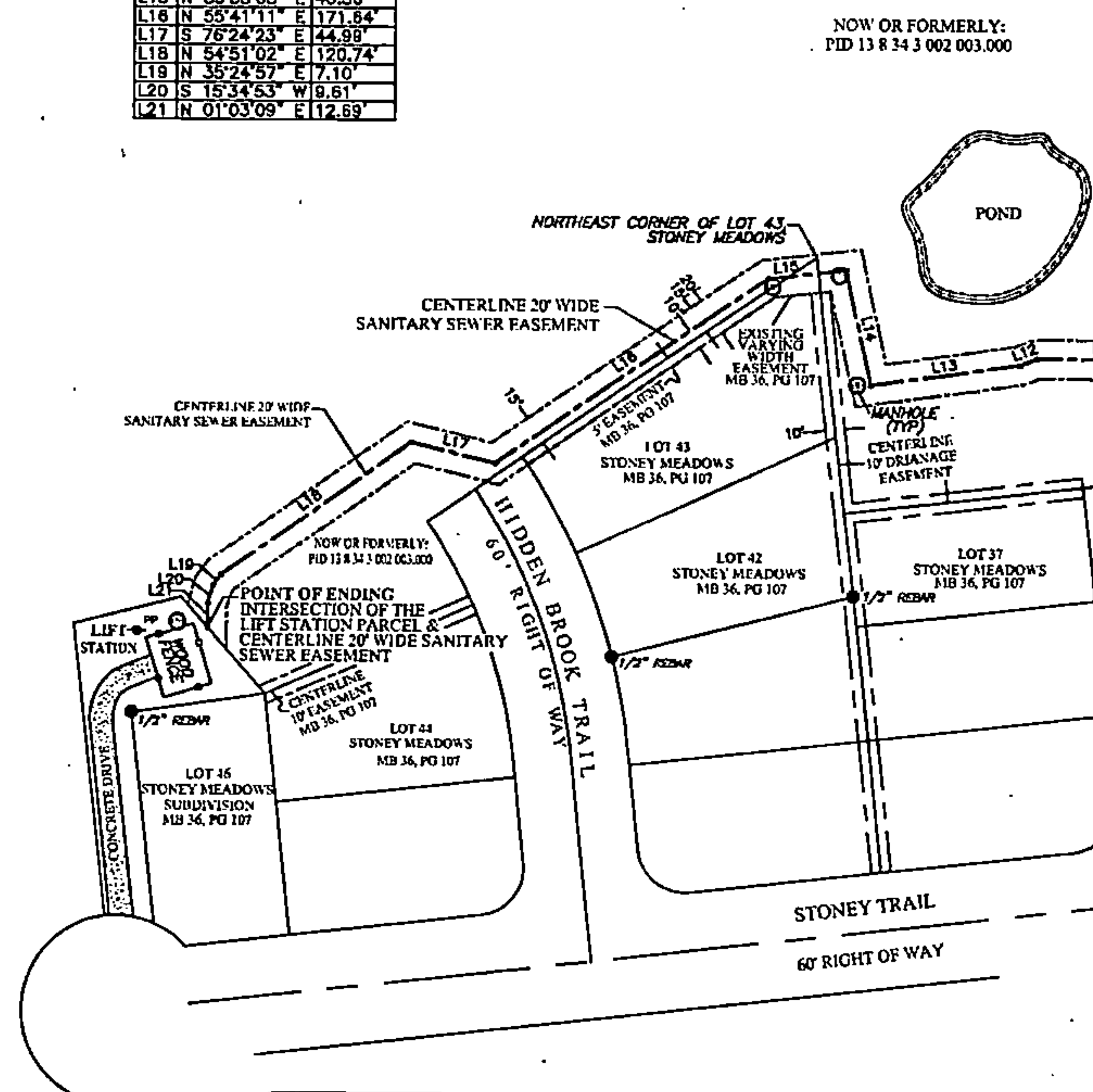
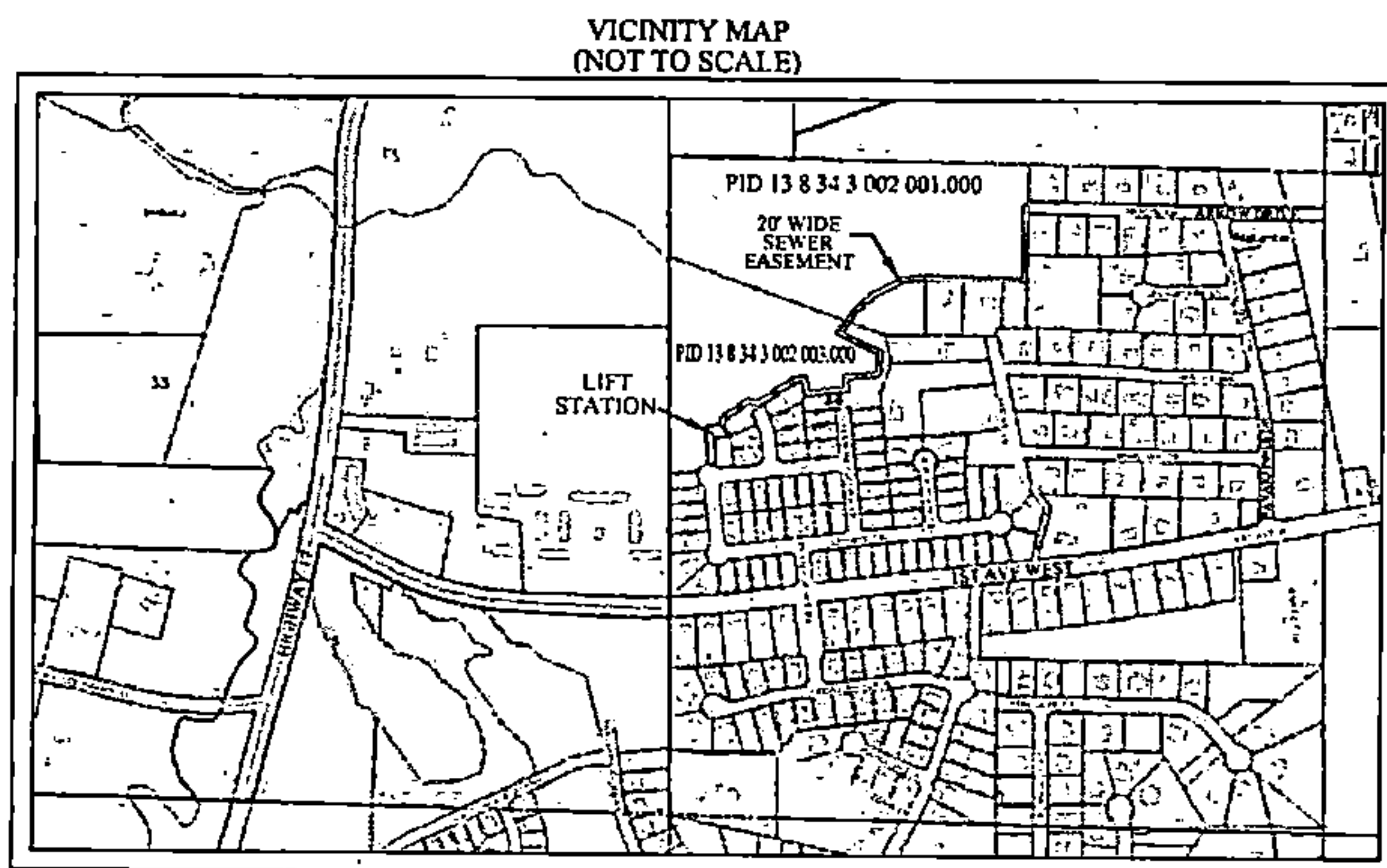
7. **Scaled Data** - Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. In addition, some features have not been drawn to scale, but have been drawn relative to each other for purposes of clarity. This is especially true with regard to fences and other features close to boundary lines. These factors should be taken into consideration when obtaining scaled data.

