

DESCRIPTION OF THE PARCEL SURVEYED:
AN ACREAGE TRACT SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, T-21-S, R-3-W, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A 2 INCH OPEN TOP IRON FOUND AT THE SOUTHWEST CORNER OF SAID SW 1/4 OF THE SW 1/4 OF SECTION 14, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF SHELBY COUNTY ROAD NUMBER 12 (BUTLER ROAD); THENCE RUN N87°55'52"E ALONG SAID RIGHT OF WAY LINE FOR 603.34 FEET TO A 6" CONCRETE ALDOT RIGHT OF WAY MONUMENT; THENCE RUN S37°55'22"E ALONG SAID RIGHT OF WAY LINE FOR 11.59 FEET TO A 6 INCH CONCRET ALDOT RIGHT OF WAY MONUMENT; THENCE RUN N76°36'28"E ALONG SAID RIGHT OF WAY LINE FOR 66.49 FEET TO AN ALDOT NAIL AND 3 INCH CAP; THENCE RUN N85°28'08"E ALONG SAID RIGHT OF WAY LINE FOR 55.64 FEET TO A 5/8 INCH REBAR SET AT THE NEW SOUTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN N07°33'16"W ALONG THE WEST LINE OF THE SUBJECT PROPERTY FOR 257.76 FEET TO A FOUND 5/8" REBAR WITH A JAH CAP; THENCE RUN N88°35'44"E FOR 125.59 FEET TO A FOUND 2 INCH OPEN TOP IRON; THENCE RUN S 07°24'07"E FOR 252.38 FEET TO A 5/8 INCH REBAR SET AT THE NEW SOUTHEAST CORNER OF THE PARCEL HERIN DESCRIBED, SAID POINT BEING ON THE NOTHE RIGHT OF WAY LINE OF SAID BUTLER ROAD; THENCE RUN S88°25'31"W ALONG SAID RIGHT OF WAY LINE FOR 30.06 TO A 6 INCH CONCRETE ALDOT RIGHT OF WAY MONUMENT; THENCE RUN S 85°28'08"W FOR 94.37 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 31,683 SQUARE FEET OR 0.727 ACRES, MORE OR LESS.
THE ABOVE DESCRIBED PAREL OF LAND IS ONE AND THE SAME AS THE PARCEL DESCRIBED IN DEED NO. 20110126000027230 AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, LESS AND EXCEPT THE RIGHT OF WAY ACQUIRED BY ALDOT FOR BUTLER ROAD IMPROVEMENTS.

STATE OF ALABAMA
JEFFERSON COUNTY

I, JOSEPH A. MILLER, III A REGISTERED CIVIL ENGINEER AND LAND SURVEYOR OF BIRMINGHAM, ALABAMA DO HEREBY CERTIFY TO:
THE OWNER LISTED BELOW ON THE DATE SHOWN BELOW
THAT THE FOREGOING TO BE A TRUE AND CORRECT MAP OR PLAT OF THE SURVEY MADE BY ME AND DESCRIBED OF:
BOUNDARY AND TOPOGRAPHIC SURVEY OF ONE ACREAGE TRACT SITUATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 14, T-21-S, R-3-W, SHELBY COUNTY, ALABAMA AND DESCRIBED ABOVE

THE SOLE PURPOSE OF THIS SURVEY IS FOR USE AS A BOUNDARY SURVEY SHOWING THE EXISTENCE OR NONEXISTENCE OF ENCROACHMENTS INTO OR OUT OF SAID PROPERTY. 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; THAT THE BUILDINGS NOW ERCTED ON SAID PROPERTY ARE WITHIN THE BOUNDARIES OF SAME EXCEPT AS MAY BE SHOWN; THAT THERE ARE NO ENCROACHMENTS FROM ADJOINING PROPERTY EXCEPT AS MAY BE SHOWN; THAT THERE ARE NO RIGHTS OF WAY, EASEMENTS, OR JOINT DRIVEWAYS OVER OR ACROSS SAID LAND VISIBLE ON THE SURFACE EXCEPT AS MAY BE SHOWN; THAT THERE ARE NO ELECTRIC OR TELEPHONE WIRES (EXCLUDING SERVICE WIRES THAT SERVE THE PREMISES ONLY) OR STRUCTURES OR SUPPORTS THEREFOR, INCLUDING POLES, ANCHORS, AND GUY WIRES, ON OR OVER SAID PREMISES EXCEPT AS MAY BE SHOWN; THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA ACCORDING TO FEMA PANEL NUMBER 0117300379 E. DATE: FEBRUARY 20, 2013. THE PREMISES SHOWN AND DESCRIBED HEREON ARE SUBJECT TO ANY EASEMENTS, ZONING RESTRICTIONS, RIGHT-OF-WAYS, RESTRICTIONS, AND SETBACK LINES WHETHER OR NOT THEY MAY BE SHOWN ON THE PLAT HEREON OR WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY OF EASEMENTS OR RESTRICTIONS.

