

SURVEYOR'S NOTES:

- (1) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- (2) SINCE THE DATE OF THIS SURVEY, CONDITIONS BEYOND THE KNOWLEDGE OR CONTROL OF LARRY WALKER LAND SURVEYING, INC. MAY HAVE ALTERED THE VALIDITY AND CIRCUMSTANCES SHOWN OR NOTED HEREON.
- (3) DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- (4) SURVEY IS VALID ONLY IF PRINT HAS THE ORIGINAL SEAL AND SIGNATURE (IN RED INK) OF THE SURVEYOR PRESENT.
- (5) ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.
- (6) ONLY ACTS OF POSSESSION, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION BY ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREON.
- (7) THE PROPERTY LINES SHOWN ON THE SURVEY PLAT ARE BASED UPON OLD ESTABLISHED CORNERS AND AGREED CORNERS BETWEEN ADJOINING LAND OWNERS AND MAY OR MAY NOT BE THE LINES OF THE ALIQUOT PARTS OF THE SECTION AND CARRY NO WARRANTY THAT THEY ARE THE LINES OF THE ALIQUOT PARTS OF THE SECTION.
- (8) DATE FIELD SURVEY COMPLETED (04/17/23)
- (9) DATE DRAWING COMPLETED (04/24/23)
- (10) () RECORDED BEARINGS, ANGLES OR DISTANCES.
- (11) POB POINT OF BEGINNING
- (12) POC POINT OF COMMENCEMENT
- (13) TYPE OF SURVEY: PROPERTY BOUNDARY SURVEY

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

STATE OF ALABAMA
COUNTY OF ST. CLAIR

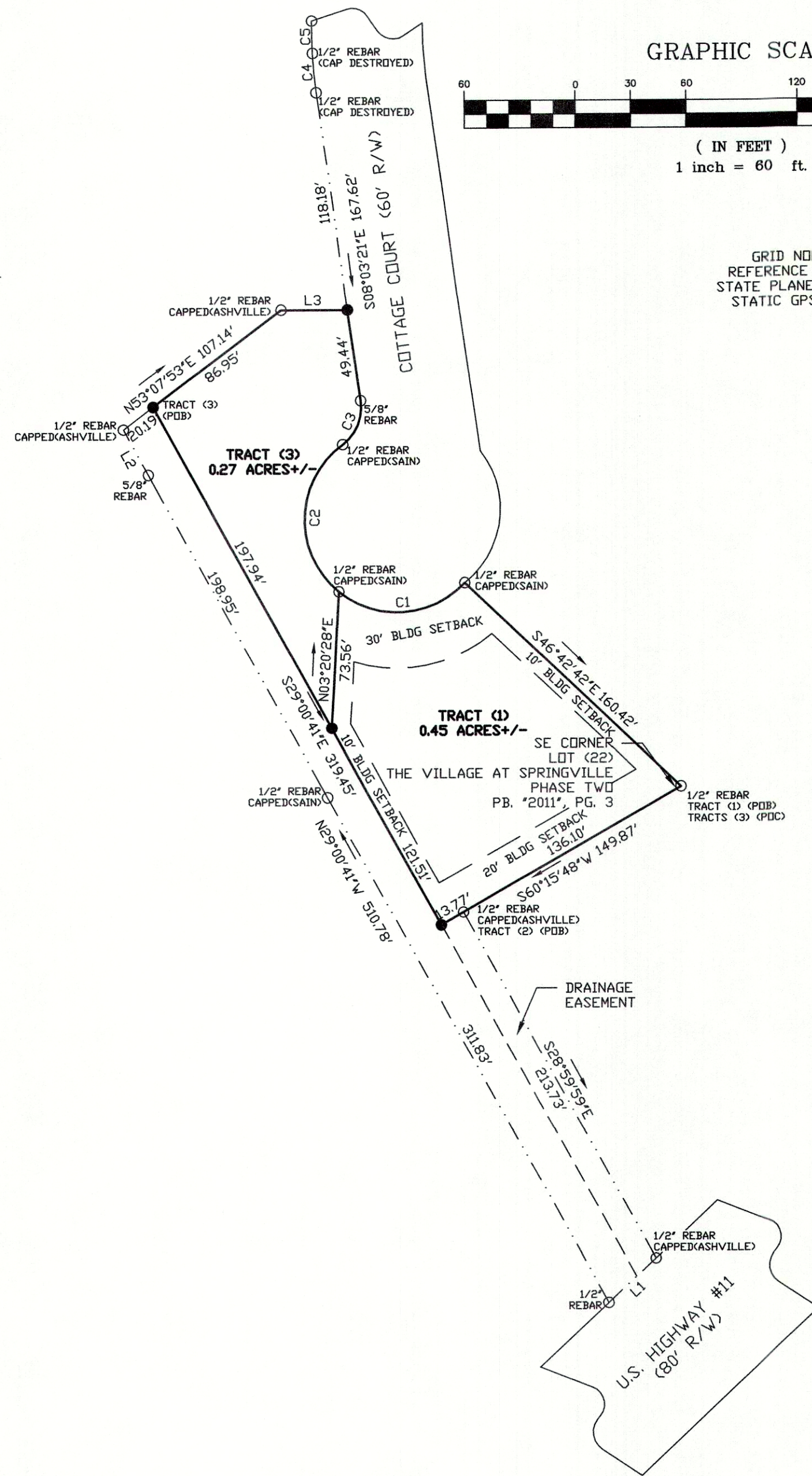
LEGAL DESCRIPTION:

TRACT (1) BEGIN AT A 1/2" REBAR MARKING THE SE CORNER OF LOT (22), THE VILLAGE AT SPRINGVILLE, PHASE TWO, AS RECORDED IN PLAT BOOK "2011", PAGE 3, IN THE PROBATE OFFICE OF ST. CLAIR COUNTY, ALABAMA, THENCE S60°15'48"W 136.10' TO A 1/2" REBAR CAPPED(KASHVILLE), THENCE S60°15'48"W 13.77' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE N29°00'41"W 121.51' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE N03°20'28"E 73.56' TO A 1/2" REBAR CAPPED(SAIN) ON THE CUL-DE-SAC OF COTTAGE COURT (60' R/W), THENCE ALONG SAID CUL-DE-SAC ALONG A CURVE WITH A RADIUS OF 50.00' AND A CHORD BEARING AND DISTANCE OF N86°06'20"E 68.17' TO A 1/2" REBAR CAPPED(SAIN), THENCE LEAVING SAID CUL-DE-SAC S46°42'42"E 160.42' TO THE POINT OF BEGINNING, CONTAINING 0.45 ACRES MORE OR LESS.

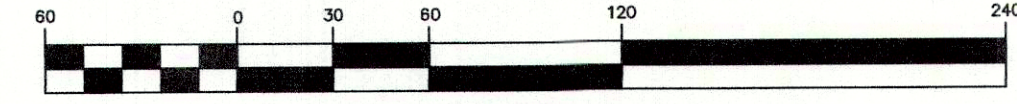
TRACT (3) COMMENCE AT A 1/2" REBAR MARKING THE SE CORNER OF LOT (22), THE VILLAGE AT SPRINGVILLE, PHASE TWO, AS RECORDED IN PLAT BOOK "2011", PAGE 3, IN THE PROBATE OFFICE OF ST. CLAIR COUNTY, ALABAMA, THENCE S60°15'48"W 136.10' TO A 1/2" REBAR CAPPED(KASHVILLE), THENCE S28°59'59"E 213.73' TO A 1/2" REBAR CAPPED(KASHVILLE) ON THE NORTHWESTERLY R/W OF U.S. HIGHWAY #11 (80' R/W), THENCE S46°56'13"W 34.85' ALONG SAID R/W TO A 1/2" REBAR, THENCE LEAVING SAID R/W N29°00'41"W 311.83' TO A 1/2" REBAR CAPPED(SAIN), THENCE N29°00'41"W 198.95' TO A 5/8" REBAR, THENCE N28°50'25"W 27.92' TO A 1/2" REBAR CAPPED(KASHVILLE), THENCE N53°07'53"E 20.19' TO A 1/2" REBAR CAPPED(CA-497-LS), SAID POINT BEING THE POINT OF BEGINNING, THENCE N53°07'53"E 86.95' TO A 1/2" REBAR CAPPED(KASHVILLE), THENCE N90°00'00"E 35.84' TO A 1/2" REBAR CAPPED(CA-497-LS) ON THE WESTERLY R/W OF COTTAGE COURT (60' R/W), THENCE ALONG SAID R/W THE FOLLOWING BEARINGS AND DISTANCE: THENCE S08°03'21"E 49.44' TO A 5/8" REBAR, THENCE ALONG A CURVE WITH A RADIUS OF 25.00' AND A CHORD BEARING AND DISTANCE OF S22°38'34"W 25.66' TO A 1/2" REBAR CAPPED(SAIN) ON THE CUL-DE-SAC OF COTTAGE COURT (60'R/W), THENCE ALONG SAID CUL-DE-SAC ALONG A CURVE WITH A RADIUS OF 50.00' AND A CHORD BEARING AND DISTANCE OF S01°34'13"W 79.23' TO A 1/2" REBAR CAPPED(SAIN), THENCE LEAVING SAID CUL-DE-SAC S03°20'28"W 73.56' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE N29°00'41"W 197.94' TO THE POINT OF BEGINNING, CONTAINING 0.27 ACRES MORE OR LESS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	34.85'	S46°56'13"W
L2	27.92'	N28°50'25"W
L3	35.84'	N90°00'00"E