8. **Flood and Wetland** - The information shown on this map referencing flood and/or wetland areas are scaled locations, the data used for these projections are from local FIRM panels or the National Wetlands Inventory maps respectively.

9. **Dates, Signature and Seal** - The date of field survey, (below), is the last time that either field or office personnel were on the site and the last direct knowledge that this surveyor has of site conditions. Date of plat preparation (below) and date of signature (below), have no relationship to actual site conditions as depicted on this map. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED OR "BLUE" SEAL OF A LICENSED LAND SURVEYOR.

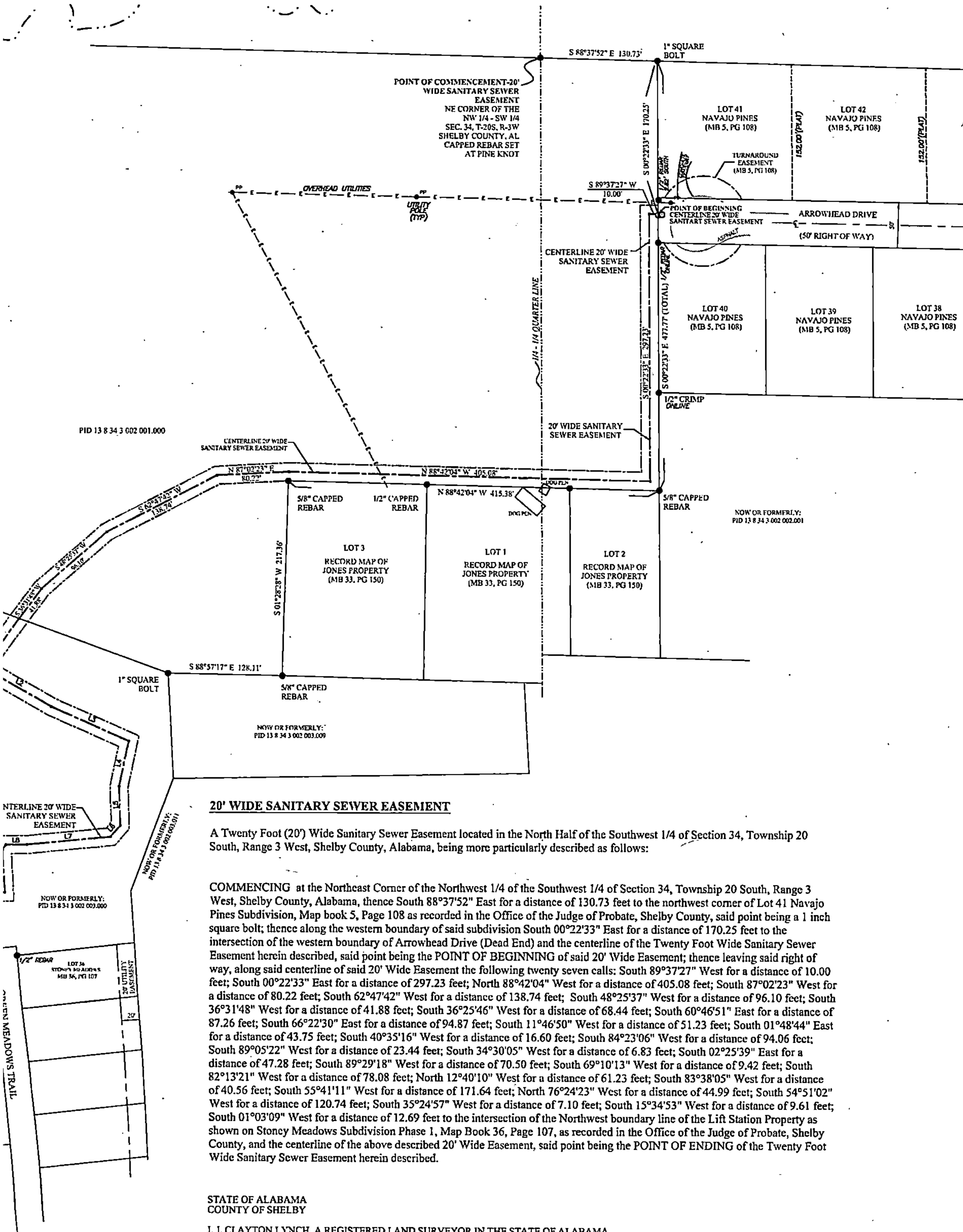


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 36°31'48" W	68.44
L2	S 60°46'15" E	87.38
L3	N 68°22'30" W	94.87
L4	N 11°46'50" E	51.23
L5	S 01°48'44" E	43.76
L6	S 40°35'18" W	16.60
L7	N 84°23'08" E	94.08
L8	N 89°05'22" E	23.44
L9	S 34°30'05" W	6.83
L10	S 02°34'23" E	47.28
L11	N 89°28'05" E	70.52
L12	N 69°54'00" E	8.42
L13	N 82°08'12" E	78.05
L14	S 12°40'10" E	61.23
L15	N 83°38'05" E	40.56
L16	N 55°41'11" E	171.64
L17	S 76°24'23" E	44.98
L18	N 54°51'02" E	120.74
L19	N 35°24'57" E	7.10
L20	S 15°34'53" W	9.61
L21	N 01°03'09" E	12.69



