

STATE OF ALABAMA
SHELBY COUNTY

PERMANENT UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENT: That Iron Gear Columbiana, LLC., 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:

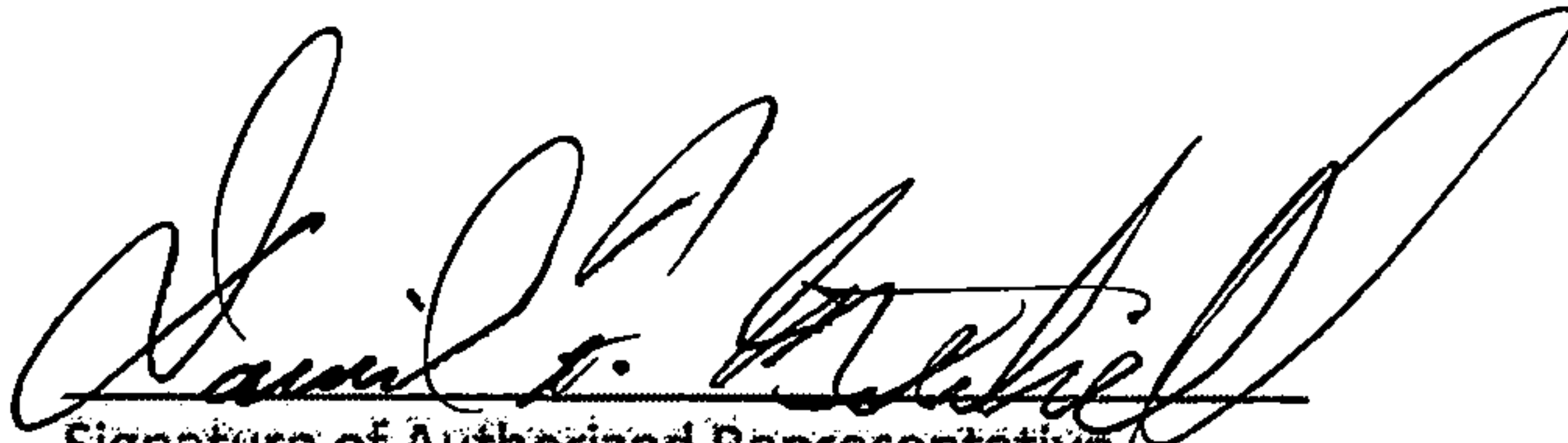
Parcel ID: 21 8 27 1.001 005.000
DB 323 PG 888; DB 338 PG 409

40' WIDE PERMANENT UTILITY EASEMENT

SEE ATTACHED EASEMENT 1 DESCRIPTION AND MAP

A DRAWING IS ATTACHED DEPICTING THE 40' WIDE PERMANENT UTILITY EASEMENT.


20211018000504550 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
10/18/2021 10:18:02 AM FILED/CERT



Signature of Authorized Representative
City of Columbiana

David Mitchell, Mayor
Printed Name of Authorized Representative
City of Columbiana

