Being Re-recorded to correct Grantor name
Ref Inst # 20230602000164500

Elite Acquisitions, LLC

20231127003328860 1/1 $22.00
Shelby Cnty Judge of Probate, AL
11/07/2023 08:19:33 AM FILED/CERT

LEGEND

ASP	ASPHALT
BLDG	BUILDING
CALC	CALCULATED
MEAS	MEASURED
CH	CHORD
LNG	LONG CHORD
d	DEFLECTION
Δ	DELTA
ESMT	EASEMENT
HW	HEADWALL
MIN	MINIMUM
MH	MANHOLE
OH	OVERHANG
POR	PORCH
R	RADIUS
R.O.W.	RIGHT OF WAY
SAN	SANITARY
STM	STORM
UTIL	UTILITY
AC	ACRES
S.F	SQUARE FEET
℄	CENTERLINE
A/C	AIR CONDITIONER
●	POLE
>——	ANCHOR
—x—	FENCE
—^\—	OVERHEAD UTILITY WIRE
PVMT	PAVEMENT
W/	WITH
TAN	TANGENT
RES	RESIDENCE
☼LGT	LIGHT
COV	COVERED
	DECK
	CONCRETE
	WALL
	COLUMN

SCALE: 1"=50'

POINT OF COMMENCMENT
SE CORNER OF THE SE 1/4 OF THE NW 1/4
SECTION 16, TOWNSHIP 19 SOUTH RANGE 1 WEST

SET #4 REBAR "WEYGAND"
FOUND #5 REBAR
FND #5 REBAR "LD WEYGAND"
FOUND CRIMP
FND #4 REBAR
FND #4 REBAR "JACKINS"
FND #4 REBAR "PARAGON"
FND 1" OPENTOP

124.80' | 171°37'38" | 151.92' | 79°48'10" | 80°48'22"
90°00'00"
213.44'
280.44'
FLOOD LINE
BUILDING
SCREEN PORCH
CAR PORT
ASPHALT
DECK
RESIDENCE #1101
FOUNDATION
104.5' | 88.0' | 116.0' | 108.1' | 133.4'
154°10'00"
63.76'
173°57'58"
83.93'
142°22'02"
102.41'
139°48'00"
158.80'
63°53'00"
81°22'51"
373.99'
103°14'02"
164.69'
94°36'57"
144.55'
95°04'02"
233.66'
92°26'41"
137°47'14"
42°12'46"
405.75'
221.80'
254.61' | 254.61'
308.38'
124°42'08"
55°17'52"
115.35'
118°45'30"
99.96'
95°12'55"
47.76'
399.33'
POND
COV. PIER
GRAVEL
CL 30' INGRESS/EGRESS EASEMENT
NOTE: NOT PART OF THIS SURVEY

PARCEL 2
148,336± Sq. Feet
3.40± Acres

PARCEL 1
192,690± Sq. Feet
4.42± Acres

PARCEL 3
172,730± Sq. Feet
3.96± Acres

156.09' | 40°21'48" | 107.79' | 83°42'29" | 118.57' | 149°58'52" | 155.51' | 153°48'57"
200.99'
89°37'23"
396.17'
210.15'
61°04'32"
210.74'
72°40'46"
118°52'40"
24.25'
119°16'40"
211.21'
119°12'31"

PARCEL 1:
Commence at the Southeast corner of the Southeast quarter of the Northwest quarter of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, also will be known as the point of beginning, thence run in a easterly direction for a distance of 200.99 feet; thence turn an interior angle to the right of 89°37'23" and run in a southerly direction for a distance of 396.17 feet; thence turn an interior angle to the right of 118°52'40" and run in a south easterly direction for a distance of 24.25 feet; thence turn an interior angle to the right of 72°40'46" thence run in a northerly direction for a distance of 210.74 feet; thence turn an interior angle to the left of 61°04'32" and run in a southeasterly direction for a distance of 210.15 feet; thence turn an interior angle to the left of 119°16'40" and run in a southerly direction for a distance of 211.21 feet; thence turn an interior angle to the right of 119°12'31" and run in a south easterly direction for a distance of 405.75 feet; thence turn an interior angle to the right of 42°12'46" and run in a north westerly direction a distance of 399.33 feet; thence turn an interior angle to the right of 55°17'52" and run in a south westerly direction for a distance of 115.35 feet; thence turn an interior angle to the left of 96°12'55" and run in a north westerly direction for a distance of 47.76 feet; thence turn an interior angle to the left of 118°45'30" and run in a northerly direction for a distance of 308.38 feet; thence turn an interior angle to the right of 153°48'57" and run in a north westerly direction for a distance of 155.51 feet; thence turn an interior angle to the right of 149°58'52" and run in a north westerly direction for a distance of 118.57 feet; thence turn an interior angle to the right of 83°42'29" and run in a south westerly direction for a distance of 107.79 feet back to the point of beginning

