

PROJECT NUMBER 2809-26	DATE 6/06/2026
DRAWN BY GWS	CHECKED BY MFR
SCALE N/A	
EJES Engineering, Surveying, Mapping, Planning, and Consulting 205 E. Riverchase Parkway East, Suite 200 Birmingham, Alabama 35244 Phone: 205-988-1977 © 2024 EJES	

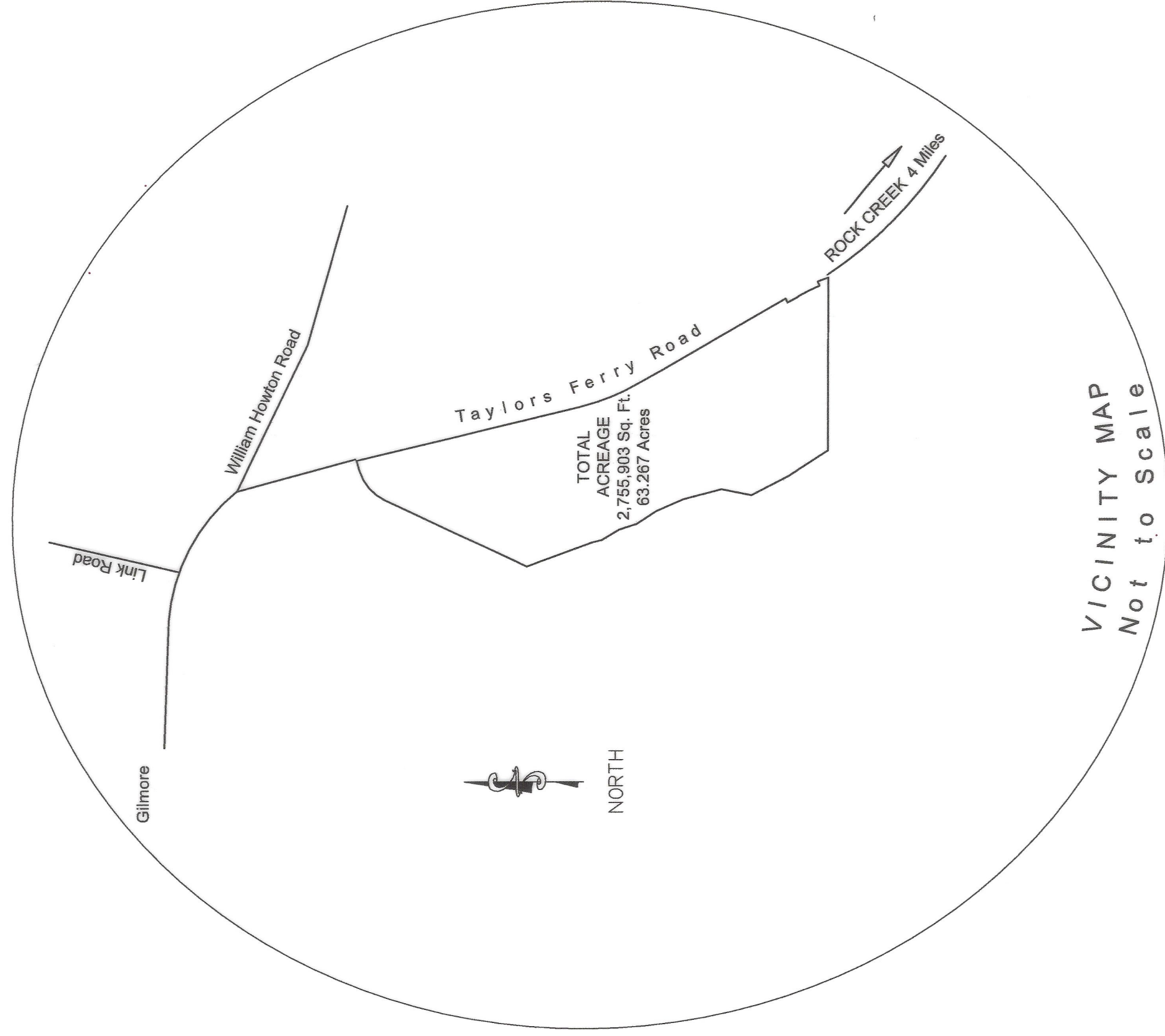
PURPOSE

TO CREATE A 5 LOT SUBDIVISION FROM A
METES AND BOUNDS PROPERTY OWNED BY:
SHAMROCK SUSTAINABLE INVESTMENTS, LLC.

