

STATE OF ALABAMA
SHELBY COUNTY

PERMANENT UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENT: That Columbiana Properties Limited, 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 on 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 situated in Shelby County, Alabama, described as follows:

Parcel ID: 21-7-26-1-001-049.008 AND Parcel ID: 21-7-26-1-001-049.009

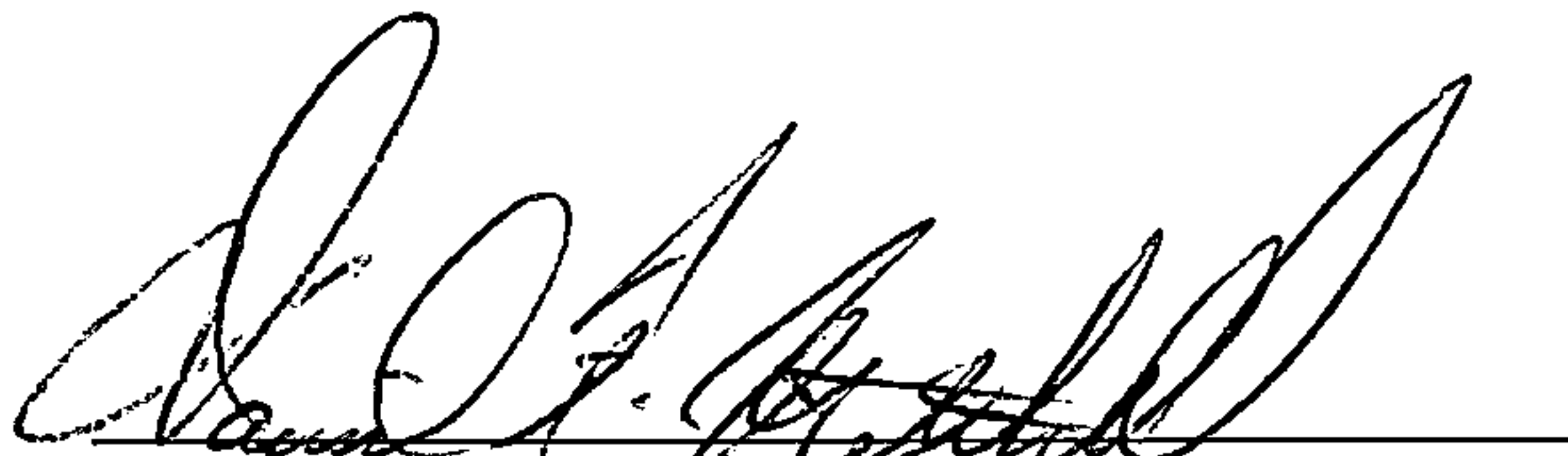
20' PERMANENT UTILITY EASEMENT

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

A DRAWING IS ATTACHED DEPICTING BOTH OF THE 20' PERMANENT EASEMENTS.



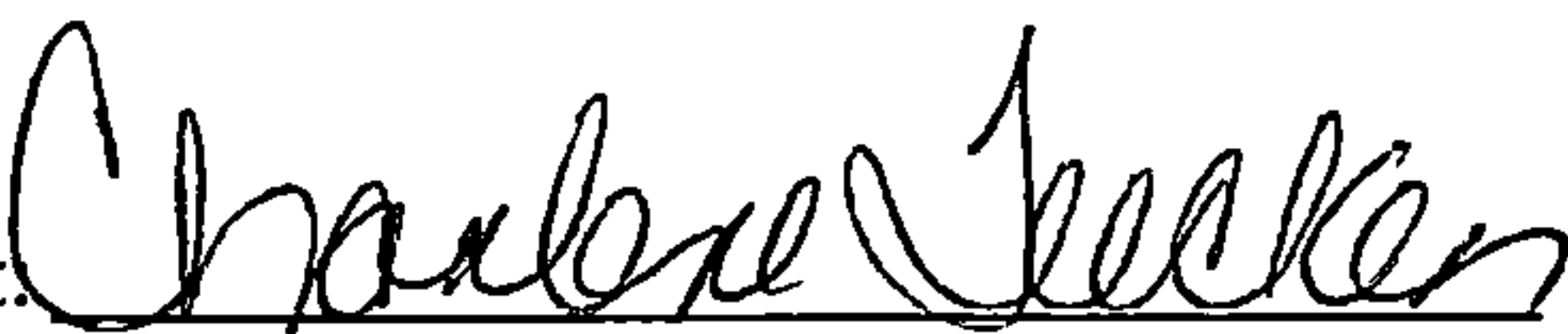
20211018000504540 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
10/18/2021 10:18:01 AM FILED/CERT



Signature of Authorized Representative
City of Columbiana

David Mitchell, Mayor

Printed Name of Authorized Representative
City of Columbiana

Attest: 

Columbiana Properties Limited
Printed Name of Property Owner

P O Box 694 Columbiana, AL 35051
Address of Property


Signature of Authorized Representative
Of Property Owner


STATE OF ALABAMA

SHELBY COUNTY


I, Laurie Edwards, 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 25th day of June, 2021.