THE CORRECT STREET ADDRESS IS: 2025 BUTLER ROAD (CO NO 12) ALABASTER, ALABAMA 35007

FEMA PANEL: # 0117300379 E DATED: FEBRUARY 20, 2013
DATE: MAY 31, 2024 FILED: ACREAGE/CERTS/PLOTS/FNDS
INVOICE NO. 240397 ATTORNEY: NONE
ORDERED BY: WEDGEWORTH-05-07-24
OWNER: WEDGEWORTH BROTHERS, LLC
FIELD FILE: ALABASTER HOT ROD SHOP.TXT
SURVEYOR AND FIELD WORK DATE: MACK- 05-30-24
DRAWN BY AND DATE: JBC ON 05-31-24

JOSEPH A. MILLER, III, P.E. & L.S. NO 17054
3 RIVERCHASE RIDGE
HOOVER, ALABAMA 35244
TELEPHONE (205) 320-0114
ORIGINAL SURVEY--NOT VALID UNLESS SIGNED & SEALED IN RED INK BY THE ABOVE SURVEYOR.

NOTES:

- (1) UTILITY LINES SHOULD BE FIELD CHECKED BEFORE BEGINNING ANY CONSTRUCTION.
- (2) SITE IS NOT IN A DESIGNATED FLOOD HAZARD AREA ACCORDING TO FEMA PANEL #0117300379 E, DATED FEBRUARY 20, 2013. SITE IS IN ZONE "X".
- (3) NO SUBSURFACE INVESTIGATION HAS BEEN DONE BY MTRR ENGINEERS, INC. A GEOTECHNICAL ENGINEER SHOULD REVIEW THE SITE BEFORE BEGINNING CONSTRUCTION.
- (4) ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.
- (5) SUBJECT PROPERTY HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO ALABAMA HIGHWAY NO 119, A PUBLIC STREET RIGHT OF WAY. ALABAMA HIGHWAY NO 119 WAS UNER CONSTRUCTION AT THE TIME OF THE FIELD WORK. NO TITLE POLICY FURNISHED FOR THE SUBJECT PROPERTY.
- (6) BEARINGS AND DISTANCES ARE FROM A SURVEY BY JOSEPH E. CONN, DATED MAY 26, 1985. PROVIDED BY THE OWNER.
- (7) SHELBY COUNTY TAX PARCEL ID NUMBERS:
23-6-14-3-002-008.001
23-6-14-3-002-008.002

ENGINEER\SURVEYOR:
JOSEPH A. MILLER
PE / LS 17054
MTRR ENGINEERS, INC.
3 RIVERCHASE RIDGE
HOOVER, ALABAMA 35242
TELEPHONE (205) 320-0114

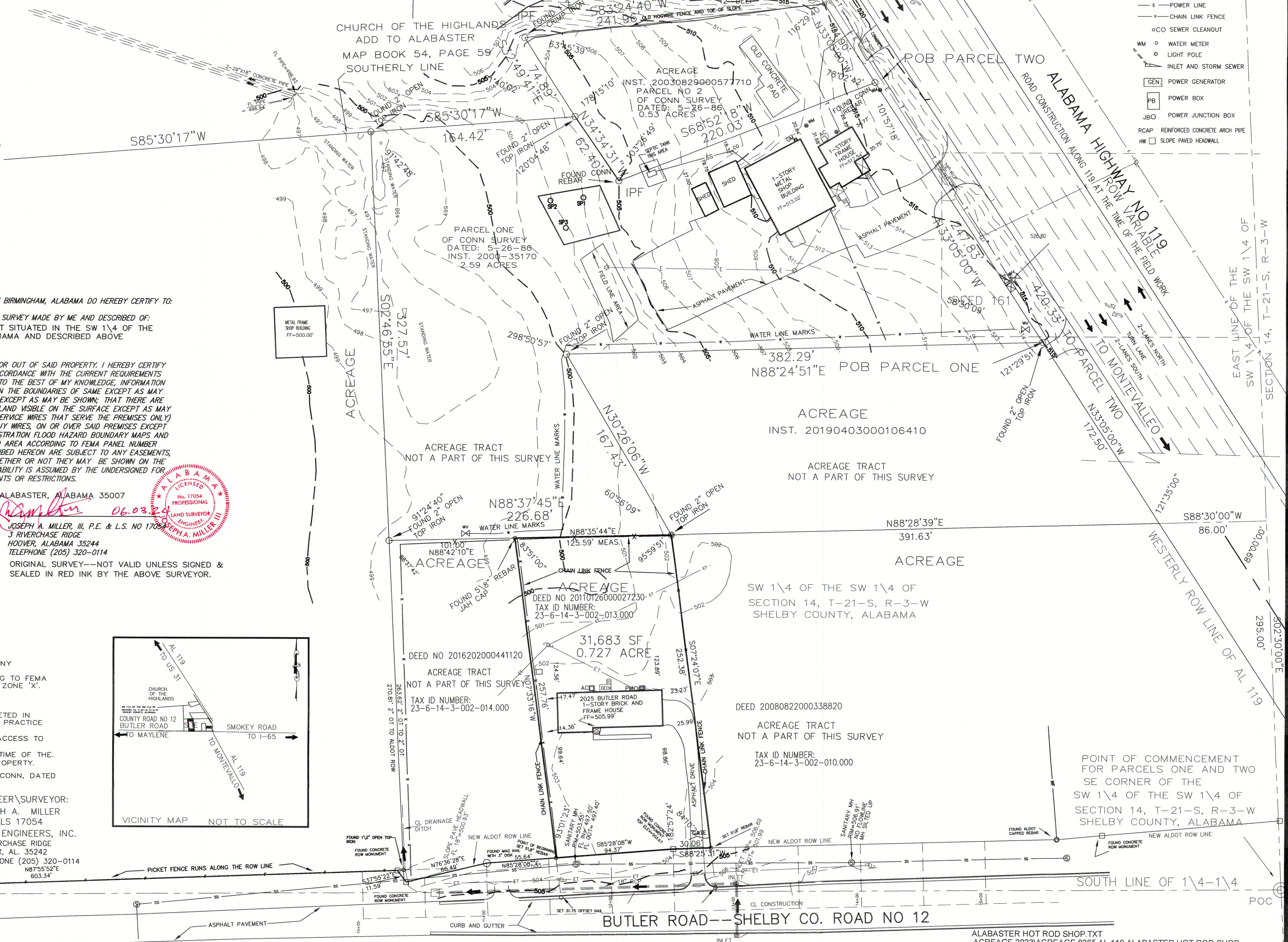
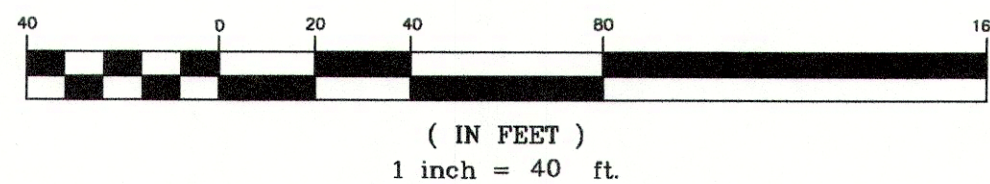
FOUND 2" OPEN TOP IRON
SW CORNER OF THE
SW 1/4 OF THE SW 1/4 OF
SECTION 14, T-21-S, R-3-W
SHELBY COUNTY, ALABAMA

