

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 ( 04/25/17 )

(9) DATE DRAWING COMPLETED ( 04/26/17 )

(10) ( ) RECORDED BEARINGS, ANGLES OR DISTANCES.

(11) POB POINT OF BEGINNING

(12) POC POINT OF COMMENCEMENT

(13) TYPE OF SURVEY: 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" BOLT IN A ROCK PILE MARKING THE NW CORNER OF THE SE1/4-SW1/4 IN SECTION 23, T-15-S, R-2-E, THENCE N79°46'58"E 706.56' TO A 1/2" REBAR CAPPED(CA-497-LS); THENCE S00°23'27"W 376.80' TO A 1/2" REBAR CAPPED(CA-497-LS); THENCE S01°29'08"E 138.76' TO A 1/2" REBAR CAPPED(CA-497-LS); THENCE S75°13'54"E 234.50' TO A 1/2" REBAR CAPPED(CA-497-LS); THENCE S85°16'08"E 338.42' TO A 1/2" REBAR CAPPED(CA-497-LS) ON THE WESTERLY R/W OF ALABAMA HIGHWAY #174 (R/W VARIES); THENCE ALONG SAID R/W THE FOLLOWING BEARINGS AND DISTANCES: THENCE ALONG A CURVE WITH A RADIUS OF 1210.92' AND A CHORD BEARING AND DISTANCE OF N59°54'54"W 159.29' TO A 1/2" REBAR CAPPED(CA-497-LS); THENCE N22°47'39"E 326.84' TO A 1/2" REBAR CAPPED(CA-497-LS); THENCE ALONG A CURVE WITH A RADIUS OF 1245.92' AND A CHORD BEARING AND DISTANCE OF N64°30'09"W 251.70' TO A 1/2" REBAR CAPPED(CA-497-LS); THENCE ALONG A CURVE WITH A RADIUS OF 1837.46' AND A CHORD BEARING AND DISTANCE OF S11°46'01"W 108.61' TO A R/W MONUMENT, THENCE N82°50'28"W 25.03' TO A R/W MONUMENT, THENCE ALONG A CURVE WITH A RADIUS OF 1834.56' AND A CHORD BEARING AND DISTANCE OF S19°40'16"E 473.29' TO A R/W MONUMENT, THENCE S65°39'12"E 25.07' TO A R/W MONUMENT, THENCE S23°35'05"W 447.57' TO A 1/2" REBAR, THENCE LEAVING SAID R/W N66°36'21"W 272.95' TO A 1/2" REBAR, THENCE N00°23'26"E 155.19' TO A 1/2" REBAR, THENCE N89°10'45"W 503.93' TO A 1/2" REBAR CAPPED(CA-497-LS); THENCE N08°32'56"W 812.19' TO THE POINT OF BEGINNING, CONTAINING 11.88 ACRES MORE OR LESS.

SAID ABOVE PROPERTY SUBJECT TO A 60' EASEMENT DESCRIBED AS FOLLOWS:

COMMENCE AT A 1/2" BOLT IN A ROCK PILE MARKING THE NW CORNER OF THE SE1/4-SW1/4 IN SECTION 23, T-15-S, R-2-E, THENCE S00°23'27"W 376.80' ALONG THE WEST LINE OF SAID FORTY TO A POINT, SAID POINT BEING THE POINT OF BEGINNING OF SAID EASEMENT BEING 30.00' EACH SIDE OF THE FOLLOWING DESCRIBED LINE: THENCE LEAVING SAID FORTY LINE: S53°00'47"W 29.20' TO A POINT, THENCE S83°34'03"W 169.39' TO A POINT, THENCE S26°35'38"W 45.39' TO A POINT ON THE NORTHERLY R/W OF ST. CLAIR COUNTY ROAD #12 (R/W VARIES) AND THE END OF SAID EASEMENT.

