



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:

BEGIN at the SW Corner of the SW 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 2 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N00°41'02"E a distance of 329.31'; thence N00°44'58"W a distance of 340.29'; thence N00°03'20"W a distance of 669.15' to the NW Corner of above said 1/4-1/4; thence N89°33'07"E a distance of 1273.45' to the Westerly R.O.W. line of Creswell Road; thence S00°52'16"E and along said R.O.W. line a distance of 936.76'; to a curve to the left, having a radius of 1140.00', subtended by a chord bearing S07°29'19"E, and a chord distance of 262.75'; thence along the arc of said curve and along said R.O.W. line for a distance of 263.33'; thence S02°19'09"E and leaving said R.O.W. line a distance of 151.60' to the SE Corner of above said 1/4-1/4; thence N90°00'00"W a distance of 1326.86' to the POINT OF BEGINNING. LESS AND EXCEPT the following described parcel; Commence at the SW Corner of the SW 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 2 East, Shelby County, Alabama; thence N00°41'02"E a distance of 329.31'; thence N00°44'58"W a distance of 340.29'; thence N88°22'10"E a distance of 786.89' to the POINT OF BEGINNING; thence S52°32'16"E a distance of 211.21'; thence S37°13'17"W a distance of 210.37'; thence N52°40'42"W a distance of 210.00'; thence N36°53'34"E a distance of 210.89' to the POINT OF BEGINNING. (Said Less and Except parcel containing 1.02 acres, more or less.)

Said Parcel containing 38.70 acres, more or less.

I further certify that I have consulted the Federal Insurance Rate Map (F.I.R.M.) Community Panel #01117C 0284 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 October 21, 2024

Rodney Shiflett
Rodney Shiflett Al. Reg. #21784

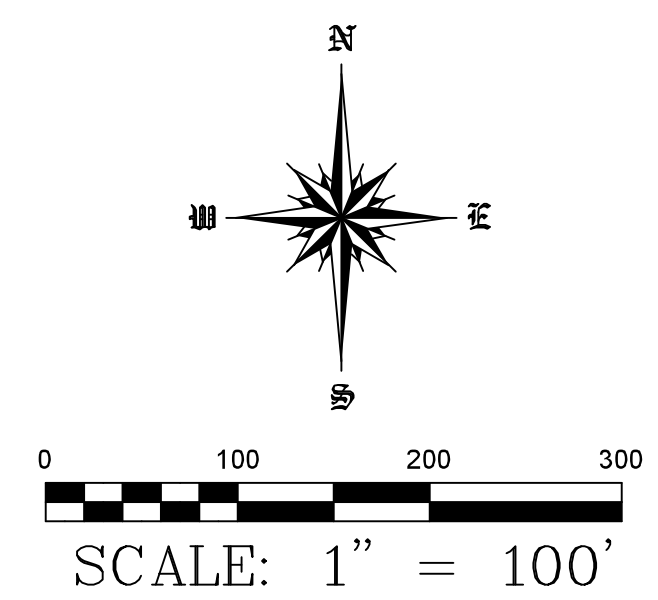


RODNEY SHIFLETT SURVEYING

P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298
JOB #24539

BOUNDARY SURVEY

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



LEGEND	
● - IRON PIN FOUND	CONCRETE.
○ - 1/2" OUTSIDE DIAMETER	REC. - RECORDED
○ - # 5 REBAR SET WITH CAP STAMPED. (IPS)	- NOT TO SCALE.
○ - UTILITY POLE.	AC. - ACRES.
I.P.S. - IRON PIN SET	CL - CENTERLINE
ROW - RIGHT OF WAY.	D.B. - DEED BOOK.
○ - 1/4 - 1/4 TIE	M.B. - MAP BOOK.
-E- - OVERHEAD UTILITY LINE(S).	P.B. - PLAT BOOK.
-X- - FENCE.	PG. - PAGE.
	ESMT - EASEMENT.
	M B L - MINIMUM BUILDING LINE