Attest Charlene Wecker

Iron Gear Columbiana, LLC
Printed Name of Property Owner

801 5th Avenue North, Suite 300
Birmingham, AL 35203
Address of Property

Jacob Brown
Signature of Authorized Representative
Of Property Owner

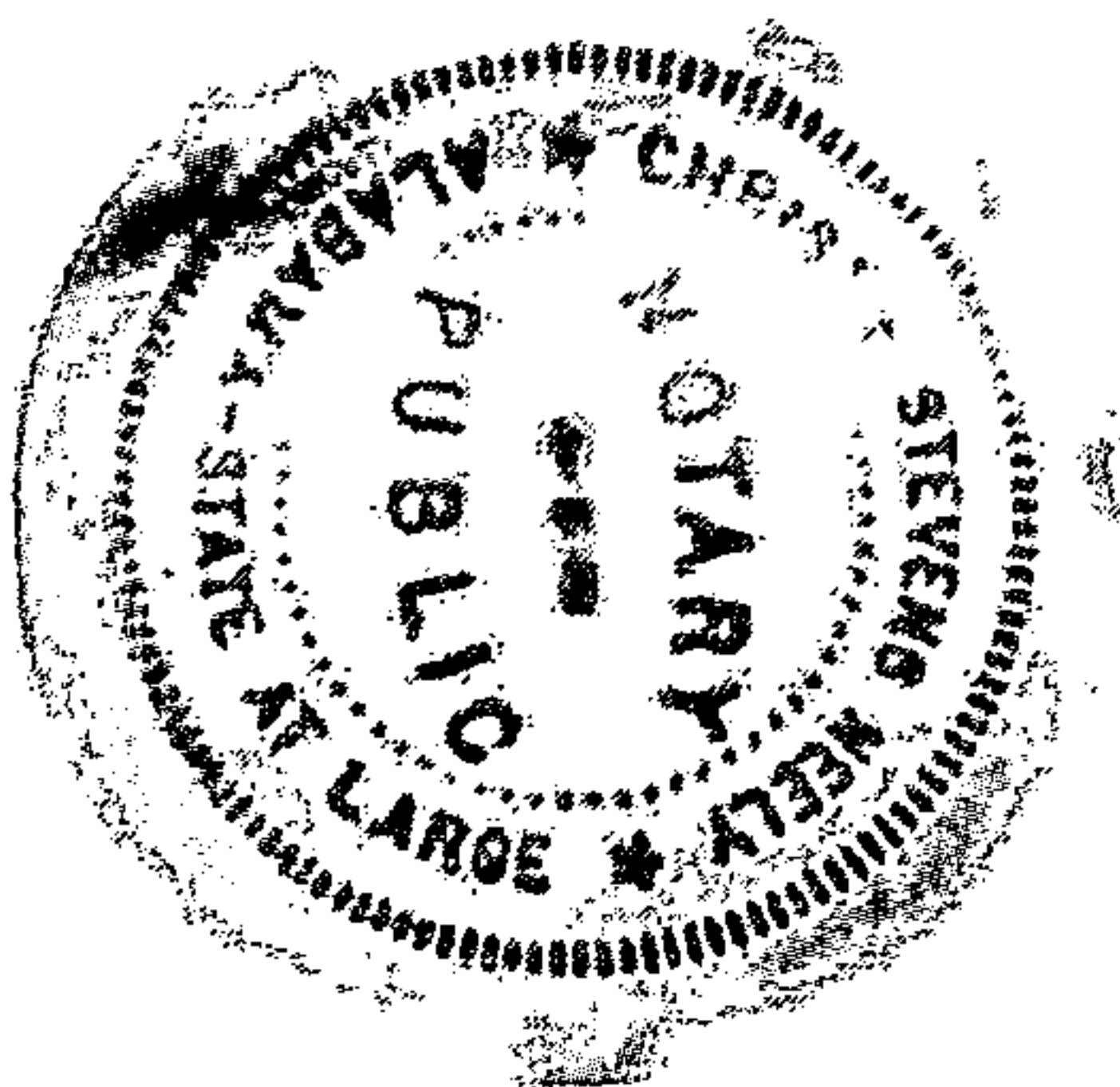
STATE OF ALABAMA

SHELBY COUNTY

I, Christie Stevens Neely, 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 26th day of August, 20 21.

SEAL



Notary Public Christie Stevens Neely

My term expires



Prepared by: City of Columbiana



20211018000504550 2/4 \$32.00
Shelby Cnty Judge of Probate, AL
10/18/2021 10:18:02 AM FILED/CERT

Owner: Iron Gear Columbiana, LLC
Address: 801 5th Ave N, Suite 300
Birmingham, AL 35203
Parcel Number: 21 8 27 1 001 005.000
DB 323 PG.888; DB 338 PG.409

40' WIDE PERMANENT UTILITY EASEMENT

COMMENCE AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 1 WEST; THENCE RUN SOUTHERLY ALONG THE EAST BOUNDARY LINE OF SAID SECTION 27 A DISTANCE OF 1187.69 FEET TO A POINT ON THE NORTHWEST RIGHT OF WAY LINE OF NORFOLK SOUTHERN RAILROAD; THENCE TURN AN ANGLE OF 55°51'00" TO THE RIGHT AND RUN SOUTHWESTERLY ALONG SAID NORTHWEST RIGHT OF WAY LINE OF NORFOLK SOUTHERN RAILROAD A DISTANCE OF 447.62 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 70; BEING THE POINT OF BEGINNING OF A PERMANENT UTILITY EASEMENT BEING 40' PARALLEL TO THE SOUTHERN MOST PROPERTY LINE OF SAID TRACT ALSO BEING THE NORTHERN RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 70; THENCE TURN AN ANGLE OF 33°00'00" TO THE RIGHT AND RUN WESTERLY ALONG THE SAID NORTHERN RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 70 A DISTANCE OF 298.58 FEET TO THE END OF 40' WIDE PERMANENT UTILITY EASEMENT BEING A PART OF THE NW 1/4 OF NE 1/4 OF SECTION 27, TOWNSHIP 21 SOUTH RANGE 1 WEST.

