

STATE OF ALABAMA  
SHELBY COUNTY

PERMANENT UTILITY EASEMENT

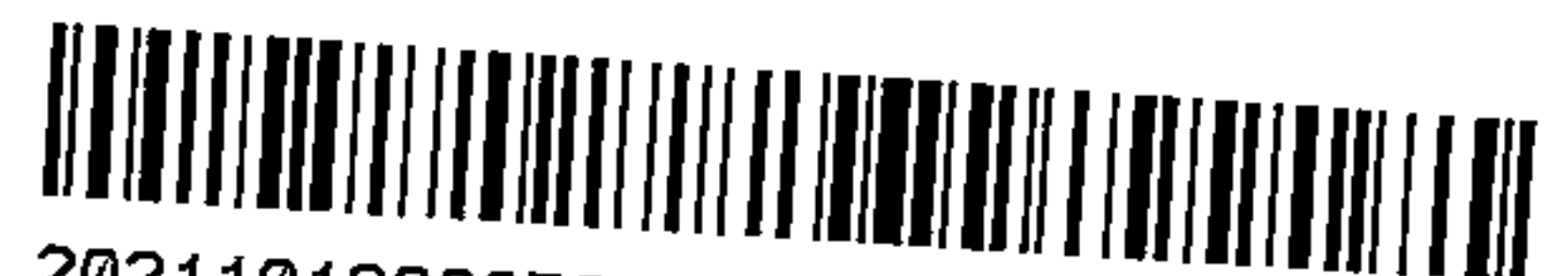
KNOW ALL MEN BY THESE PRESENT: That William L. Patterson, in consideration of the sum of \$ 0.00 to us in hand, paid by the City of Columbiana, Alabama, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said City of Columbiana, its successors and assigns forever, the right, privilege and easement to build, construct, lay and maintain any and all sewer lines and manholes, including but not limited to everything below the surface, sewer lines, pipes, inlets, ditches; to construct, operate and maintain on the below described lands and to cut and trim trees, shrubbery, and to remove any obstruction exclusive of any open storage building over the said easement that may interfere with or threaten to endanger the operation and maintenance of said sewer lines or systems in, over, along and under that certain strip of land with the property owner being allowed to install an open storage building over this sewer easement, all manhole to be installed flush with ground situated in Shelby County, Alabama, described as follows:

**Parcel ID: 21-7-26-2-001-058.013**

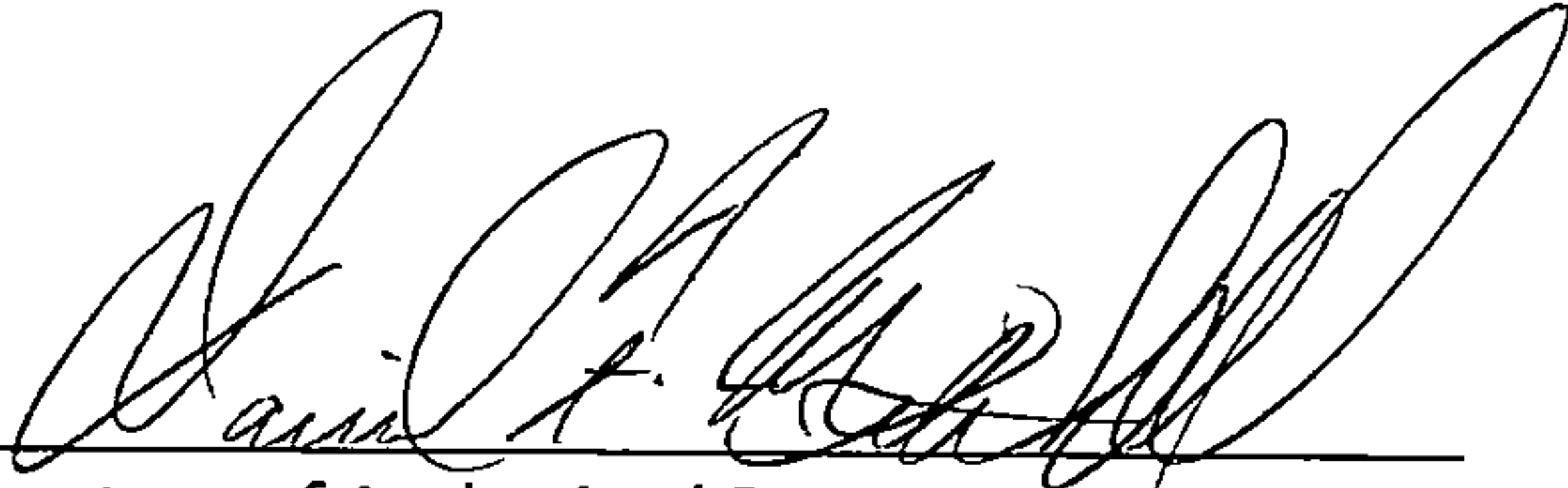
**20' PERMANENT UTILITY EASEMENT**

SEE ATTACHED EASEMENT 1 DESCRIPTION AND MAP  
PREPARED BY RODNEY SHIFLETT SURVEYING  
DATED MARCH 3, 2021

A DRAWING IS ATTACHED DEPICTING THE 20' PERMANENT EASEMENT.



