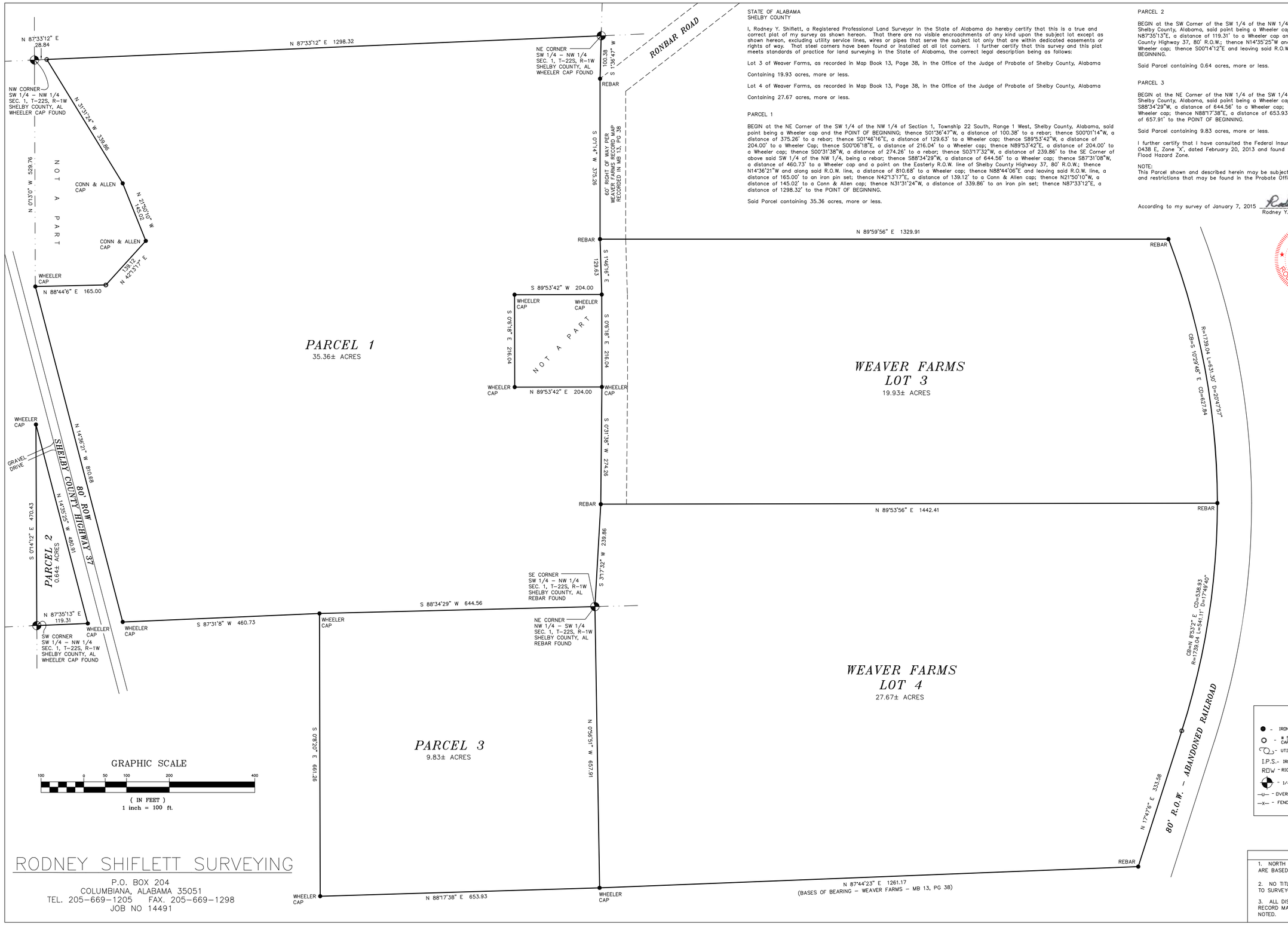

STATE OF ALABAMA
SHELBY COUNTY

I, Rodney Y. 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 further certify that this survey and this plat meets standards of practice for land surveying in the State of Alabama, the correct legal description being as follows:

Lot 3 of Weaver Farms, as recorded in Map Book 13, Page 38, in the Office of the Judge of Probate of Shelby County, Alabama

Containing 19.93 acres, more or less.