CONTAINING APPROXIMATELY 11,945 SF - 0.27 ACRE



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Owner: Iron Gear Columbiana, LLC
Address: 801 5th Ave N, Suite 300
Birmingham, AL 35203
Parcel Number: 21-8-27-1-001-005.000
DB 323 PG 888; DB 338 PG 409

208.71'

447.62'

417.41'

PROPOSED MANHOLE
PROPOSED TRUNK
SEWER REPLACEMENT

40' WIDE PERMANENT
UTILITY EASEMENT
CONTAINING
APPROXIMATELY
11,945 SF - 0.27 ACRE

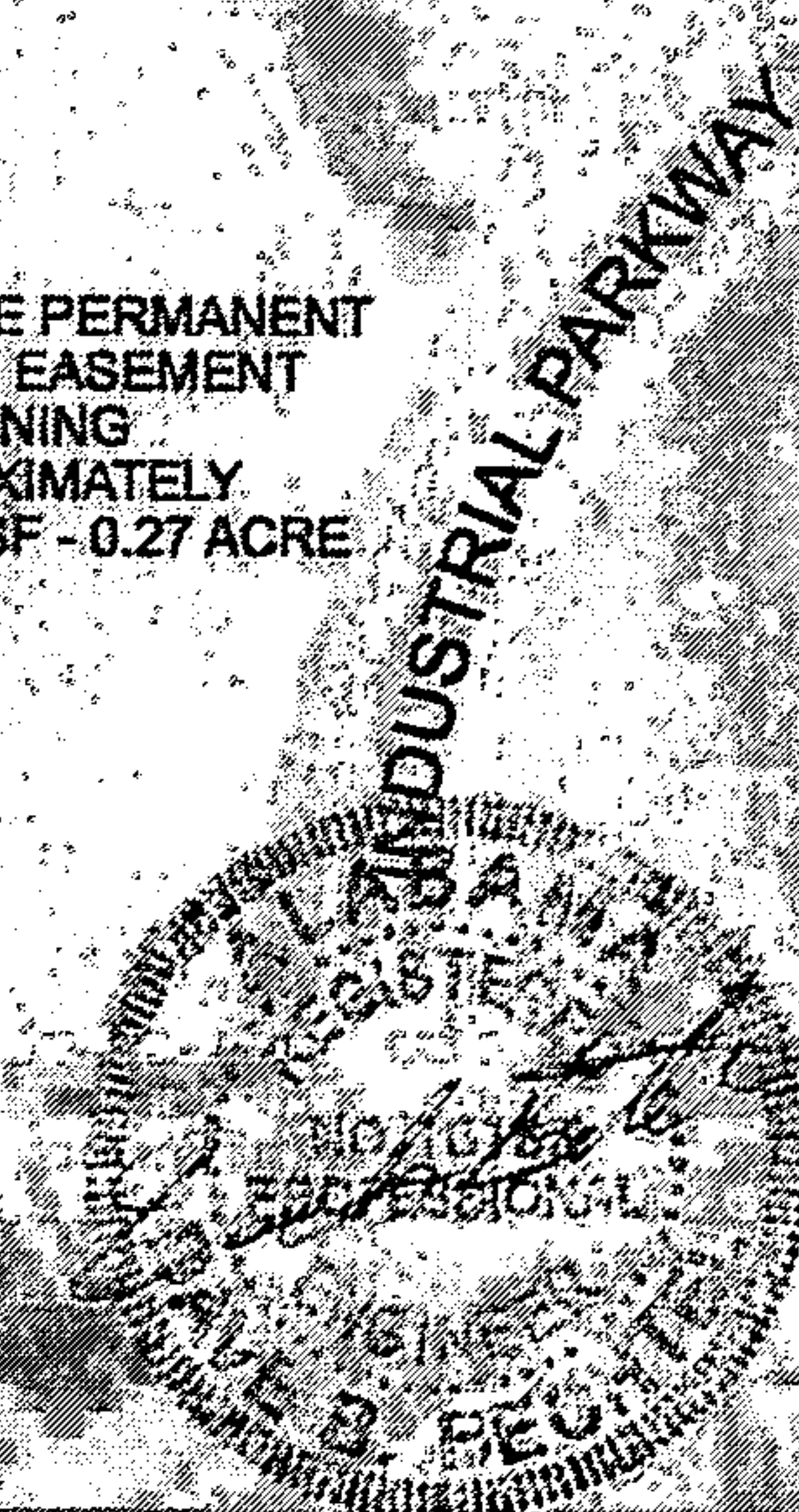
298.58'

40'

40'

WEST COLLEGE STREET (AL SR 70)

80' ROW



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THE CITY OF
COLUMBIANA, ALABAMA
HIGHWAY 70
TRUNK SEWER REPLACEMENT

Iron Gear Columbiana, LLC

UTILITY EASEMENT



Utility
Engineering
Consultants, LLC

USE EMPLOYER'S
DATE ONLY
BIRMINGHAM, ALABAMA 35203

DESIGNED DBB	DRAWN MK	SCALE NONE	DATE AUG., 2021
APPROVED	REFERENCE: EASEMENT	JOB NO. CU19-072	
SHEET 1 OF 1			