20211018000504500 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
10/18/2021 10:17:57 AM FILED/CERT

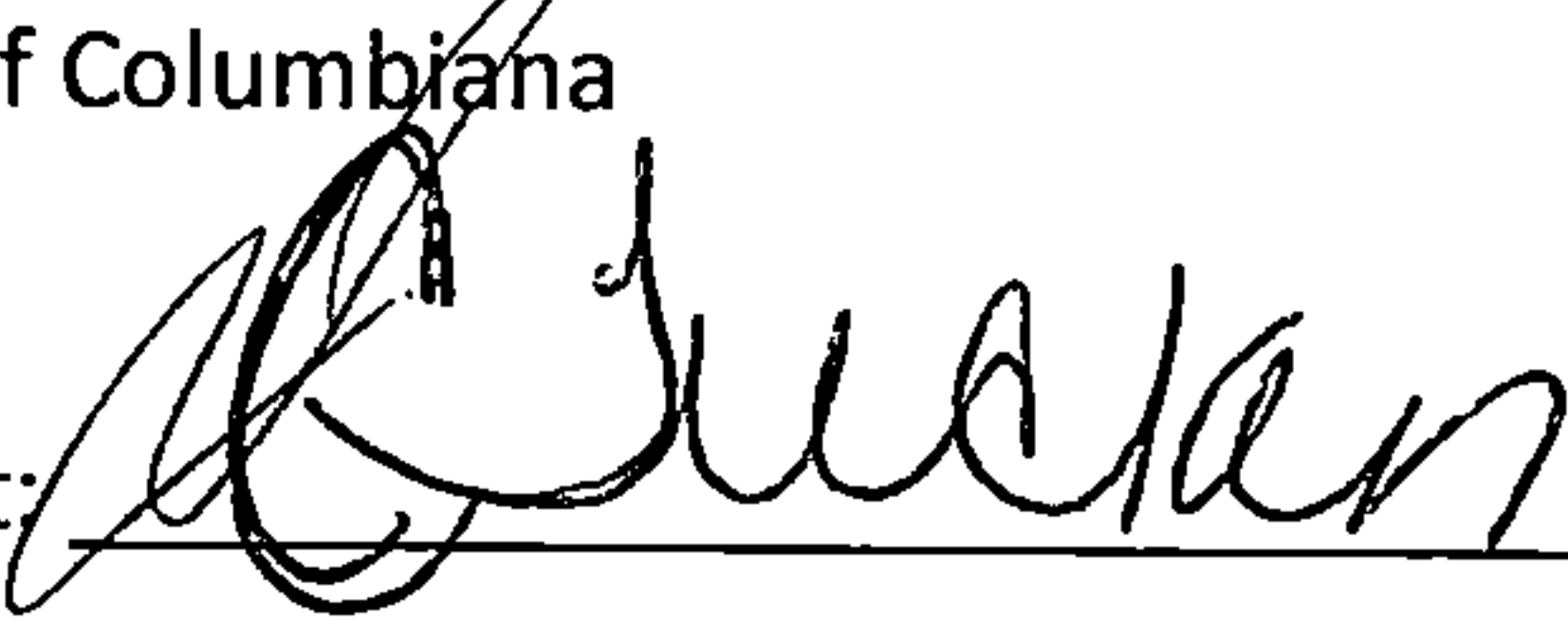


Signature of Authorized Representative  
City of Columbiana

David Mitchell, Mayor

Printed Name of Authorized Representative  
City of Columbiana

Attest:



