

Clifford T. Gregg



20231024000313240 1/1 \$22.00
Shelby Cnty Judge of Probate, AL
10/24/2023 11:20:57 AM FILED/CERT

NW CORNER
SEC. 6, T-22S, R-2W
SHELBY COUNTY, AL
RAILROAD RAIL

LOT 1
ALBRIGHT FAMILY
SUBDIVISION
MB 28, PG 110

ANGLE IRON

260.00'

1" OPEN TOP, 0.7' NORTH
OF PROPERTY LINE

1" OPEN TOP PIPE

N 89°24'00" E 633.01'

CL 60' EASEMENT, AS RECORDED IN INST. #20020920000453790, IN THE
OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA

N 87°51'39" E 525.30'

S 05°17'59" E
134.29'

S 05°17'59" E 525.65'

6.33 ACRES

GRAVEL DRIVE

N 05°17'59" W 525.65'

CL 60' EASEMENT, AS RECORDED IN
INST. #20020920000453790, IN THE
OFFICE OF THE JUDGE OF PROBATE
OF SHELBY COUNTY, ALABAMA

ZONE 'X'

ZONE 'A'

S 87°51'39" W 525.30'

CAP REBAR

APPROXIMATE LOCATION OF 100 YEAR FLOOD,
AS SCALED FROM ALABAMAFLOOD.COM

ZONE 'A'

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:

Commence at the NW Corner of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama; thence S04°47'00"E a distance of 420.14'; thence N89°24'00"E a distance of 633.01' to the centerline of a 60' easement; thence S05°17'59"E and along said centerline a distance of 134.29' to the POINT OF BEGINNING; thence continue S05°17'59"E and along said centerline a distance of 525.65'; thence S87°51'39"W and along said centerline a distance of 525.30'; thence N05°17'59"W and leaving said centerline a distance of 525.65'; thence N87°51'39"E a distance of 525.30' to the POINT OF BEGINNING.

Said Parcel containing 6.33 acres, more or less.

SUBJECT TO / ALSO AND INCLUDING a 60' Easement, as recorded in Deed Book 356, Page 1, Instrument #19920622000118471 and Instrument #20020920000453790, in the Office of the Judge of Probate of Shelby County, Alabama.