SEAL

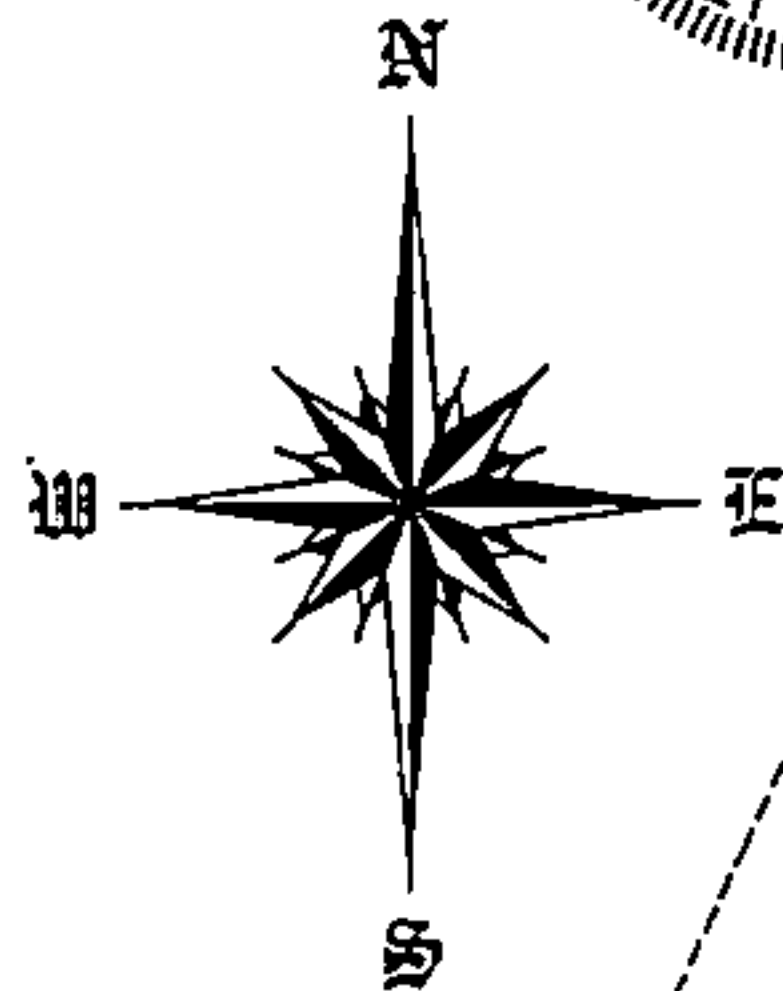
Notary Public 
My term expires 7-23-2022

Prepared by: City of Columbiana


20211018000504540 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 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 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:



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

PROPOSED MANHOLE
EXISTING MANHOLE
EASEMENT 2
CL 20' SEWER EASEMENT

LINE	BEARING	DISTANCE
L1	N 89°48'30" E	131.71'
L2	N 89°17'09" E	16.49'
L3	N 64°24'14" W	115.51'
L4	N 64°24'14" W	113.11'

EASEMENT 1
CL 20' SEWER EASEMENT

21-7-28-2-001-059.000
PEGGY HORTON FAM. TRUST
2840 CARIBE DRIVE
ORANGE BEACH, AL 36561

21-7-28-2-001-059.007
LEJ JR LLC
2159 ROCKY RIDGE RD
SUITE 103
BIRMINGHAM, AL 35216
LOT 2A1
STRICKLAND SUB RESUB
MB 38, PG 130

21-7-28-2-001-046.000
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 128
CAP REBAR

CAP REBAR
51.85'

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

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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' to the POINT OF BEGINNING OF SAID CENTERLINE; 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 N64°24'14"W and leaving said R.O.W. line a distance of 13.11'; thence S41°09'09"W a distance of 58.35' 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
COLUMBIA, ALABAMA 35051
TEL. 205-689-1205 FAX. 205-689-1298



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