FOUND ARRINGTON REBAR 2.06 FEET EAST

BOUNDARY AND TOPOGRAPHIC SURVEY OF:

ACREAGE TRACT AT 2025 BUTLER ROAD (CO. ROAD NO 12)
SITUATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 14
T-21-S, R-3-W, SHELBY COUNTY, ALABAMA
CITY OF ALABASTER
SHELBY CO TAX ID NUMBER 23-6-14-3-002-013.000

GRAPHIC SCALE



POINT OF COMMENCEMENT
FOR PARCELS ONE AND TWO
SE CORNER OF THE
SW 1/4 OF THE SW 1/4 OF
SECTION 14, T-21-S, R-3-W
SHELBY COUNTY, ALABAMA

SOUTH LINE OF 1/4-1/4

BUTLER ROAD--SHELBY CO. ROAD NO 12

ALABASTER HOT ROD SHOP.TXT
ACREAGE 2023ACREAGE 8365 AL 119 ALABASTER HOT ROD SHOP

- LEGEND
- YARD INLET
 - PROPERTY CORNER
 - PROPERTY OFFSET CROSS
 - TEL. AIR CONDITION UNIT
 - TELEPHONE PEDESTAL
 - CB CABLE TV BOX
 - PM POWER METER
 - FIRE HYDRANT
 - WATER VALVE
 - SANITARY MANHOLE
 - SIGN
 - POWER POLE
 - GUY ANCHOR
 - WOOD FENCE
 - TELEPHONE LINE
 - SANITARY SEWER LINE
 - GAS LINE
 - WATER LINE
 - POWER LINE
 - CHAIN LINK FENCE
 - SEWER CLEANOUT
 - WATER METER
 - LIGHT POLE
 - INLET AND STORM SEWER
 - POWER GENERATOR
 - POWER BOX
 - POWER JUNCTION BOX
 - RCAP REINFORCED CONCRETE ARCH PIPE
 - SLOPE PAVED HEADWALL

BOUNDARY AND TOPOGRAPHIC SURVEY OF:

ACREAGE TRACT AT 2025 BUTLER ROAD (CO. ROAD NO 12)
SITUATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 14
T-21-S, R-3-W, SHELBY COUNTY, ALABAMA
CITY OF ALABASTER
SHELBY CO TAX ID NUMBER 23-6-14-3-002-013.000

PROJECT

ENGINEER

SURVEY JOB NO:
240397
FILE NAME:
8365 AL HWY 119.TXT
DATE:
MAY 31, 2024
DRAWN:
JBC
CHECKED:
JAM III
SCALE:
1" = 40'
SHEET
1
SHEET 1 OF 1 SHEET

MTRR
ENGINEERS, INC.
CONSULTING ENGINEERS--LAND SURVEYORS
3 RIVERCHASE RIDGE, HOOVER, AL. 35244
TELEPHONE (205) 320-0114

MTR
MILLER • THOMPSON • TAYLOR • RAMSON