



20240919000292710 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
09/19/2024 01:31:15 PM FILED/CERT

PERMANENT EASEMENT DEED

PID 08 9 31 3 001 002.000
08 9 31 4 001 002.000

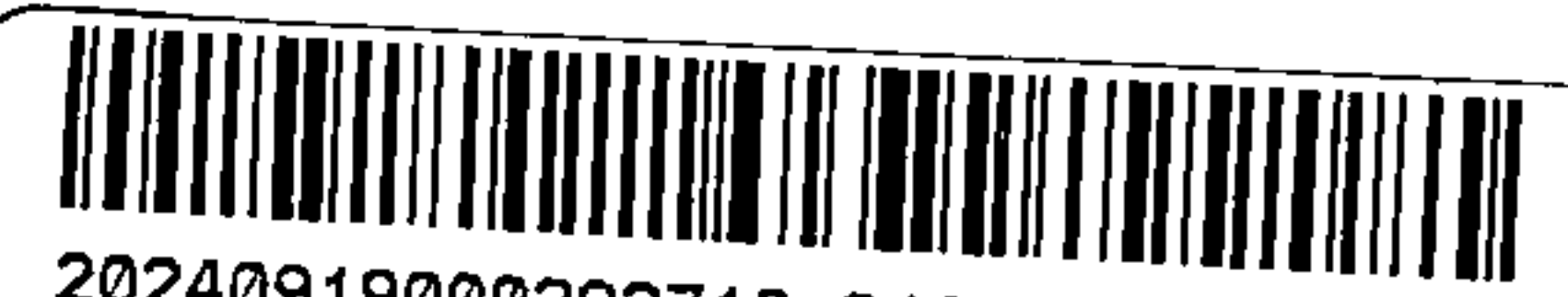
STATE OF ALABAMA)
SHELBY COUNTY)

Shelby County Board of Education

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of **Ten Dollars (\$10.00)** cash in hand paid by Shelby County, the receipt whereof is hereby acknowledged, we, the undersigned (Grantors), do hereby grant, bargain, and convey unto the Shelby County (Grantee), its agents, successors, and assigns a permanent easement and right of ingress and egress to and from, also over and across a strip of land for the purpose of constructing, operating, maintaining and repairing water mains, pipes, water meters, with appurtenances and the right to install and maintain other utilities at the sole discretion of the Grantee. Said strip of land being located within the property of the undersigned Grantors as described by **Instrument Number 20060809000386750**, in the office of the Judge of Probate, Shelby County, Alabama said strip being more particularly described as follows:

An easement being 15 feet in width and located in a part of the S1/2 of Section 31, Township 19 South, Range 01 East, Shelby County, Alabama, and being more particularly described along the centerline as follows:

COMMENCE at the southeast most corner of Lot 12-29, Chelsea Park, 12th Sector, Phase One, recorded in Map Book 51, Page 19, in the Office of the Judge of Probate, Shelby County, Alabama, said point being a capped rebar and having a Alabama West Grid State Plane coordinate of (N=1213713.3717 – E=2250767.8464) and run S 62°41'53" W, along the southeasterly line of Lots 12-29, 12-30, 12-31 and 12-32, of said Chelsea Park, 12th Sector, Phase One, a distance of 296.67', to a capped rebar, on the northeasterly right-of-way of Chelsea Park Trail; thence S 62°28'27" W, a distance of 62.07', to a capped rebar and a point on the southwesterly right-of-way of Chelsea Park Trail and a point of curve; thence with a non-tangent curve turning to the left with an arc length of 58.61', with a radius of 395.04', with a chord bearing of N 15°14'57" W, with a chord length of 58.55'; thence N 19°29'58" W, a distance of 41.73', to the centerline of said 15' wide easement, and the POINT OF BEGINNING; thence leaving said right-of-way and along the centerline of said 15' wide easement the following bearings and distances: S 65°30'55" W, a distance of 105.03'; thence S 57°44'33" W, a distance of 39.14'; thence S 51°35'16" W, a distance of 45.07'; thence S 56°57'49" W, a distance of 46.53'; thence S 58°10'30" W, a distance of 40.69'; thence S 59°06'38" W, a distance of 67.71'; thence S 63°28'56" W, a distance of 233.68'; thence S 59°20'45" W, a distance of 50.20'; thence S 63°35'45" W, a distance of 119.42'; thence S



