

AMMERSEE LAKES
M.B. 28, PG. 98 A

MATHEW & WHITNEY OWENS
INST. NO. 2020-3818
(D.B.177, PG. 269)

AMMERSEE LAKES DRIVE

LOT 1 LOT 2 LOT 3 LOT 4

LOT 7 LOT 8 LOT 9

HOWARD MOORE AND CHARLIE LLOYD
INST. NO. 2014-0919000-294320
(SHERIFFS DEED)
6.879 ACRES

ALABAMA HIGHWAY NO. 119

LEXINGTON PARC PHASE 4
M.B. 58, PG. 98 A

PILGRIM WAY

PILGRIM LANE

LEXINGTON PARC LLC
M.B. 38, PG. 81

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SOUTH HALF OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 3 WEST, BEING THE SAME LAND DESCRIBED IN A DEED TO HOWARD MOORE AND CHARLIE LLOYD, RECORDED INSTRUMENT 2014-0919000-29432, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR, FOUND, WITH A CAP STAMPED "R & G", AT THE NW CORNER OF VILLAGE SQUARE, AS RECORDED IN MAP BOOK 35 PAGE 19, AND THE SW CORNER OF THE LEXINGTON PARC ENTRANCE, AS RECORDED IN MAP BOOK 38 PAGE 81, ON THE EAST RIGHT-OF-WAY OF STATE HIGHWAY 119;

THENCE N 02°02'51" W, ALONG THE SAID RIGHT OF WAY, A DISTANCE OF 103.67 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER PLS 16165", ON THE NW CORNER OF SAID LEXINGTON PARC ENTRANCE, AND THE POINT OF BEGINNING;

THENCE S 89°28'24" E, ALONG THE NORTH LINE OF SAID LEXINGTON PARC, PHASE 4, A DISTANCE OF 535.37 FEET TO A 1/2" REBAR, WITH A CAP STAMPED "R & G", FOUND ON THE WEST LINE OF LOT 1 OF LEXINGTON PARC PHASE 4, AS RECORDED IN MAP BOOK 58 PAGE 98A;

THENCE N 00°30'51" E, ALONG THE WEST LINE OF SAID LEXINGTON PARC, PHASE 4, A DISTANCE OF 550.15 FEET, TO A TREE, FOUND, AS SHOWN ON MAP BOOK 58, PAGE 98A, AT THE NW CORNER OF SAID LEXINGTON PARC, PHASE 4, ON THE SOUTH LANE OF LOT 2 OF AMMERSEE LAKES, AS RECORDED IN MAP BOOK 28 PAGE 98A;

THENCE N 89°36'30" W, ALONG THE SOUTH LINE OF SAID AMMERSEE LAKES, A DISTANCE OF 135.33 FEET TO A 1/2" REBAR, WITH A CAP STAMPED "R.Y.S.", FOUND AT THE SW CORNER OF LOT ONE OF SAID AMMERSEE LAKES;

THENCE N 89°44'18" W, A DISTANCE OF 413.86 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER PLS 16165", ON THE EAST RIGHT-OF-WAY OF STATE HIGHWAY 119;

THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES,
S 01°34'37" W, A DISTANCE OF 101.30 FEET,
S 00°25'14" E, A DISTANCE OF 99.51 FEET,
S 01°51'20" E, A DISTANCE OF 347.44 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED PARCEL CONTAINS 6.879 ACRES OR 299652 SQUARE FEET OF LAND.

SURVEYOR'S REPORT

THE LOCATION OF THE EAST RIGHT-OF-WAY OF STATE HIGHWAY 119 IS NOT CLEARLY DEFINED. BY THE STATE HIGHWAY DEPARTMENT. THEY WERE CONSULTED AND NO MAPS OF SAID RIGHT-OF-WAY WERE FOUND.

IN THE ABSENCE OF SAID MAP, IT WAS ASSUMED THAT THE CENTER OF THE PAVING WAS THE CENTERLINE OF THE RIGHT-OF-WAY. BOTH EDGES OF THE PAVING WERE LOCATED AND USED TO ESTABLISH THE CENTERLINE OF THE RIGHT-OF-WAY WITH 40' BEING ON EITHER SIDE.