PARCEL 2:
Commence at the Southeast corner of the Southeast quarter of the Northwest quarter of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, also will be known as the point of beginning, thence run in a northerly direction for a distance of 156.09 feet; thence turn an interior angle to the left of 140°24'32" and run in a north easterly direction for a distance of 280.44 feet; thence turn an interior angle to the left of 90°00'00" and run in a south easterly direction for a distance of 124.80 feet; thence turn an interior angle to the right of 171°37'38" and run in a south easterly direction a distance of 151.92 feet; thence turn an interior angle to the left of 79°48'10" and run in a south westerly direction for a distance of 213.44 feet; thence turn an interior angle to the right of 154°10'00" and run in a southerly direction for a distance of 63.76 feet; thence turn an interior angle to the right of 173°57'58" and run in a southerly direction a distance of 83.93 feet; thence turn an interior angle to the right of 142°22'02" and run in a south easterly direction for a distance of 102.41 feet; thence turn an interior angle to the right of 139°48'00" and run in a easterly direction for a distance of 158.80 feet; thence turn an interior angle to the left of 63°53'00" and run in a south westerly direction for a distance of 369.96 feet; thence turn an interior angle to the left of 96°12'55" and run in a north westerly direction for a distance of 47.76 feet; thence turn an interior angle to the left of 118°45'30" and run in a northerly direction for a distance of 308.38 feet; thence turn an interior angle to the right of 153°48'57" and run in a north westerly direction for a distance of 155.51 feet; thence turn an interior angle to the right of 149°58'52" and run in a north westerly direction for a distance of 118.57 feet; thence turn an interior angle to the right of 83°42'29" and run in a south westerly direction for a distance of 107.79 feet back to the point of beginning.

PARCEL 3
Commence at the Southeast corner of the Southeast quarter of the Northwest quarter of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama; thence run in a easterly direction for a distance of 156.09; thence turn an interior angle to the left of 43°20'41" and run in a southwesterly direction for a distance of 338.84 feet thence turn an interior angle to the left of 137°54'50" and run in a easterly direction a distance of 320.10 feet to the point of beginning; thence turn an interior angle to the right of 49°05'27" and run in a south easterly direction for a distance of 252.61 feet; thence turn an interior angle to the left of 84°22'51" and run in south westerly direction a distance of 373.99 feet; thence turn an interior angle to the left of 103°14'02" and run in a north westerly direction a distance of 164.69 feet; thence turn an interior angle to the right of 94°36'57" and run in a south westerly a distance of 144.55 feet; thence turn an interior angle to the left of 95°04'02" and run in a north westerly direction a distance of 233.66 feet; thence turn an interior angle to left of 92°26'41" and run in a north easterly a distance of 221.80 feet; thence turn an interior angle to the left of 137°47'14" and run in a north easterly direction a distance of 399.33 feet back to the point of beginning.

CL 30' INGRESS/EGRESS EASEMENT:
Commence at the Southeast corner of the Southeast quarter of the Northwest quarter of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, also will be known as the point of beginning, thence run in a easterly direction for a distance of 200.99 feet; thence turn an interior angle to the right of 89°37'23" and run in a southerly direction for a distance of 396.17 feet; thence turn an interior angle to the right of 118°52'40" and run in a south easterly direction for a distance of 24.25 feet; thence turn an interior angle to the right of 72°40'46" thence run in a northerly direction for a distance of 210.74 feet; thence turn an interior angle to the left of 61°04'32" and run in a southeasterly direction for a distance of 210.15 feet; thence turn an interior angle to the left of 119°16'40" and run in a southerly direction for a distance of 211.21 feet; thence turn an interior angle to the right of 119°12'31" and run in a south easterly direction for a distance of 70.35 feet; thence turn an interior angle to the right of 80°48'22" and run in a northeasterly direction for a distance of 66.30 feet; thence turn an interior angle to the right of 167°46'05" and run in a north easterly direction for a distance of 112.48 feet; thence turn an interior angle to the right of 161°53'02" and run in a distance of 104.86 feet; thence turn an interior angle to the left of 167°24'47" and run a distance of 114.52 feet; thence turn an interior angle to the left of 170°03'10" and run a distance of 47.40 feet; thence turn an interior angle to the left of 158°40'31" and run a distance of 114.40' feet.

STATE OF ALABAMA)
SHELBY COUNTY)

"PROPERTY BOUNDARY SURVEY"

I, Ray Weygand, a Registered Land Surveyor, 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 Surveying in the State of Alabama to the best of my knowledge, information and belief; according to my survey of MAY 31, 2023. Survey invalid if not sealed in red.

Order No: 20230749
Plat for:
Address: 103 DUNNAVANT VALLEY RD.

Ray Weygand, Reg. L.S. #24973
169 Oxmoor Road, Homewood, AL 35209
Phone: (205) 942-0086 Fax: (205) 942-0087
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WEYGAND SURVEYORS

Note: (a) No title search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles, are deed/record map and actual unless otherwise noted. (c) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. (d) The shown north arrow is based on deed/record map. (e) This survey is not transferable. (f) Easements not shown on recorded map are not shown above.

DUNNAVANT VALLEY ROAD