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64°04'04" W, a distance of 77.10'; thence reversing direction N 64°04'04" E, a distance of 77.10'; thence N 27°37'29" W, a distance of 300.53'; thence N 26°44'41" W, a distance of 139.24'; thence N 26°21'51" W, a distance of 158.17'; thence N 60°26'43" E, a distance of 22.56'; thence reversing direction S 60°26'43" W, a distance of 22.56'; thence N 27°38'22" W, a distance of 87.23'; thence S 60°53'17" W, a distance of 53.23'; thence reversing direction N 60°53'17" E, a distance of 53.23'; thence N 37°49'59" E, a distance of 16.54'; thence N 46°29'48" E, a distance of 6.60'; thence N 56°14'04" E, a distance of 24.79'; thence N 62°04'47" E, a distance of 15.66'; thence N 60°40'36" E, a distance of 79.39'; thence N 62°34'52" E, a distance of 46.07'; thence N 81°09'02" E, a distance of 46.66'; thence S 66°56'52" E, a distance of 49.47'; thence S 63°09'20" E, a distance of 233.27'; thence S 70°05'47" E, a distance of 40.64'; thence S 73°47'55" E, a distance of 36.29'; thence S 77°25'21" E, a distance of 36.77', to a point on the northwesterly right-of-way of Chelsea Park Trail and the point of ending. Said easement lying 7.5' each side of described centerline, shortening and extending the sidelines as to terminate at the right-of-way of said Chelsea Park Trail.

The Grantee shall have the right and privilege of a perpetual use of said lands for such public purpose, together with all rights and privileges necessary or convenient for the full use and enjoyment thereof, including the right to cut and keep clear all trees, undergrowth and other obstructions from said strip and on the lands of the undersigned adjacent to said strip when deemed reasonably necessary for the avoidance of danger in and about said public use of said strip.

The Grantee shall have free access, ingress and egress to and from said land over and across adjacent lands of Grantor(s) for the purposes herein mentioned, and the Grantor(s) shall erect no structures on the portion of the land above described within the width of said easement, or do any act or thing which would in any way interfere with, damage, place at risk or pose future risk or possible risk to the mains, pipes, or appurtenances installed or to be installed within the width of said easement or interfere with the right of the Grantee to enter upon said land at any time for the purposes heretofore expressed and to have immediate access to all mains, pipes, and appurtenances.

The Grantee shall also have the right to temporarily place dirt and materials on adjacent lands of the Grantor(s) for the purposes heretofore expressed. Any and all disturbed areas within said easement will be put back to match adjacent natural ground and a suitable grass mixture for the season shall be applied.

Grantee agrees to leave the property substantially as found upon commencement




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of construction on said easement but is not required to improve said property beyond its original state and condition, subject to grassing and grading as described herein. Grantor(s) covenant that they have good and merchantable title to said property and good right to convey this easement.

In consideration of the benefit of the property of the undersigned by reason of the construction of said improvement, the undersigned hereby release the Grantee, its agents, successors, and assigns, from all damages present or prospective to the property of the undersigned arising or resulting from the construction, maintenance and repair of said premises and repair of said water line and the undersigned do hereby admit and acknowledge that said improvement, if and when constructed, will by a benefit to the property of the undersigned.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, all on this 18th day of September, 20 24.