Lot 4 of Weaver Farms, as recorded in Map Book 13, Page 38, in the Office of the Judge of Probate of Shelby County, Alabama

Containing 27.67 acres, more or less.

PARCEL 1

BEGIN at the NE Corner of the SW 1/4 of the NW 1/4 of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama, said point being a Wheeler cap and the POINT OF BEGINNING; thence S01°36'47"W, a distance of 100.38' to a rebar; thence S00°01'14"W, a distance of 375.26' to a rebar; thence S01°46'16"E, a distance of 129.63' to a Wheeler cap; thence S89°53'42"W, a distance of 204.00' to a Wheeler Cap; thence S00°06'18"E, a distance of 216.04' to a Wheeler cap; thence N89°53'42"E, a distance of 204.00' to a Wheeler cap; thence S00°31'38"W, a distance of 274.26' to a rebar; thence S03°17'32"W, a distance of 239.86' to the SE Corner of above said SW 1/4 of the NW 1/4, being a rebar; thence S88°34'29"W, a distance of 644.56' to a Wheeler cap; thence S87°31'08"W, a distance of 460.73' to a Wheeler cap and a point on the Easterly R.O.W. line of Shelby County Highway 37, 80' R.O.W.; thence N14°36'21"W and along said R.O.W. line, a distance of 810.68' to a Wheeler cap; thence N88°44'06"E and leaving said R.O.W. line, a distance of 165.00' to an iron pin set; thence N42°13'17"E, a distance of 139.12' to a Conn & Allen cap; thence N21°50'10"W, a distance of 145.02' to a Conn & Allen cap; thence N31°31'24"W, a distance of 339.86' to an iron pin set; thence N87°33'12"E, a distance of 1298.32' to the POINT OF BEGINNING.

Said Parcel containing 35.36 acres, more or less.

PARCEL 2

BEGIN at the SW Corner of the SW 1/4 of the NW 1/4 of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama, said point being a Wheeler cap and the POINT OF BEGINNING; thence N87°35'13"E, a distance of 119.31' to a Wheeler cap and a point on the Westerly R.O.W. line of Shelby County Highway 37, 80' R.O.W.; thence N14°35'25"W and along said R.O.W. line, a distance of 480.91' to a Wheeler cap; thence S00°14'12"E and leaving said R.O.W. line, a distance of 470.43' to the POINT OF BEGINNING.

Said Parcel containing 0.64 acres, more or less.

PARCEL 3

BEGIN at the NE Corner of the NW 1/4 of the SW 1/4 of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama, said point being a Wheeler cap and the POINT OF BEGINNING; thence S88°34'29"W, a distance of 644.56' to a Wheeler cap; thence S00°08'20"E, a distance of 661.26' to a Wheeler cap; thence N88°17'38"E, a distance of 653.93' to a Wheeler cap; thence N00°56'51"W, a distance of 657.91' to the POINT OF BEGINNING.

Said Parcel containing 9.83 acres, more or less.

I further certify that I have consulted the Federal Insurance Rate Map (F.I.R.M.) Community Panel #01117C 043B E, 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 January 7, 2015

Rodney Y. Shiflett AL Reg. #21784

ALABAMA LICENSED PROFESSIONAL No. 21784 LAND SURVEYOR RODNEY Y. SHIFLETT

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

LEGEND

- ● – IRON PIN FOUND
- ○ – #5 REBAR SET WITH CAP STAMPED. (IPS)
- – UTILITY POLE.
- I.P.S.– IRON PIN SET
- ROW – RIGHT OF WAY.
- – 1/4 – 1/4 TIE
- —U— – OVERHEAD UTILITY LINE(S).
- —X— – FENCE.
- – CONCRETE.
- REC. – RECORDED
- – NOT TO SCALE.
- AC. – ACRES.
- ℄ – CENTERLINE
- D.B. – DEED BOOK.
- M.B. – MAP BOOK
- P.B. – PLAT BOOK
- PG. – PAGE.
- ESMT – EASEMENT.
- M.B.L. – MINIMUM BUILDING LINE

BOUNDARY SURVEY

NOTES

1. NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE BASED ON PLAT & DEEDS.

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 NO 14491