TRACT (2) COMMENCE AT A 1/2" BOLT IN A ROCK PILE MARKING THE NW CORNER OF THE SE1/4-SW1/4 IN SECTION 23, T-15-S, R-2-E, THENCE N79°46'58"E 706.56' TO A 1/2" REBAR CAPPED(CA-497-LS), SAID POINT BEING THE POINT OF BEGINNING, THENCE N79°46'58"E 679.40' TO A 1/2" REBAR CAPPED(CA-497-LS); THENCE S01°29'08"E 138.76' TO A 1/2" REBAR CAPPED(CA-497-LS); THENCE S75°13'54"E 234.50' TO A 1/2" REBAR CAPPED(CA-497-LS); THENCE S85°16'08"E 338.42' TO A 1/2" REBAR CAPPED(CA-497-LS) ON THE WESTERLY R/W OF ALABAMA HIGHWAY #174 (R/W VARIES); THENCE ALONG SAID R/W THE FOLLOWING BEARINGS AND DISTANCES: THENCE ALONG A CURVE WITH A RADIUS OF 1837.46' AND A CHORD BEARING AND DISTANCE OF S11°46'01"W 108.59' TO A R/W MONUMENT, THENCE N82°50'28"W 25.03' TO A R/W MONUMENT, THENCE ALONG A CURVE WITH A RADIUS OF 1834.56' AND A CHORD BEARING AND DISTANCE OF S19°40'16"W 473.29' TO A R/W MONUMENT, THENCE S65°39'12"E 25.07' TO A R/W MONUMENT, THENCE S23°35'05"W 447.57' TO A 1/2" REBAR, THENCE LEAVING SAID R/W N66°36'21"W 272.95' TO A 1/2" REBAR, THENCE N00°23'26"E 155.19' TO A 1/2" REBAR, THENCE N89°10'45"W 503.93' TO A 1/2" REBAR CAPPED(CA-497-LS); THENCE N08°32'56"W 812.19' TO THE POINT OF BEGINNING, CONTAINING 21.38 ACRES MORE OR LESS.

TRACT (3) COMMENCE AT A 1/2" BOLT IN A ROCK PILE MARKING THE NW CORNER OF THE SE1/4-SW1/4 IN SECTION 23, T-15-S, R-2-E, THENCE N79°46'58"E 706.56' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE N79°46'58"E 679.40' TO A 1/2" REBAR CAPPED(CA-497-LS); THENCE S01°29'08"E 138.76' TO A 1/2" REBAR CAPPED(CA-497-LS); THENCE S75°13'54"E 234.50' TO A 1/2" REBAR CAPPED(CA-497-LS); THENCE S85°16'08"E 338.42' TO A 1/2" REBAR CAPPED(CA-497-LS) ON THE WESTERLY R/W OF ALABAMA HIGHWAY #174 (R/W VARIES); THENCE ALONG SAID R/W THE FOLLOWING BEARINGS AND DISTANCES: THENCE ALONG A CURVE WITH A RADIUS OF 1837.46' AND A CHORD BEARING AND DISTANCE OF S11°46'01"W 108.59' TO A R/W MONUMENT, THENCE N82°50'28"W 25.03' TO A R/W MONUMENT, THENCE ALONG A CURVE WITH A RADIUS OF 1834.56' AND A CHORD BEARING AND DISTANCE OF S19°40'16"W 473.29' TO A R/W MONUMENT, THENCE S65°39'12"E 25.07' TO A R/W MONUMENT, THENCE S23°35'05"W 447.57' TO A 1/2" REBAR, THENCE LEAVING SAID R/W N66°36'21"W 272.95' TO A 1/2" REBAR, THENCE N00°23'26"E 155.19' TO A 1/2" REBAR, THENCE N89°10'45"W 503.93' TO A 1/2" REBAR CAPPED(CA-497-LS); THENCE N08°32'56"W 812.19' TO THE POINT OF BEGINNING, CONTAINING 8.74 ACRES MORE OR LESS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	35.00'	N22°47'39"E
L2	25.03'	N82°50'28"W
L3	25.07'	S65°39'12"E
L4	9.61'	N70°31'07"W
L5	25.23'	S16°26'07"W
L6	25.00'	N09°20'45"E
L7	29.20'	S53°00'47"W
L8	169.39'	S83°34'03"W
L9	45.39'	S26°35'38"W

CURVE TABLE				
CURVE	CHORD LENGTH	CHORD BEARING	LENGTH	RADIUS
C1	159.29'	N59°54'54"W	159.40'	1210.92'
C2	251.70'	N64°30'09"W	252.13'	1245.92'
C3	108.59'	S11°46'01"W	108.61'	1837.46'
C4	473.29'	N19°40'16"E	474.61'	1834.56'
C5	159.61'	N76°35'01"W	159.72'	1220.92'
C6	212.22'	S85°19'11"E	212.50'	1195.92'
C7	1024.92'	S06°07'14"E	1038.69'	1837.46'

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 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.

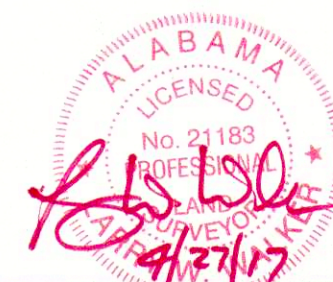
ALABAMA EAST ZONE GRID

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
	FENCE LINE
	CENTER LINE
	POWER POLE
	OVERHEAD ELECTRIC LINE

REVISIONS

NO.	DESCRIPTION



LOVEJOY REALTY  
ST. CLAIR COUNTY, ALABAMA

JOB INFORMATION

DRAWN BY:	ADW
CHECKED BY:	LWW
FIELD NOTES:	2016/07 PG. 36
SURVEY CREW:	CP, RM
SURVEY #:	S17-184
S-T-R:	23-15-2

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