THIS WAS COMPARED WITH THE LOCATION OF 2 PROPERTY CORNERS FOUND, UTILITIES AND OTHER PHYSICAL OBJECTS THAT ARE NORMALLY FOUND ALONG THE EDGE OF A RIGHT-OF-WAY AND WAS FOUND TO MATCH THE LOCATION OF THE RIGHT-OF-WAY, AS DETERMINED BY THE SURVEY, AS WELL AS COULD BE EXPECTED.

THE LOCATION OF THE RIGHT-OF-WAY WAS HELD TO THE TWO PROPERTY CORNERS FOUND AS THEY WERE THE BEST EVIDENCE OF ITS LOCATION.

LEGEND

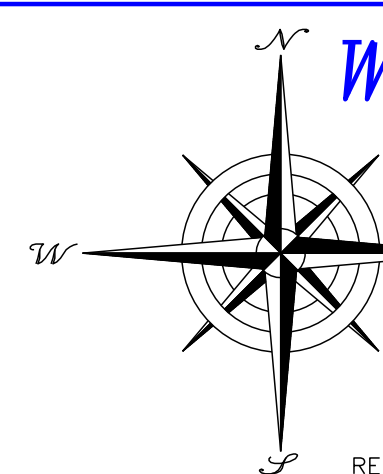
● = IRON PIN FOUND (SIZE SHOWN)
○ = IS THE OUTSIDE DIAMETER
■ = CONCRETE MONUMENT FOUND
● = PK NAIL FOUND
● = RR SPIKE FOUND
○ = 1/2" REBAR SET WITH CAP STAMPED "WHEELER - 16165"
○ = 4" DIAMETER CONCRETE MONUMENT SET WITH CAP STAMPED "WHEELER - 16165"
○ = PK NAIL SET WITH DISK STAMPED "16165"
△ = TRAVERSE POINT

—U— = OVERHEAD UTILITY
—X— = FENCE
—O— = UTILITY POLE
() = RECORD
—E— = NOT TO SCALE
—C— = CENTERLINE
—P— = PROPERTY LINE
—C— = CONCRETE
—E— = EASEMENT
D.B. = DEED BOOK
P.S. = PAGE
M.B.L. = MINIMUM BUILDING LINE
O.D. = OUTSIDE DIAMETER
P.B. = PLAT BOOK
REF MON. = REFERENCE MONUMENT
C.P. = CORNER POINT
ROW = RIGHT OF WAY
U & D = UTILITY & DRAINAGE
X = WATER METER

NOTES:

1. THIS SURVEY WAS PERFORMED FOR JOHN DAUGHERTY.
2. THIS SURVEY WAS REQUESTED BY MR. JOHN DAUGHERTY.
3. THE FIELD WORK WAS DONE BETWEEN 4/20/25 AND 5/19/25.
4. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST ZONE OF THE ALABAMA STATE PLANE COORDINATE SYSTEM, NAD 83.
5. NO TITLE SEARCH WAS DONE BY THIS OFFICE.
6. NO EASEMENTS ARE SHOWN EXCEPT THOSE VISIBLE ON THE GROUND OR FURNISHED BY THE CLIENT.

BOUNDARY SURVEY
OF THE
MOORE/LLOYD PROPERTY
IN THE S 1/2 OF SEC. 2, TOWNSHIP 22 SOUTH, RANGE 3 WEST
SHELBY COUNTY, ALABAMA



**WHEELER SURVEYING
AND MAPPING**

907 HWY 109
WILSONVILLE, ALABAMA 35186
PH 205/966-2760

SID WHEELER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 16165

NOT VALID WITHOUT
ORIGINAL SIGNATURE
AND SEAL

JOB NO. 25-003 DATE 4/20/2025
DRAWN BY SWW CHECKED BY
DRAWING NO. 25-003-1

0 25 50 75 100
SCALE 1" = 50'