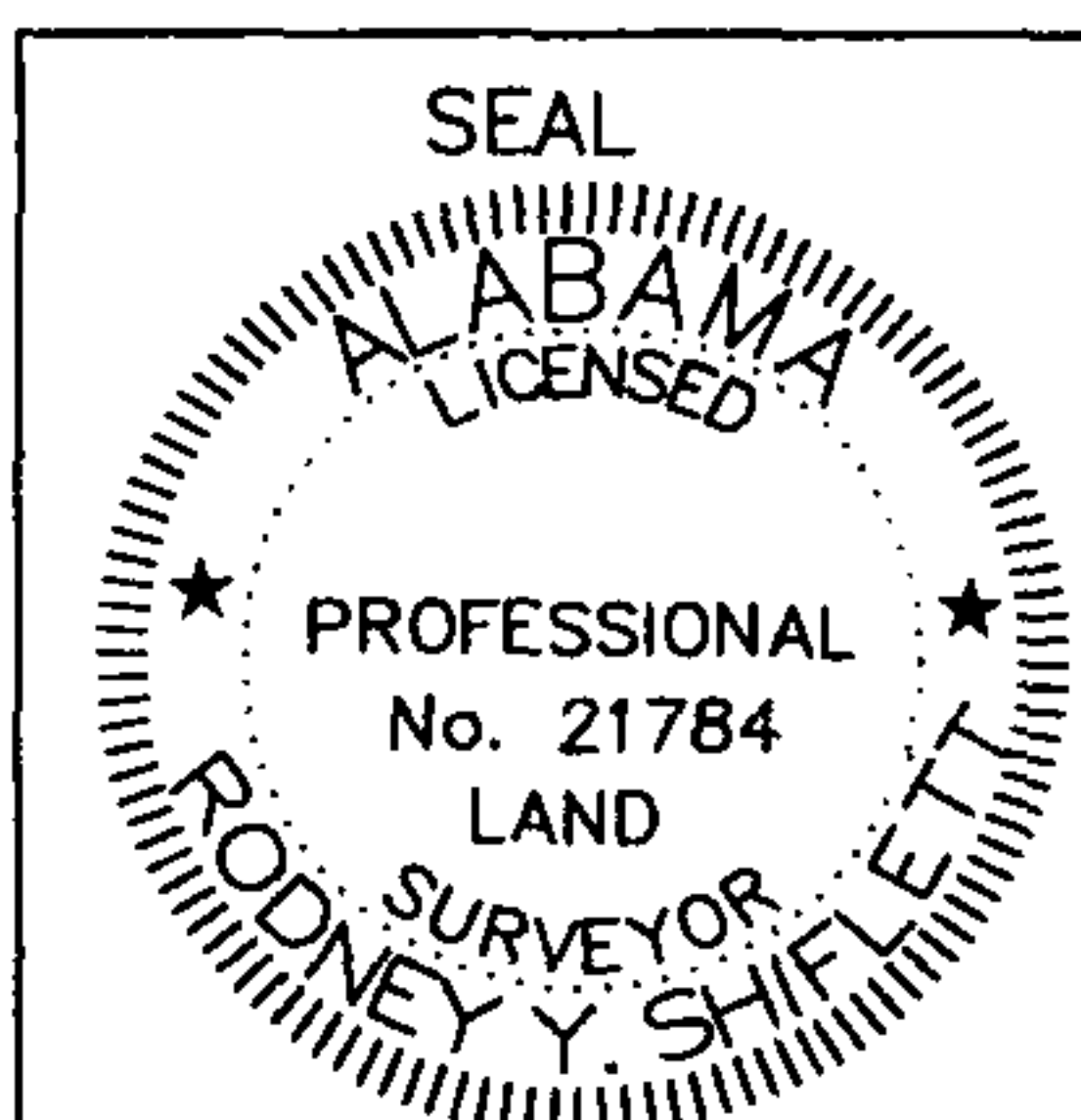
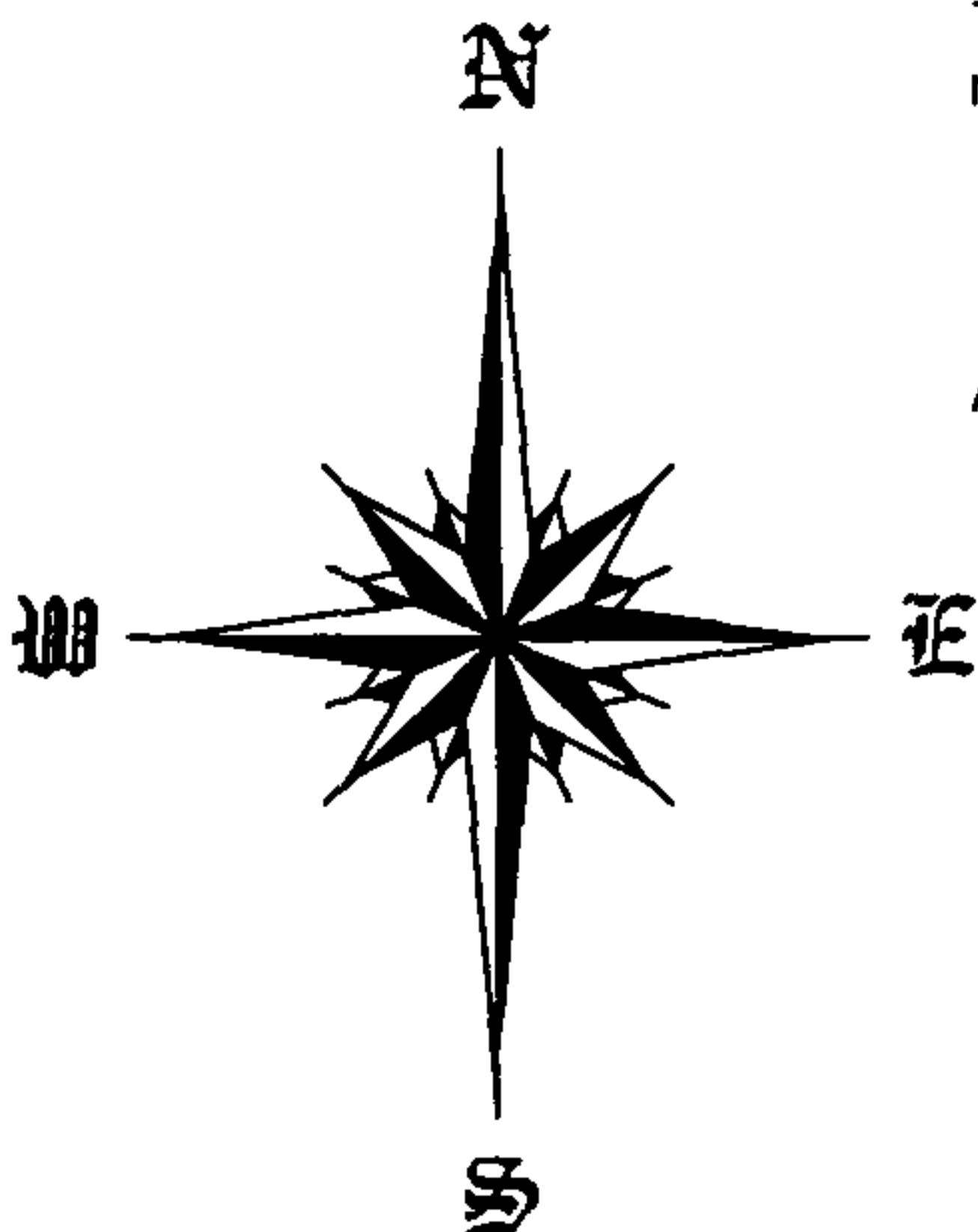
I further certify that I have consulted the Federal Insurance Rate Map (F.I.R.M.) Community Panel #01117C 0395 E, Zone 'X' and Zone 'A', dated February 20, 2013.

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 February 7, 2023

Rodney Shiflett
Rodney Shiflett Al. Reg. #21784



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. 22817 6AC
DATE 2/7/23 DATE OF FIELD SURVEY 1/31/23
ADDRESS SCALE 1" = 100' (11X17)
DRAWN BY H. LETTS CHECK BY R.Y.S.

RODNEY SHIFLETT SURVEYING

P.O. BOX 204
COLUMBIANA, ALABAMA 35051
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