William L. Patterson

Printed Name of Property Owner

1519 Hughes Road, Columbiana, AL 35051



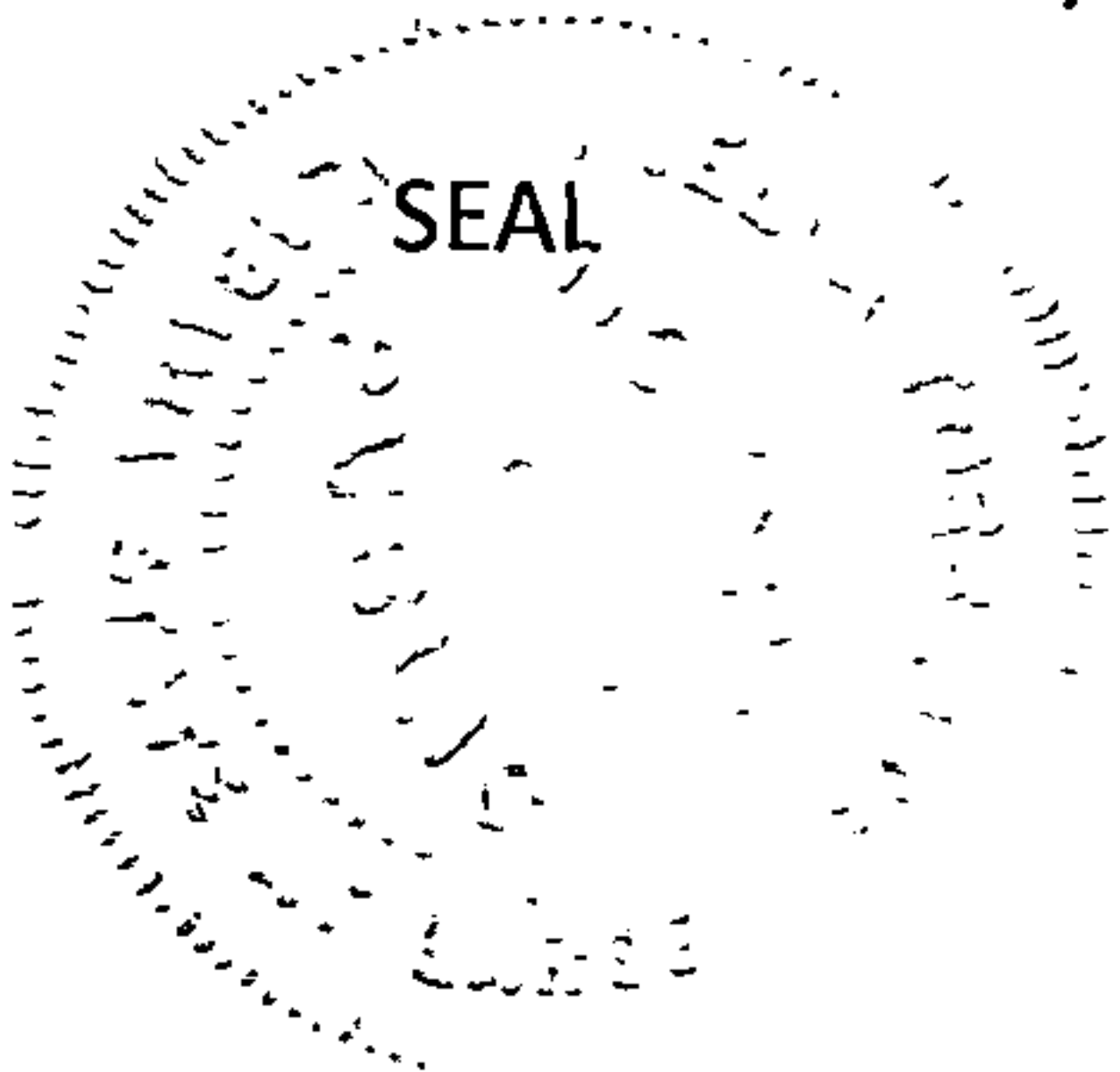
Signature of Property Owner

STATE OF ALABAMA

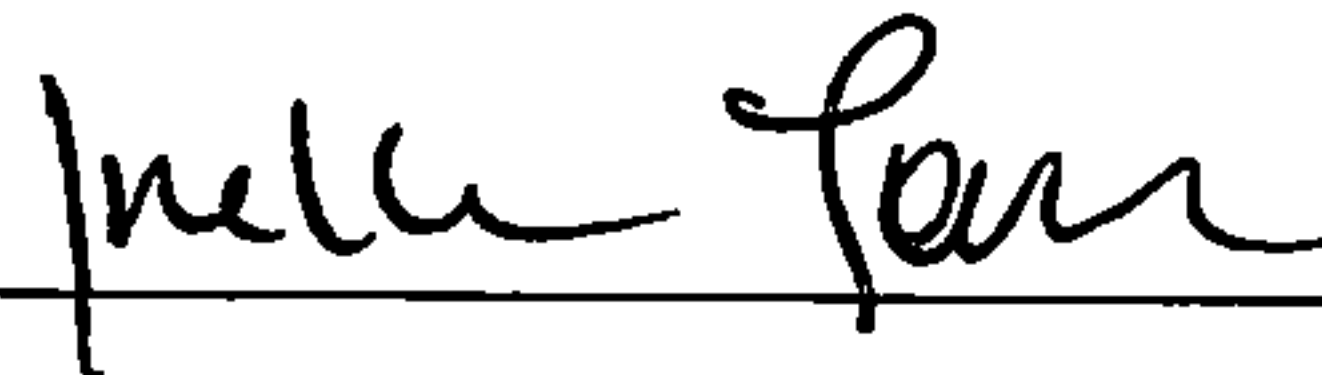
SHELBY COUNTY

I, Inella Torrance, a Notary Public in and for said County and State, hereby certify that whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me acknowledged before me this day that being informed of the contents of the conveyance, (she/he/they) executed the same voluntarily on the day that same bears date.

Given under my hand this 11 day of June, 20 21.



Notary Public



My term expires