Taylor's Ferry Road East Subdivision
Section 1, Township 18 South, Range 6 West
Jefferson County, Alabama

(Sheet 1 of 2)

County Division Code AL039
Inst. # 2026063973
54 Pg. 60 Pages: 1 of 2
I certify that this instrument filed on
7/14/2026 at 12:01 PM for \$100.00 FEEES
Judge of Probate, Jeff Co., AL
Rec: \$38.00 Clerk, DBESS



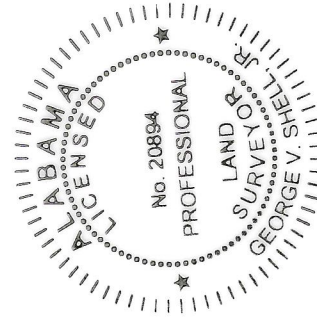
STATE OF ALABAMA
COUNTY OF JEFFERSON

THE UNDERSIGNED, GEORGE V. SHELL, JR., REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND SHAMROCK SUSTAINABLE INVESTMENTS, LLC, OWNER, HEREBY CERTIFY THAT THIS PLAT OR MAP WAS MADE PURSUANT TO A SURVEY MADE BY SAID SURVEYOR AND THAT SAID SURVEY AND THIS PLAT OR MAP WERE MADE AT THE INSTANCE OF SAID OWNER, THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LAND SHOWN THEREIN AND KNOWN AS TAYLOR'S FERRY ROAD EAST SUBDIVISION, AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS THE 8th DAY OF JUNE, 2026.

BY: George V. Shell, Jr.
GEORGE V. SHELL, JR., P.L.S.
ALABAMA REGISTRATION NUMBER 20864

BY: Erik Kankainen
SHAMROCK SUSTAINABLE INVESTMENTS, LLC, OWNER
ERIK KANKAINEN, MANAGING MEMBER



IN FORMAT ONLY:

JEFFERSON COUNTY DEPARTMENT OF HEALTH
DATE: 6/26/2026

DIRECTOR OF ROADS & TRANSPORTATION/COUNTY ENGINEER
DATE: 7/6/2026

CHAIRMAN, JEFFERSON COUNTY PLANNING & ZONING COMMISSION
DATE: 7/9/2026

DIRECTOR OF DEVELOPMENT SERVICES
DATE: 7/6/2026

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Brenda H. Rickard, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT GEORGE V. SHELL, JR., WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS SURVEYOR, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE, THAT AFTER BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY AS SUCH INDIVIDUAL WITH FULL AUTHORITY THEREFORE.

GIVEN UNDER MY HAND AND SEAL THIS THE 8th DAY OF JUNE, 2026.

Brenda H. Rickard
NOTARY PUBLIC
8/27/2028
MY COMMISSION EXPIRES



STATE OF Massachusetts
COUNTY OF Suffolk

I, Megan Calderon, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT ERIK KANKAINEN, MANAGING MEMBER OF SHAMROCK SUSTAINABLE INVESTMENTS, LLC, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS OWNER, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE, THAT AFTER BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY AS SUCH INDIVIDUAL WITH FULL AUTHORITY THEREFORE.

GIVEN UNDER MY HAND AND SEAL THIS THE _____ DAY OF _____, 2026.

