

● - IRON PIN FOUND
○ - 1/2" OUTSIDE DIAMETER
○ - 5 REBAR SET WITH CAP STAMPEL (UFS)
○ - UTILITY POLE
I.P.S. - IRON PIN SET
ROW - RIGHT OF WAY
1/4 - 1/4 TIE
-E- - OVERHEAD UTILITY LINE(S)
-X- - FENCE

CONCRETE.
REC. - NOT TO SCALE.
AC. - ACRES.
C - CENTERLINE
D.B. - DEED BOOK
M.B. - MAP BOOK
P.B. - PLAT BOOK
PG. - PAGE
ESMT - EASEMENT
M B L - MINIMUM BUILDING LINE

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:

Parcel 1

Commence at the SE Corner of the NE 1/4 of the SE 1/4 of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama; thence N00°28'19"W for a distance of 299.90' to the Southwesterly R.O.W. line of U.S. Highway 31; thence N44°52'31"W and along said R.O.W. line for a distance of 431.60' to the Northwesterly R.O.W. line of Fulton Springs Road; thence leaving said U.S. Highway 31 and along said Fulton Springs R.O.W. line, S00°18'05"W for a distance of 85.31'; thence S44°56'50"W and along said R.O.W. line for a distance of 190.06' to the POINT OF BEGINNING; thence S45°02'52"W and along said R.O.W. line for a distance of 115.30' to a curve to the left, having a radius of 550.00', and subtended by a chord bearing of S28°08'31"W, and a chord distance of 319.90'; thence along the arc of said curve and along said R.O.W. line for a distance of 324.59'; thence S56°13'52"W and along said R.O.W. line for a distance of 53.99' to the Northerly R.O.W. line of Old Highway 31; thence leaving said Fulton Springs and along said Old Highway 31 R.O.W. line, N77°23'50"W for a distance of 123.99'; thence N73°05'01"W and along said R.O.W. line for a distance of 167.00'; to a curve to the right, having a radius of 3504.77', subtended by a chord bearing of N68°20'12"W, and a chord distance of 249.35'; thence along the arc of said curve and along said R.O.W. line for a distance of 248.41'; thence N18°31'53"E and leaving said R.O.W. line a distance of 313.94'; thence N83°14'22"W a distance of 176.94'; thence S03°00'41"E a distance of 291.59' to the Northerly R.O.W. line of Old Highway 31, to a curve to the right, having a radius of 3504.77', subtended by a chord bearing of N65°04'54"W, and a chord distance of 15.87'; thence along the arc of said curve and along said R.O.W. line for a distance of 15.87'; thence N65°11'20"W and along said R.O.W. line a distance of 287.69'; thence N00°53'25"W and leaving said R.O.W. line a distance of 144.51'; thence N01°59'45"E a distance of 212.42'; thence N01°50'13"W a distance of 728.03'; thence S89°01'57"E a distance of 228.87'; thence N13°15'38"E a distance of 56.23'; thence N39°52'28"E a distance of 165.40' to a curve to the left, having a radius of 3353.43', subtended by a chord bearing of S41°51'53"E, and a chord distance of 506.91'; thence along the arc of said curve and along said R.O.W. line for a distance of 507.39'; thence S46°10'08"E and along said R.O.W. line a distance of 130.62'; thence S00°19'45"E and leaving said R.O.W. line a distance of 399.15'; thence S84°39'02"E a distance of 118.01'; thence S08°25'49"W a distance of 89.77'; thence S88°51'52"W a distance of 31.00'; thence S35°20'46"E a distance of 18.20'; thence S65°08'41"E a distance of 18.74'; thence S08°25'49"W a distance of 96.87'; thence S86°44'26"E a distance of 173.22'; thence S46°58'47"E a distance of 139.50' to the POINT OF BEGINNING.

Said Parcel containing 23.87 acres, more or less.

Parcel 2

BEGIN at the SE Corner of the NE 1/4 of the SE 1/4 of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N00°28'19"W a distance of 299.90' to the Southwesterly R.O.W. line of U.S. Highway 31; thence N44°52'31"W and along said R.O.W. line a distance of 211.20'; thence S89°59'49"W and along said R.O.W. line a distance of 84.93' to the Southeasterly R.O.W. line of Fulton Springs Road; thence leaving said U.S. Highway 31 and along said Fulton Springs Road R.O.W. line, S45°02'56"W a distance of 305.56', to a curve to the left, having a radius of 450.00', subtended by a chord bearing of S28°08'31"W, and a chord distance of 261.73'; thence along the arc of said curve for a distance of 285.57'; thence S33°43'27"E and along said R.O.W. line a distance of 60.05' to the Northerly R.O.W. line of Old Highway 31; thence leaving said Fulton Springs Road and along said Old Highway 31 R.O.W. line, S77°23'50"E a distance of 65.89'; thence S83°00'26"E and along said R.O.W. line a distance of 263.22'; thence N00°20'59"W and leaving said R.O.W. line a distance of 96.18'; thence S89°17'25"E a distance of 217.82' to the POINT OF BEGINNING.

Said Parcel containing 4.83 acres, more or less.

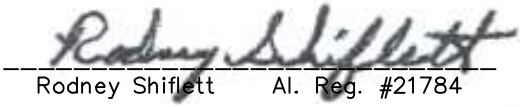
Parcel 3

Commence at the SE Corner of the NE 1/4 of the SE 1/4 of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama; thence N00°28'19"W a distance of 299.90' to the Southwesterly R.O.W. line of U.S. Highway 31; thence N00°50'27"W a distance of 297.37' to the Northeasterly R.O.W. line of U.S. Highway 31 and the POINT OF BEGINNING; thence N00°23'47"W and leaving said R.O.W. line a distance of 63.97'; thence N87°15'50"W a distance of 75.95' to the Northeasterly R.O.W. line of above said U.S. Highway 31; thence S48°28'03"E and along said R.O.W. line a distance of 101.94' to the POINT OF BEGINNING.

Said Parcel containing 0.06 acres, more or less.

I further certify that I have consulted the Federal Insurance Rate Map (F.I.R.M.) Community Panel #01117C 0381 E, (panel not printed), Zone 'X', dated February 20, 2013 and found that the above described Parcel does not lie in a Flood Hazard Zone.

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 April 29, 2024,  Rodney Shiflett, Al. Reg. #21784

BOUNDARY SURVEY

NOTES

1. NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE BASED ON USGS DATUM.
2. NO TITLE COMMITMENT PERFORMED OR FURNISHED TO SURVEYOR.
3. ALL DISTANCES SHOWN HEREON ARE DEED/RECORD MAP, AND FIELD MEASURED UNLESS OTHERWISE NOTED.

RODNEY SHIFLETT SURVEYING

P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298
JOB #22493 OVERALL