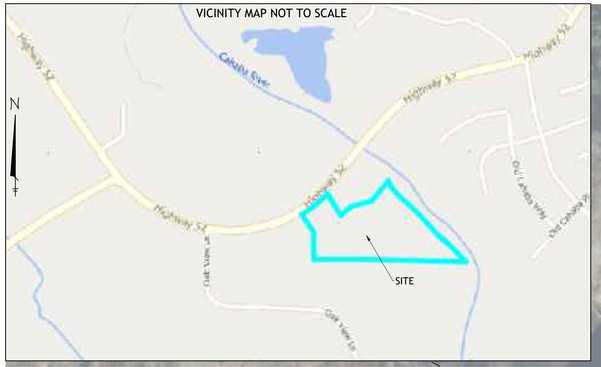
*PRINTED TO SCALE ON 24"x36" PAPER

VICINITY MAP NOT TO SCALE



GRAPHIC SCALE

60 0 30 60 120 240

(1" = 60')

NOTES

1. This exhibit is intended to show the possible location to split the property.
2. This is not a final survey.
3. No corners have been set for the split line.
4. A subdivision plat will have to be recorded with the City of Helena in order to document this property.

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Shelby, State of Alabama and is described as follows:

Begin at the SW corner of the SW1/4 of the NW1/4 of Section 20, Township 19 South, Range 3 West, Shelby County, Alabama; thence run South 88°25'41" East, along the South line of said 1/4 for 785.48' more or less to the low water mark of the Cahaba River; thence run Northwesterly along said low water mark for 900 feet more or less; thence departing said line, run South 39°36'42" West for 209.99 feet more or less to a found 1/2" rebar; thence run South 75°07'49" West for 169.91 feet to a found 1/2" rebar, thence run South 49°57'15" West for 110.11 feet to a found 1/2" rebar, thence run North 31°31'49" West for 202.88 feet to a found 1/2" rebar situated on the Southeasterly right-of-way of Shelby County Highway No. 52, said cap rebar being situated on a curve to the right having a central angle of 13°42'36", a radius of 1111.70 feet, a chord of 265.38 feet, and a chord bearing of South 50°33'58" West; thence run along the arc of said curve 266.01 feet; thence run South 34°11'18" East for 167.10 feet; thence run South 01°07'04" East for 219.52 feet; thence run South 89°58'25" East for 425.54 feet to the Point of Beginning.

FLOOD ZONE INFORMATION

According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency for the City of Helena, Shelby County, Alabama (community panel 010294), map number 01117C0192F, effective date 9/24/2021, this site lies within Zone X defined as "Areas determined to be outside the 0.2% chance floodplain" and Zone AE defined as "Base flood elevations determined" and Floodway Areas in Zone AE defined as "The floodway is the channel of a stream plus any adjacent floodplain area that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights."

HIGHWAY 52 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

CAHABA RIVER

FLOODWAY

ZONE "AE" FLOODWAY

FLOODWAY ZONE "AE"

ZONE "X" ZONE "AE"

ROW

ASPHALT

18" RCP

ASPHALT

½" CAPPED REBAR FOUND (SM ALLEN)

GRAVEL

ROW

½" REBAR FOUND

½" REBAR FOUND (LINE IRON)

½" REBAR FOUND

½" REBAR FOUND

½" REBAR FOUND

50'

50'

12.2'

13'

BUILDING

16.7'

PROPOSED LOT 2
349,263 SQ FT
8.02 ACRES

PROPOSED SPLIT LINE

TOP OF SLOPE

NORTHWESTERLY 900' MORE OR LESS ALONG THE LOW WATER MARK

169.9'

726.1'

SECTION 19
SECTION 20

(POB)
3" CAPPED PIPE FOUND
SW CORNER OF THE SW ¼ OF THE NW ¼
SECTION 20, T19S, R3W

SE ¼ - NE ¼
SECTION 19
T19S, R3W

NE ¼ - SE ¼
SECTION 19
T19S, R3W

NW ¼ - SW ¼
SECTION 20
T19S, R3W

½" REBAR FOUND (LINE IRON)

Old Cahaba Way

Old Cahaba Dr

Cahaba River Rd

Cahaba River Ln

N

LEGEND

A/C	AIR CONDITIONER
	BENCHMARK
	BOLLARD
CO	CLEAN OUT
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
DS	DOWNSPOUT
DIP	DUCTILE IRON PIPE
E	ELECTRIC BOX
F	FIBER OPTIC MARKER
	FIRE DEPT CONNECTION
	GAS METER
G	GAS REGULATOR
	GAS VALVE
	GRATE INLET
	GROUND LIGHT
	GUY WIRE
	HANDICAPPED
HC	HANDICAPPED SIGN
	LIGHT STANDARD
MB	MAIL BOX
M	MEASURED
W	MONITORING WELL
	PARKING COUNT
PM	PARKING METER
	PEDESTRIAN SIGNAL
PVC	POLYVINYL CHLORIDE PIPE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PIV	POST INDICATOR VALVE
P	POWER METER
P	POWER MANHOLE
	POWER POLE
R	RECORDED
RCP	REINFORCED CONCRETE PIPE
	ROUND GRATE INLET
S	SANITARY MANHOLE
	SATELLITE DISH
ST	SEPTIC TANK
	SHRUB
ST	STORM MANHOLE
T	TELEPHONE MANHOLE
T	TELEPHONE PEDESTAL
	TREE
VENT	VENT
VC	VETRIFIED CLAY PIPE
W	WATER METER
W	WATER VALVE
	RETAINING WALL
	BARBED WIRE FENCE
	CHAIN LINK FENCE
	WOOD FENCE
OHP	OVERHEAD POWER
UGP	UNDERGROUND POWER
UGC	UNDERGROUND COMM
GAS	GAS LINE
WAT	WATER LINE

NO.	DATE	REVISION DESCRIPTION

DRAWN BY: CJP
CHECKED BY: JEB
SCALE*: 1" = 60'
DATE: 08/07/2024

PROJECT: CHRIST COMMUNITY CHRUCH
HELENA, AL 35080

CLIENT: CHRIST COMMUNITY CHURCH
2222 HIGHWAY 52, HELENA, AL 35080

TITLE: EXHIBIT

BAILEY LAND GROUP
LAND SURVEYING & ENGINEERING
4121 Smokey Road
Alabaster, AL 35007
P: 205.978.0080 F: 205.624.3334
www.baileylandgroup.com
CA: AL-8991S

PLAN NOT VALID WITHOUT SEAL & SIGNATURE

BLG PROJECT NO.: 24.097
CLIENT/ARCHITECT PROJECT NO.:

SHEET NO.: 1 of 1

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Sep 22, 2024 - 3:11pm Jason

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