By: 

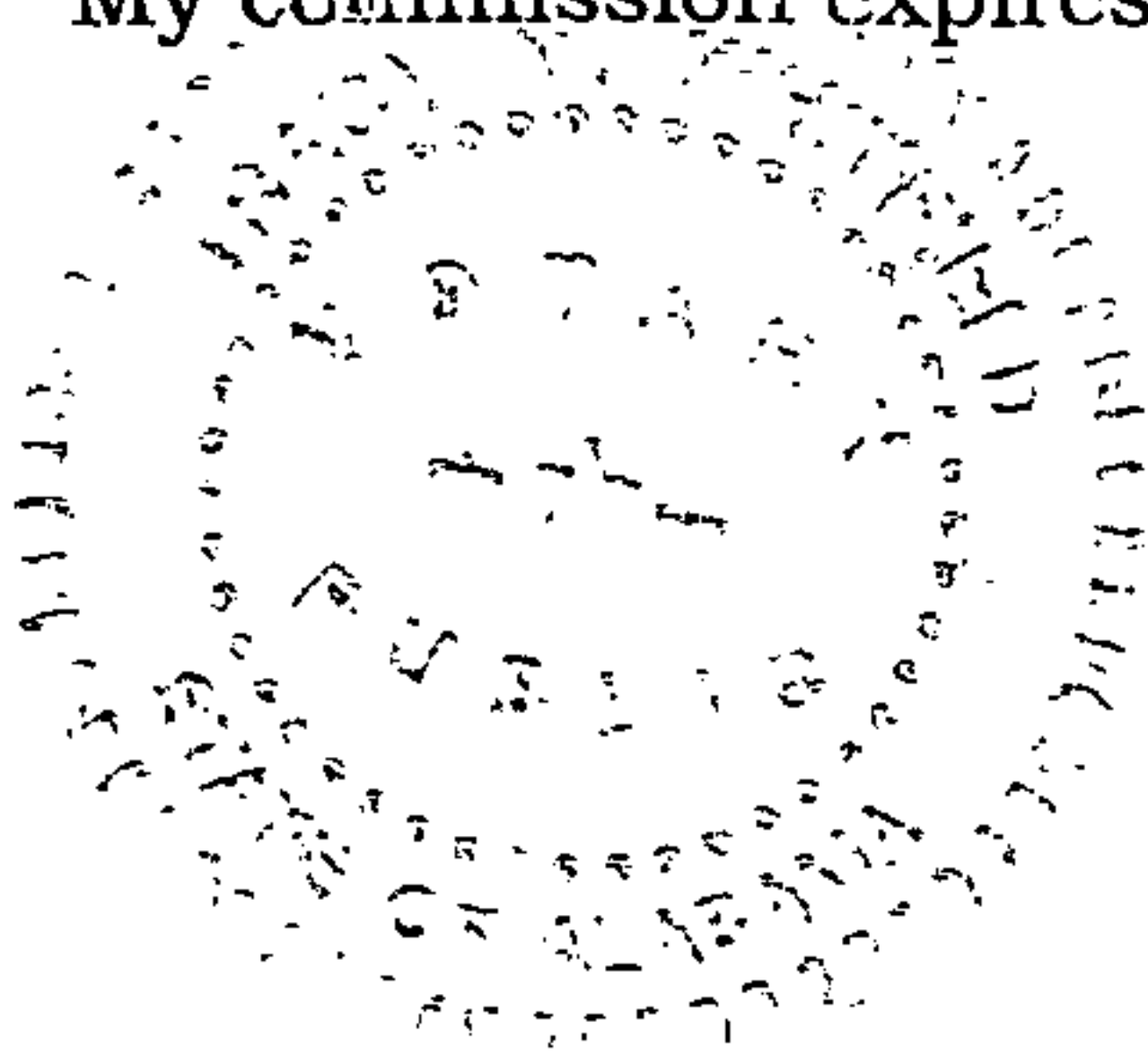
By: 
Authorized Representative

STATE OF ALABAMA
SHELBY COUNTY

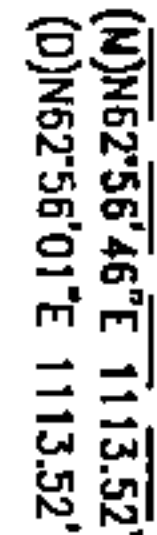
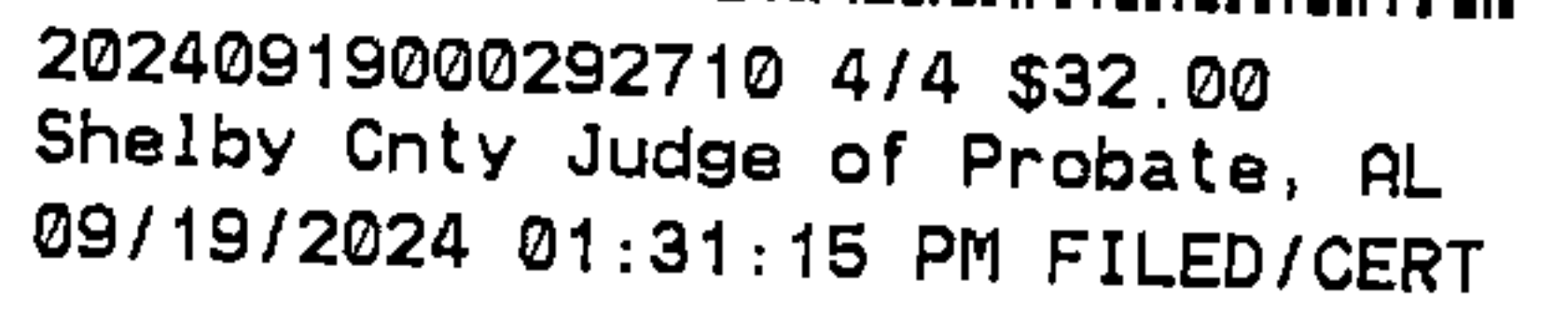
I, the undersigned, a Notary Public in and for the said state-at-large, do hereby certify that, ~~Shane Loretta~~ Lewis Brooks whose name is signed to the foregoing certificate as Superintendent, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, do execute the same voluntarily as such individual with full authority thereof.