**My Commission Expires**  
**August 7, 2022**

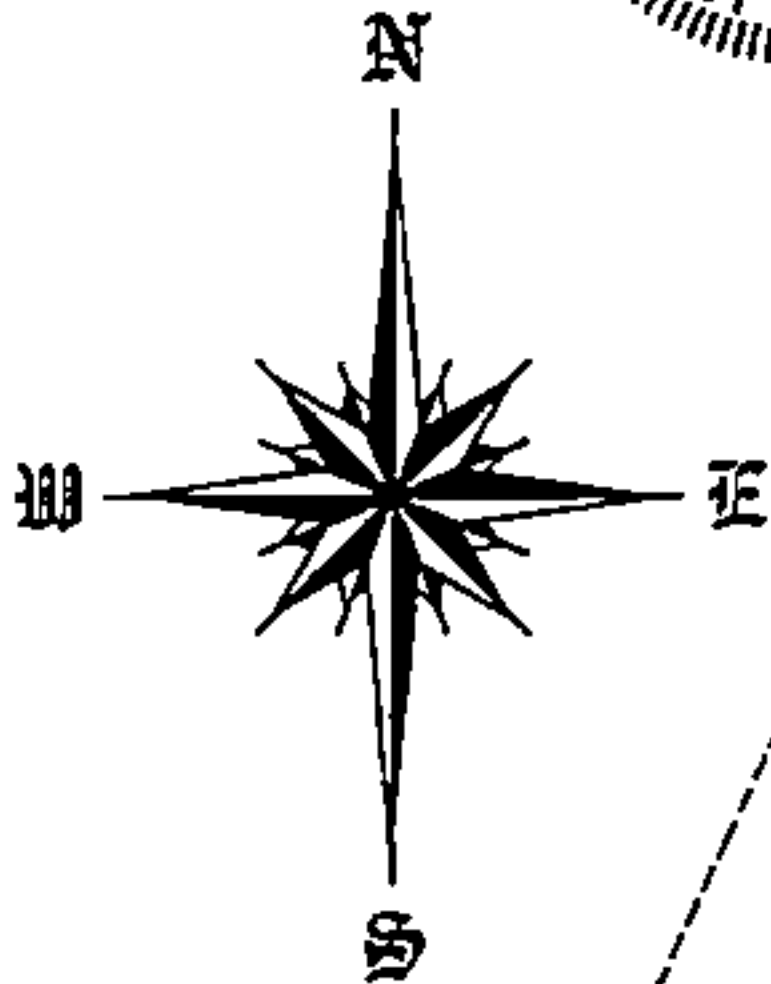
Prepared by: City of Columbiana



20211018000504500 2/3 \$29.00  
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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 plot 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 hereby certify 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, the correct legal description being as follows:



PROPOSED MANHOLE  
EXISTING MANHOLE  
EASEMENT 2  
CL 20' SEWER EASEMENT

LINE	BEARING	DISTANCE
L1	N 89°48'30" E	31.71'
L2	N 89°17'09" E	116.49'
L3	N 64°24'14" W	115.51'
L4	N 64°24'14" W	113.11'

ALABAMA HIGHWAY 25 - 130' R.O.W.

