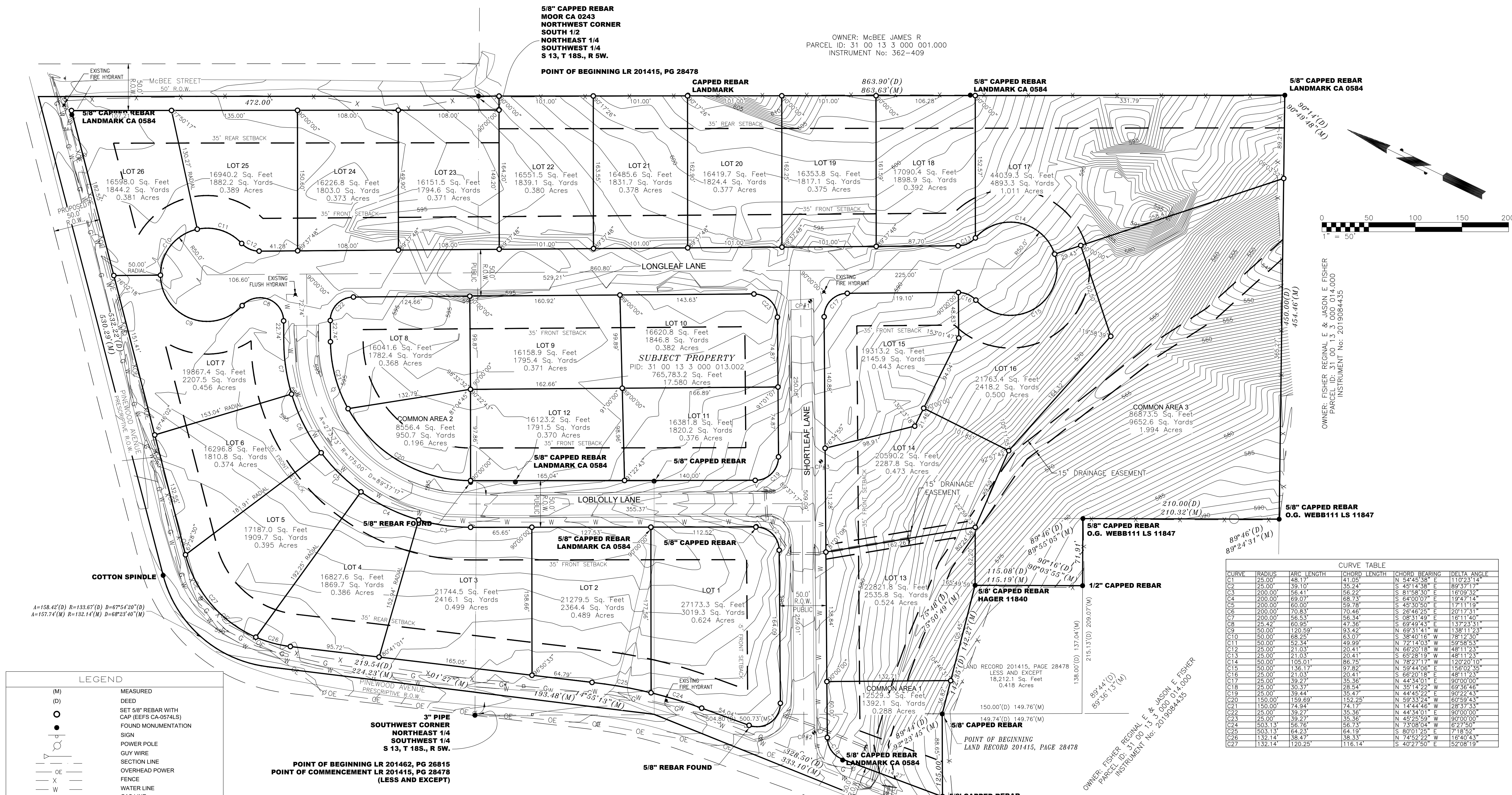


NO.	DATE	REVISION

**PINEWOOD SUBDIVISION  
 CAMELLIA HOUSE, LLC**  
 HUEYTOWN, ALABAMA

PROJECT NAME	
PROJECT NUMBER 2314-22	
DRAWN BY MBG	CHECKED BY MPR
DATE 02/25/2022	
DRAWING NUMBER <b>C 1.0</b>	
SHEET NUMBER 1 OF 1	
SCALE 1" = 50'	



**LEGAL DESCRIPTION: (LAND RECORD 201415 PAGE 28478)**

**Begin** at the Northwest corner of the South 1/2 of the Northeast 1/4 of Section 13, Township 18 South, Range 5 West; thence in an **Easterly** direction along the North line of said 1/2-1/4-1/4 section **863.90 feet**; thence turn **right 90 degrees 14 minutes** in a Southerly direction **450.00 feet**; thence turn **right 89 degrees 46 minutes** in a Westerly direction **210.00 feet**; thence turn **left 89 degrees 46 minutes** in a Southerly direction **215.13 feet** to the intersection with the South line of said 1/2-1/4-1/4 section; thence in a **Westerly** direction along said South line **149.74 feet**; thence turn **left 89 degrees 44 minutes** in a Southerly direction **125.00 feet**; thence turn **right 112 degrees 08 minutes** in a Northwesterly direction **328.50 feet** to intersection with said South line; thence turn **right 67 degrees 56 minutes** in a Northerly direction **250.00 feet**; thence turn **left 90 degrees 20 minutes** in a Westerly direction **201.00 feet** to intersection with the West line of said 1/2-1/4-1/4 section; thence in a **Southerly** direction along said West line **225.00 feet** to a point in the right of way for a public road (Pinewood Avenue); thence turn **right 96 degrees 45 minutes** in a Northwesterly direction in said right of way **219.54 feet** to the beginning of a curve tangent to last course, said curve turning to the right, having a radius of 133.67 feet and being subtended by a central angle of 67 degrees 54 minutes 20 seconds; thence in a **Northwesterly** direction along a line tangent of said curve in said right of way **532.22 feet** to intersection with the North line of the South 1/2 of the Northwest 1/4 of said Section 13; thence in an **Easterly** direction along said North line **472.00 feet** to the **point of beginning**. Less and except any part of subject property lying within a road right of way. All begin situated in Jefferson County, Alabama, Bessemer Division.