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Shelby Cnty Judge of Probate, AL
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20' WIDE SANITARY SEWER EASEMENT

A Twenty Foot (20') Wide Sanitary Sewer Easement located in the North Half of the Southwest 1/4 of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

COMMENCING at the Northeast Corner of the Northwest 1/4 of the Southwest 1/4 of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, thence South 88°37'52" East for a distance of 130.73 feet to the northwest corner of Lot 41 Navajo Pines Subdivision, Map book 5, Page 108 as recorded in the Office of the Judge of Probate, Shelby County, said point being a 1 inch square bolt; thence along the western boundary of said subdivision South 00°22'33" East for a distance of 170.25 feet to the intersection of the western boundary of Arrowhead Drive (Dead End) and the centerline of the Twenty Foot Wide Sanitary Sewer Easement herein described, said point being the POINT OF BEGINNING of said 20' Wide Easement; thence leaving said right of way, along said centerline of said 20' Wide Easement the following twenty seven calls: South 89°37'27" West for a distance of 10.00 feet; South 00°22'33" East for a distance of 297.23 feet; North 88°42'04" West for a distance of 405.08 feet; South 87°02'23" West for a distance of 80.22 feet; South 62°47'42" West for a distance of 138.74 feet; South 48°25'37" West for a distance of 96.10 feet; South 36°31'48" West for a distance of 41.88 feet; South 36°25'46" West for a distance of 68.44 feet; South 60°46'51" East for a distance of 87.26 feet; South 66°22'30" East for a distance of 94.87 feet; South 11°46'50" West for a distance of 51.23 feet; South 01°48'44" East for a distance of 43.75 feet; South 40°35'16" West for a distance of 16.60 feet; South 84°23'06" West for a distance of 94.06 feet; South 89°05'22" West for a distance of 23.44 feet; South 34°30'05" West for a distance of 6.83 feet; South 02°25'39" East for a distance of 47.28 feet; South 89°29'18" West for a distance of 70.50 feet; South 69°10'13" West for a distance of 9.42 feet; South 82°13'21" West for a distance of 78.08 feet; North 12°40'10" West for a distance of 61.23 feet; South 83°38'05" West for a distance of 40.56 feet; South 55°41'11" West for a distance of 171.64 feet; North 76°24'23" West for a distance of 44.99 feet; South 54°51'02" West for a distance of 120.74 feet; South 35°24'57" West for a distance of 7.10 feet; South 15°34'53" West for a distance of 9.61 feet; South 01°03'09" West for a distance of 12.69 feet to the intersection of the Northwest boundary line of the Lift Station Property as shown on Stoney Meadows Subdivision Phase 1, Map Book 36, Page 107, as recorded in the Office of the Judge of Probate, Shelby County, and the centerline of the above described 20' Wide Easement, said point being the POINT OF ENDING of the Twenty Foot Wide Sanitary Sewer Easement herein described.

STATE OF ALABAMA
COUNTY OF SHELBY

I, J. CLAYTON LYNCH, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, 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 LAND SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

J. Clayton Lynch, P.L.S.
AL. Reg. No. 34331
DATED: 12-11-2019



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Shelby Cnty Judge of Probate, AL
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PROJECT No:	19123
SCALE:	1"=60'
DATE:	10/25/2019
DRAWN BY:	HBS
CHECKED BY:	JCL
ADDRESS:	ARROW DRIVE ALABASTER, AL 35007
20' SANITARY SEWER EASEMENT	PID 13 8 34 3 002 001.000 PID 13 8 34 3 002 003.000 SHELBY COUNTY
Southern Cross Surveying, LLC P.O BOX 53 Columbiana, AL 35051 Phone: 205-685-5300	