EASEMENT 1  
CL 20' SEWER EASEMENT

21-7-28-2-001-059.000  
PEGGY HORTON FAM. TRUST  
2840 CARBE DRIVE  
ORANGE BEACH, AL 35561

21-7-26-2-001-059.007  
LEJ JR LLC  
2159 ROCKY RIDGE RD  
SUITE 103  
BIRMINGHAM, AL 35216  
LOT 2A1  
STRICKLAND SUB RESUB  
MB 39, PG 130

21-7-26-2-001-046.000  
CVS AL LLC STORE #4866  
1 CVS DRIVE  
WOONSOCKET, RI 02895  
CVS TRACT  
CONSOLIDATION PLAT FOR  
STRICKLAND SUB. &  
STRICKLAND RESUB.  
MB 41, PG 126

EXISTING MANHOLE

CAP REBAR  
LINE IRON

NE CORNER  
CVS TRACT  
CONSOLIDATION  
PLAT FOR  
STRICKLAND SUB.  
& STRICKLAND  
RESUB.  
MB 41, PG 126  
CAP REBAR

WEST COLLEGE STREET - 80' R.O.W.

21-7-26-1-001-049.007  
FIRST US BANK  
4720 HWY 31  
CALERA, AL 35040

21-7-26-1-001-049.008  
FIRST US BANK  
4720 HWY 31  
CALERA, AL 35040

21-7-26-1-001-049.008  
COLUMBIANA PROPERTIES, LLC  
P.O. BOX 694  
COLUMBIANA, AL 35051  
LOT 2  
DAVIS PLAZA SHOPPING  
CENTER  
MB 18, PG 91

21-7-26-1-001-049.009  
COLUMBIANA PROPERTIES, LLC  
P.O. BOX 694  
COLUMBIANA, AL 35051  
LOT 3  
DAVIS PLAZA SHOPPING  
CENTER  
MB 18, PG 91

PROPOSED MANHOLE

PROPOSED MANHOLE

PROPOSED MANHOLE

PROPOSED MANHOLE

PROPOSED MANHOLE

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PROPOSED MANHOLE

PROPOSED MANHOLE

PROPOSED MANHOLE

PROPOSED MANHOLE

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

EASEMENT 1 - A 20' Wide Sanitary Easement, Located in the North 1/2 of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama, lying 10' either side of and parallel to the following described centerline:

Commence at the NE Corner of CVS Tract of Consolidation Plat for Strickland Subdivision & Strickland Re-Subdivision, as recorded in Map Book 41, Page 128, in the Office of the Judge of Probate of Shelby County, Alabama, said point lying on the Southerly R.O.W. line of West College Street; thence N89°48'30"E and along said R.O.W. line a distance of 31.71'; thence N89°17'09"E and along said R.O.W. line a distance of 16.49'; thence S01°18'01"E and leaving said R.O.W. line a distance of 245.89'; thence S07°28'30"W a distance of 254.62'; thence S67°16'50"W a distance of 85.44'; thence S72°39'59"W a distance of 211.93'; thence N60°27'23"W a distance of 135.30'; thence N64°24'14"W a distance of 15.51' to a point on the Southeasterly R.O.W. line of Alabama Highway 25 and the POINT OF ENDING OF SAID CENTERLINE.

EASEMENT 2 - A 20' Wide Sanitary Easement, Located in the North 1/2 of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama, lying 10' either side of and parallel to the following described centerline:

Commence at the NE Corner of CVS Tract of Consolidation Plat for Strickland Subdivision & Strickland Re-Subdivision, as recorded in Map Book 41, Page 128, in the Office of the Judge of Probate of Shelby County, Alabama, said point lying on the Southerly R.O.W. line of West College Street; thence N89°48'30"E and along said R.O.W. line a distance of 31.71'; thence N89°17'09"E and along said R.O.W. line a distance of 16.49'; thence S01°18'01"E and leaving said R.O.W. line a distance of 245.89'; thence S07°28'30"W a distance of 254.62'; thence S67°16'50"W a distance of 85.44'; thence S72°39'59"W a distance of 211.93'; thence N60°27'23"W a distance of 135.30'; thence N64°24'14"W a distance of 15.51' to a point on the Southeasterly R.O.W. line of Alabama Highway 25; thence N84°24'14"W a distance of 130.00' to the Northeasterly R.O.W. line of Alabama Highway 25 and the POINT OF BEGINNING OF SAID CENTERLINE; thence N84°24'14"W and leaving said R.O.W. line a distance of 13.11'; thence S41°09'09"W a distance of 58.36' to the POINT OF ENDING OF SAID CENTERLINE.

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 March 3, 2021

*Rodney Shiflett*  
Rodney Shiflett Al. Reg. #21784

JOB NO. 21018  
DATE 3/3/21 DATE OF FIELD SURVEY 2/29/21  
ADDRESS Hwy 25 & W College St. SCALE 1" = 60' (11X17)  
DRAWN BY H. LETTS CHECK BY R.Y.S.

**RODNEY SHIFLETT SURVEYING**

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



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