Given under my hand and seal this the 18th day of September, 20 24


Notary Public for the State of Alabama
My commission expires Sept 28, 2024



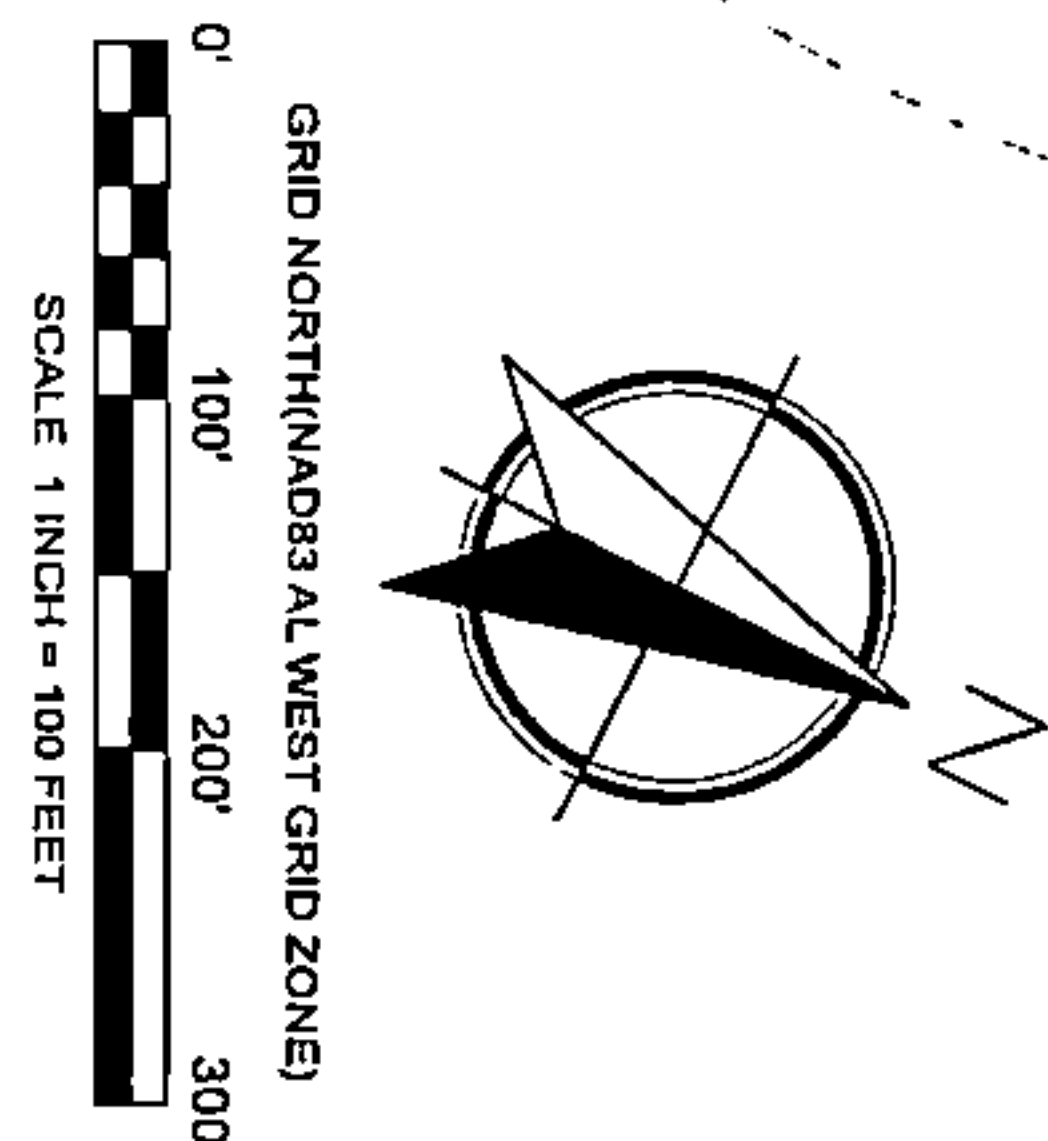
Prepared by:
Shane Loretta
10927 US Hwy 280
Sterrett, AL 35147



CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	58.61'	395.04'	183.01°	N151°57'W

LINE	BEARING	LINE TABLE	DISTANCE
1	S65.70 S55.7° W	105.04	105.04
2	S57.24 S53.3° W	59.14	59.14
3	S51.53 S51.6° W	45.57	45.57
4	S56.57 S49.5° W	48.35	48.35
5	S58.70 S50.3° W	40.69	40.69
6	S59.06 S50.5° W	67.71	67.71
7	S63.78 S52.5° W	223.66	223.66
8	S59.20 S45.5° W	50.20	50.20
9	S53.35 S45.5° W	119.42	119.42
10	S54.04 S40.6° W	77.10	77.10
11	N27.17 S79.9° W	300.53	300.53
12	N27.44 S41.5° W	138.24	138.24
13	N26.21 S51.5° W	158.17	158.17
14	N60.26 S43.3° E	22.56	22.56
15	N27.38 S29.2° W	87.33	87.33
16	S56.03 S71.7° W	53.33	53.33
17	N37.48 S59.3° E	16.34	16.34
18	N46.29 S49.3° E	6.60	6.60
19	N25.14 S40.4° E	24.59	24.59
20	N62.04 S47.3° E	415.66	415.66
21	N62.40 S46.3° E	79.39	79.39
22	N62.34 S52.3° E	48.07	48.07
23	N61.09 S47.3° E	46.86	46.86
24	S56.35 S52.3° E	49.47	49.47
25	S58.30 S50.3° E	203.37	203.37
26	S70.05 S47.3° E	40.64	40.64
27	S73.47 S55.3° E	38.29	38.29
28	S77.25 S71.3° E	36.77	36.77
29	S62.28 S72.3° W	62.07	62.07
30	N19.29 S56.3° W	41.23	41.23

