

www.LDLine.com
1"=30'

I, Derrol D. Luker, a Licensed Professional Land Surveyor in the State of Alabama hereby certify that the above is a true and correct plot of a survey herein described and that the above has been completed in accordance with the requirements of the Standards of Practice for surveying in the State of Alabama to the best of my information, knowledge and belief:

PARCEL ONE

A parcel in the Southeast Quarter of the Southwest Quarter of Section 28, Township 19 South, Range 2 East in Shelby County, Alabama and being more particularly described as follows: Commence at the Southwest corner of Section 28 and run East along the South line of said Section for 2518.2 feet, then turn a deflection angle to the left of 89° 44' 41" and run in a Northerly direction for 820.2 feet to an existing 1" pipe on the North right-of-way of U.S. Highway 280 (variable right-of-way), then turn a deflection angle to the left of 71° 27' 35" and run in a Northwesterly direction along said right-of-way for 25.00 feet to a 5/8" rebar set at the Point of Beginning. Thence continue Northwesterly along said right-of-way for 142.92 feet to an existing 5/8" rebar, then (leaving right-of-way) turn a deflection angle to the right of 70° 32' 55" and run in a Northerly direction for 258.39 feet to an existing 1" pipe, then turn a deflection angle to the right of 104° 03' 35" and run in a Southeasterly direction for 167.70 feet to an existing 1/2" rebar, then turn a deflection angle to the right of 00° 14' 50" and run in a Southeasterly direction for 25.00 feet to a 5/8" rebar set, then turn a deflection angle to the right of 87° 01' 45" and run in a Southwesterly direction for 255.24 feet to the Point of Beginning. The above containing 0.98 acres.

PARCEL TWO

A parcel in the Southeast Quarter of the Southwest Quarter of Section 28, Township 19 South, Range 2 East in Shelby County, Alabama and being more particularly described as follows: Commence at the Southwest corner of Section 28 and run East along the South line of said Section for 2518.2 feet, then turn a deflection angle to the left of 89° 44' 41" and run in a Northerly direction for 820.2 feet to an existing 1" pipe on the North right-of-way of U.S. Highway 280 (variable right-of-way), then turn a deflection angle to the left of 71° 27' 35" and run in a Northwesterly direction along said right-of-way for 187.92 feet to an existing 5/8" rebar at the Point of Beginning. Thence continue Northwesterly along said right-of-way for 133.11 feet to an existing concrete right-of-way monument on a right-of-way flare to Brumbaugh Drive (variable right-of-way), then turn a deflection angle to the right of 46° 17' 40" and run in a Northwesterly direction along said flare for 51.12 feet to an existing concrete right-of-way monument, then turn a deflection angle to the right of 15° 25' 43" and run in a Northwesterly direction along said flare for 100.58 feet to an existing concrete right-of-way monument, then turn a deflection angle of 90° 41' 20" to the left and run in a Southwesterly direction along said flare for 10.00 feet to a 5/8" rebar set on the East right-of-way of Brumbaugh Drive, then turn a deflection angle to the right of 102° 54' 50" and run in a Northerly direction along said East right-of-way for 112.80 feet to an existing 1/2" rebar, then (leaving right-of-way) turn a deflection angle to the right of 103° 07' 40" and run in a Southeasterly direction for 194.16 feet to an existing 1" pipe, then turn a deflection angle to the right of 75° 28' 50" and run in a Southerly for 253.39 feet to the Point of Beginning. The above containing 1.02 acres.

This said property was surveyed under my supervision on the 3rd day of August 2018. This is the 7th day of September 2018.

Derrol D. Luker

Derrol D. Luker
License No. 23006
Luker and Company Land Surveying
CA-0587-LS

EXCEPTIONS:

- 11.
12. SUBJECT PROPERTY IS SUBJECT TO THE BOUNDARY LINE AGREEMENT AS DESCRIBED IN BOOK 352, PAGE 339.

NOTES:

1. PP = POWER POLE
2. R/W = RIGHT-OF-WAY
3. WY = WATER VALVE
4. WM = WATER METER
5. (D) = DEED
6. (M) = MEASURED
7. FL = FLOW LINE
8. LP = LIGHT POLE
9. FOC = FIBER OPTIC CABLE MARKER
10. GS = GAS STUB
11. AC = AIR CONDITIONER
12. MB = MAIL BOX

NOTES:

1. ELEVATIONS ARE BASED ON NAVD 1988 DATUM
2. THE ABOVE SITE IS NOT SUBJECT TO THE SPECIAL FLOOD HAZARD ZONE PER FIRM MAP 0117C0279E FOR THE TOWN OF HARPERSVILLE, ALABAMA DATED 2/20/2013.



BOUNDARY & TOPOGRAPHIC SURVEY OF TWO PARCELS FOR PROPOSED HARPERSVILLE BURGER KING & POPEYES SITE IN THE SE 1/4 OF SW 1/4 OF SECTION 28, T19S, R2E IN SHELBY COUNTY, ALABAMA

DRAWN	DATE	LUKER AND COMPANY
	9/7/2018	LAND SURVEYING
REVISIONS		DERROL D. LUKER
		No. 23006
		PROFESSIONAL
		LAND SURVEYING
		P.O. BOX 305
		PELL CITY, AL 35125
		(206) 338-2425
SCALE	lukerandco@gmail.com	
1"=30'		



Existing Conditions C-0.2

Order Plans @