Megan Calderon
NOTARY PUBLIC
12/27/2030
MY COMMISSION EXPIRES



PROJECT NUMBER
2805-28

DATE
06/08/2028

DRAWN BY
GWS

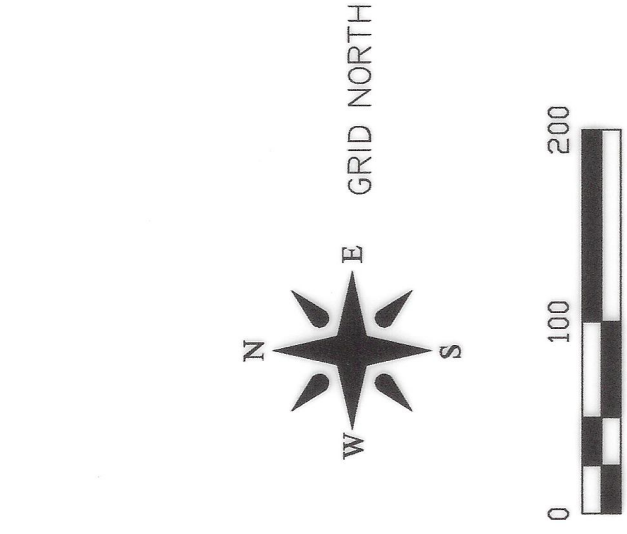
CHECKED BY
MPF

SCALE
1 inch = 100 Feet

PROJECT
EFTS

Engineering, Environmental & Survey Services Company
1802 2nd Avenue North, Suite 100, AL 36824
Phone: 205.434.5777 Fax: 205.434.5778
www.eftss.com

Parcel ID:
32-00-01-0-000-002.000



Taylor's Ferry Road East Subdivision
Section 1, Township 18 South, Range 6 West
Jefferson County, Alabama

(Sheet 2 of 2)

County Division Code AL039
Inst. # 202805973
Book 2805-28, Page 2
I certify this instrument filed on
7/14/2028 12:01 PM Doc:MAPBES
Judge of Probate: Jeff Cox, AL
Rec. \$38.00 Clerk: DREES

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1402.69'	3°09'00"	77.12'	N 21°39'44" W	177.11'
C2	1372.69'	6°20'15"	159.82'	N 26°34'22" W	199.73'
C3	1462.69'	1°53'51"	24.78'	N 13°58'37" W	24.78'
C4	1462.69'	0°56'15"	24.78'	N 13°58'37" W	24.78'
C5	320.40'	47°56'47"	265.11'	S 49°04'43" W	260.36'

LINE	BEARING	DISTANCE
L1	S 55°45'45" W	30.00'
L2	N 29°54'29" W	83.20'
L3	S 30°56'30" E	60.04'
L4	S 30°56'30" E	138.99'
L5	S 17°35'44" E	124.31'
L6	S 25°28'04" W	122.65'
L7	S 73°03'05" W	172.85'

JEFFERSON COUNTY ROADS AND TRANSPORTATION NOTES:

1. Unless otherwise shown or stated, all easements shown hereon are for storm sewers, sanitary sewers, public utilities, or ingress and egress, and are to serve property both within and without this subdivision.
2. Surface drainage not within the accepted and maintained County Right-Of-Way will not be maintained by Jefferson County.

ZONING NOTE:
"Refer to the current Jefferson County Zoning Map and Zoning Resolution for all property zoning and building setback requirements."

SURVEYOR'S NOTES:

1. Bearings shown hereon are based on Alabama State Plane Coordinates, NAD 83 West Zone and determined by GPS observations.
2. There are waterlines, gas lines, power service, along with Ingress-Egress Agreements granted by United States Steel Corp, within this Subdivision.
3. According to the Flood Insurance Rate Map published by FEMA panel 01073C0340G, effective 9/29/2006 and Flood Insurance Rate Map published by FEMA panel 01073C0501G, effective 9/29/2006, the entire site lies within Unshaded Zone X - (Area of Minimal Flood Hazard).
4. Source of Title: Instrument #2023053934, Tract 102. Recorded in the Office of the Judge of Probate, Jefferson County, Alabama.
5. Taylor's Ferry Road Right-of-Way, Recorded in Dead Real 79, Page 751 in the Probate Office of Jefferson County, Alabama. Reference: RW Map No. 2693, Page 24, 1964.
6. Field Survey - March 2026.
7. Easements and right's of way shown on this survey are from documents provided by client and observed evidence at the time of this survey. Easements and right's of way in addition to the ones as shown on this survey may exist.
8. This survey was done without the benefit of a title commitment. Only information provided by client was used in regards to the source of title.
9. No sub-surface utilities marked or shown on survey. Alabama 811 was not contacted as a part of this survey.

LEGEND

- O = Set Capped Rebar-(CA 574 LS)
(Unless Otherwise Noted)
- DHP — = Overhead Power Line
- = Utility Pole
- = Guy Wire
- = 20 Ft. Water Pipeline Easement
Warrior River Water Authority
Recorded in Dead Book:
LR201261, Pg. 125
Office of the Judge of Probate
Jefferson County, Alabama
- = Pavement