LEGEND	
A	ST W & 100' (300')
2	ST CARRIED 1000'
3	FOUND AS DISCLOSED
4	FOUND OPEN PIT
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100	FOUND OPEN PIT



An easement being 15 feet in width and located in a part of the S1/2 of Section 31, Township 19 South, Range 01 East, Blount County, Alabama, and being more particularly described along the centerline as follows:

COMMENCE at the southeast most corner of Lot 12-29, Chelsea Park, 12th Sector, Phase One, recorded in Map Book 51, Page 19, in the Office of the Judge of Probate, Blount County, Alabama, said point being a capped rebar and having a Alabama West Grid State Plane coordinate of (N=12133713.3717 - E=2250767.8464) and run S 62°41'53" W, along the southeasterly line of Lots 12-29, 12-30, 12-31 and 12-32, of said Chelsea Park, 12th Sector, Phase One, a distance of 236.67', to a capped rebar, on the northeasterly right-of-way of Chelsea Park Trail; thence S 62°28'27" W, a distance of 62.07', to a capped rebar and a point on the southwesterly right-of-way of Chelsea Park Trail and a point of curve; thence with a non-tangent curve turning to the left with an arc length of 58.61', with a radius of 335.04', with a chord bearing of N 15°14'57" W, with a chord length of 58.55'; thence N 19°29'58" W, a distance of 41.73', to the centerline of said 15' wide easement, and the POINT OF BEGINNING; thence leaving said right-of-way and along the centerline of said 15' wide easement the following bearings and distances: S 65°30'65" W, a distance of 105.03'; thence S 57°44'43" W, a distance of 39.14'; thence S 51°35'16" W, a distance of 45.07'; thence S 56°57'49" W, a distance of 46.53'; thence S 58°10'30" W, a distance of 40.69'; thence S 59°06'38" W, a distance of 67.71'; thence S 63°28'56" W, a distance of 233.68'; thence S 59°20'45" W, a distance of 50.20'; thence S 63°35'45" W, a distance of 119.42'; thence S 64°04'04" W, a distance of 77.10'; thence reversing direction N 64°04'04" E, a distance of 77.10'; thence N 27°37'29" W, a distance of 300.53'; thence N 26°44'41" W, a distance of 139.24'; thence N 26°21'51" E, a distance of 158.17'; thence N 60°26'43" E, a distance of 22.56'; thence reversing direction S 60°26'43" W, a distance of 22.56'; thence N 27°38'22" W, a distance of 87.23'; thence S 60°53'17" W, a distance of 53.23'; thence reversing direction N 60°53'17" E, a distance of 53.23'; thence N 37°49'59" E, a distance of 16.54'; thence N 46°29'48" E, a distance of 6.60'; thence N 56°14'04" E, a distance of 24.79'; thence N 62°04'47" E, a distance of 15.66'; thence N 60°40'36" E, a distance of 73.39'; thence N 62°34'42" E, a distance of 46.07'; thence N 81°09'02" E, a distance of 46.66'; thence S 66°56'52" E, a distance of 49.47'; thence S 63°09'20" E, a distance of 33.27'; thence S 70°05'47" E, a distance of 40.64'; thence S 73°47'55" E, a distance of 36.29'; thence S 77°25'21" E, a distance of 36.77', to a point on the northwesterly right-of-way of Chelsea Park Trail and the point of ending. Said easement lying 7.5' each side of described centerline, shortening and extending the sidelines as to terminate at the right-of-way of said Chelsea Park Trail.