Less and except the following described property:  
 Part of the NE 1/4 of SW 1/4 of Section 13, Township 18 South, Range 5 West, Jefferson County, Alabama, more particularly described as follows: **Begin** at the Southwest corner of said NE 1/4 of SW 1/4 and run in an **Easterly** direction along the South line thereof a distance of **504.80 feet** to the **point of beginning**; thence continue last described course in an **Easterly** direction a distance of **150 feet**; thence turn **left an angle of 89 degrees 44 minutes** in a Northerly direction a distance of **138.00 feet**; thence turn **left an angle of 90 degrees 16 minutes** in a Westerly direction a distance of **115.08 feet**; thence turn **left an angle of 75 degrees 48 minutes** in a Southwesterly direction a distance of **142.35 feet**, more or less, to the **point of beginning**.

**LEGAL DESCRIPTION: (LAND RECORD 201462 PAGE 26815)**

**Begin** at the Southwest corner of the South 1/2 of the North-East 1/4 of the South-West 1/4 of Section 13, Township 18 South, Range 5 West; thence in a **Northerly** direction along the West line of said 1/2-1/4-1/4 section **250.00 feet**; thence turn **right 89°40'** in an Easterly direction **201.00 feet**; thence turn **right 90°20'** in a Southerly direction **250.00 feet** to intersection with the South line of said 1/2-1/4-1/4 section; thence in a **Westerly** direction along said South line **201.00 feet** to the **point of beginning**.

TOTAL AREA:	17.58 acres
TOTAL No. OF DWELLINGS:	26 Single Family Homes
DENSITY:	
GROSS:	17.58 acres
COMMON AREAS:	2.48 acres
LOTS	
MIN sq. ft.:	16,041.6
MAX sq. ft.:	44,039.3

CP#	DESCRIPTION	ELEVATION	NORTHING	EASTING
1	6" NAIL	592.29'	1262872.82	2115813.80
2	PK NAIL	580.89'	1262410.44	2115817.91
3	6" NAIL	586.64'	1262700.99	2115825.29

CURRENT ZONING:	R-2
MIN LOT Sq. Ft.:	10,000 sq. ft.
MIN LOT WIDTH:	60 ft
SETBACKS:	
FRONT:	35 ft.
REAR:	35 ft.
SIDE:	9 ft.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	48.17'	41.05'	N 54°45'38" E	110°23'14"
C2	25.00'	59.10'	35.24'	S 45°14'38" E	89°11'23"
C3	200.00'	56.41'	56.22'	S 81°58'30" E	16°09'32"
C4	200.00'	69.07'	68.73'	S 64°00'07" E	19°47'14"
C5	200.00'	60.00'	59.78'	S 45°30'50" E	17°11'19"
C6	200.00'	70.83'	70.46'	S 26°46'25" E	20°17'31"
C7	200.00'	56.53'	56.34'	S 08°31'49" E	16°11'40"
C8	25.42'	60.96'	47.36'	S 69°49'43" E	13°23'31"
C9	50.00'	120.99'	93.42'	N 69°31'41" W	138°11'23"
C10	50.00'	68.25'	63.07'	S 38°40'16" W	78°12'30"
C11	50.00'	52.34'	49.99'	N 72°14'03" W	59°58'53"
C12	25.00'	21.03'	20.41'	N 66°20'18" W	48°11'23"
C13	25.00'	21.03'	20.41'	S 65°28'19" W	48°11'23"
C14	50.00'	105.01'	86.75'	N 78°27'17" W	120°20'10"
C15	50.00'	136.17'	97.82'	N 59°44'06" E	156°02'35"
C16	25.00'	21.03'	20.41'	N 44°45'22" E	90°27'43"
C17	25.00'	39.27'	35.36'	N 44°34'01" E	90°00'00"
C18	25.00'	30.37'	28.54'	N 35°14'22" W	69°36'46"
C19	25.00'	39.44'	35.47'	N 44°45'22" E	90°27'43"
C20	150.00'	159.69'	152.25'	N 59°33'24" W	60°59'43"
C21	150.00'	74.94'	74.17'	N 14°44'46" W	28°37'33"
C22	25.00'	39.27'	35.36'	N 44°34'01" E	90°00'00"
C23	25.00'	39.27'	35.36'	N 45°25'59" W	90°00'00"
C24	503.13'	56.76'	56.73'	N 73°08'04" W	6°27'50"
C25	503.13'	64.23'	64.19'	S 80°01'25" E	7°18'52"
C26	132.14'	38.47'	38.33'	N 74°52'22" W	16°40'53"
C27	132.14'	120.25'	116.14'	S 40°27'50" E	52°08'19"