CURVE TABLE				
CURVE	CHORD LENGTH	CHORD BEARING	LENGTH	RADIUS
C1	68.17'	N86°06'20"E	75.01'	50.00'
C2	79.23'	S01°34'13"W	91.46'	50.00'
C3	25.66'	S22°38'34"W	26.95'	25.00'
C4	21.29'	S05°05'37"E	21.30'	205.00'
C5	17.51'	S01°14'36"E	17.52'	205.00'



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

GRID NORTH & BEARINGS SHOWN ARE IN REFERENCE TO NAD83 ALABAMA EAST ZONE STATE PLANE COORDINATES ESTABLISHED BY STATIC GPS, RTK, GPS AND CONVENTIONAL SURVEYING METHODS.

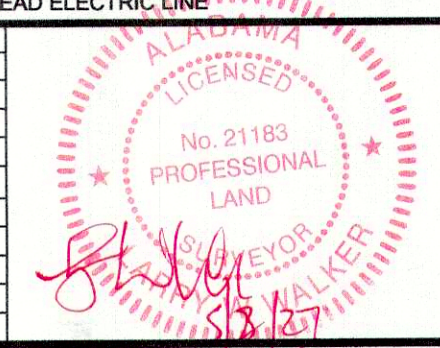
ALABAMA EAST ZONE GRID

LEGEND

☉	TREE
⊗	NAIL
△	CALCULATED POINT, NO PIN SET OR FOUND
□	CONCRETE MONUMENT
◻	CONCRETE MONUMENT WITH DISC
○	EXISTING IRON PIN
⊕	FORTY CORNER
×	RAILROAD SPIKE
●	CAPPED 1/2" REBAR (LS#21183)
●	CAPPED 1/2" REBAR (CA-497-LS)
+++++	RAILROAD TRACKS
—	LINE NOT TO SCALE
-X-X-	FENCE LINE
---	CENTER LINE
○	POWER POLE
-B-E-	OVERHEAD ELECTRIC LINE

REVISIONS

NO.	DATE	DESCRIPTION



LOVEJOY REALTY
ST. CLAIR COUNTY, ALABAMA

JOB INFORMATION

DRAWN BY:	ADW
CHECKED BY:	LWW
FIELD NOTES:	2023/03 PG. 25
SURVEY CREW:	CP, BW
SURVEY #:	S23-179A S-T-R: 23-14-2

LW|LS INC. LARRY WALKER
LAND SURVEYING, INC.

P.O. BOX 2726
5430 OLD HIGHWAY #278E
HOKES BLUFF, AL 35903
PHONE: (256)492-7940
FAX: (256)492-8417
EMAIL: LARRY.LWLS@GMAIL.COM