Plat Notes

1. North arrow shown hereon is based on Alabama State Plane Coordinate System West Zone (NAD83), taken from GPS observations. The Alabama Department of Transportation CORS network was used for RTK observations.

2. All assessments and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence. No Title Commitment performed, supplied by client. Without said Title Commitment no guarantee can be made by the surveyor as to the location of easements.

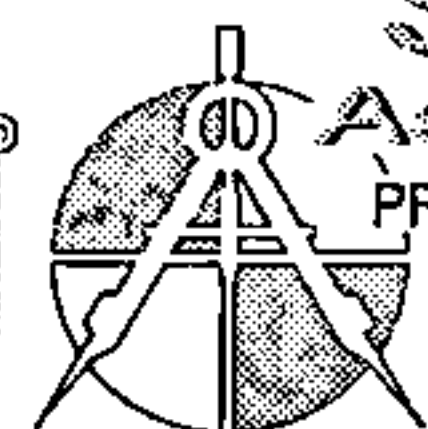
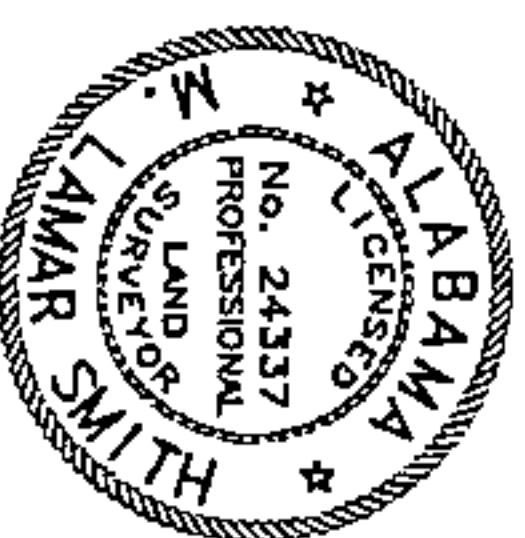
3. No attempt has been made and no guarantees are hereby given as to the location of sub-surface foundations. No attempt has been made to locate any underground utilities. All utilities shown herein were drawn based on field evidence only which should be considered approximate and should be marked on the ground by the utility companies prior to any construction.

4. TAX MAP #: 08-9-31-4-001-002.00 (Shelby County BOE)

5. REFERENCES: Inst. # 20060809000385750 & Map Book 51 - Page 19 - Chelsea Park, 12th Sector, Phase One

I 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.

M. Kanner DATE 09/13 2024



**Smith And
Associates, LLC**
PROFESSIONAL LAND SURVEYORS

1650 Drummond Cut Off Road
Jasper, Alabama 35504
Phone: 205-522-6532
Email: imar@smithsurvey.com

TITLE **EASEMENT SURVEY**

SHELBY COUNTY WATER SERVICES
Chelsea Park Elementary School

DWN. BY MLS	CKD. BY MLS	SCALE 1" = 100'	LAST FIELD SURVEY DATE 08/27/2024
CREW CHIEF MLS	FIELD BOOK/PAGE	TYPE OF EQUIP. RTK/GPS	QUADRANGLE MAP WESTOVER

REVISIONS		
NO.	DESCRIPTION	
1	INITIAL SUBMITTAL	09/13/2024
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.		
.		
QUARTER - SECTION		
<p>Lying in part of the S1/2 of Section 31</p> <p>SHELBY COUNTY, ALABAMA</p>		
SECTION 31	TOWNSHIP 19 SOUTH	RANGE 01 EAST

THIS DRAWING IS THE PROPERTY OF SMITH AND ASSOCIATES, LLC, AND IS NOT TO BE REPRODUCED OR ALTERED IN WHOLE OR PART OR USED FOR ANY PURPOSE WITHOUT THE APPROVAL OF SMITH AND ASSOCIATES, LLC AND TO BE RETURNED UPON REQUEST.