

Simpson Rd

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Pecan Dr

STATE OF ALABAMA
COUNTY OF ST. CLAIR

LEGAL DESCRIPTION

TRACT (3) COMMENCE AT THE SW CORNER OF THE SE1/4-NW1/4 IN SECTION 16, T-16-S, R-2-E, THENCE N00°20'28"W 25.00' ALONG THE WEST LINE OF SAID FORTY TO A 1/2" REBAR ON THE NORTHERLY R/W OF SIMPSON ROAD (40' R/W), THENCE LEAVING SAID FORTY LINE AND ALONG SAID R/W THE FOLLOWING BEARINGS AND DISTANCES: THENCE S89°13'43"E 210.98' TO A 1/2" REBAR (CAP DESTROYED), THENCE S89°12'33"E 135.32' TO A NAIL, THENCE LEAVING SAID R/W N00°02'38"E 150.00' TO A 1/2" REBAR CAPPED(CA-497-LS), SAID POINT BEING THE POINT OF BEGINNING, THENCE N00°02'38"E 171.45' TO A NAIL, THENCE N88°44'52"W 16.48' TO A NAIL, THENCE N00°45'04"E 39.79' TO A 1" PIPE, THENCE N00°48'43"E 214.14' TO A 1" PIPE, THENCE N01°03'38"E 49.57' TO A 1" PIPE, THENCE S89°11'41"E 345.67' TO A 1/2" REBAR CAPPED(LUKER), THENCE S89°11'19"E 312.52' TO A 1/2" PIPE, THENCE S00°49'21"W 263.24' TO A 1/2" PIPE, THENCE S00°37'00"W 40.88' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE N89°11'19"W 312.76' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE S00°50'53"W 322.42' TO A 1/2" REBAR CAPPED(LUKER) ON THE NORTHERLY R/W OF SIMPSON ROAD (40' R/W), THENCE N88°55'59"W 20.00' ALONG SAID R/W TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE LEAVING SAID R/W N00°50'38"E 150.00' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE N88°56'14"W 306.80' TO THE POINT OF BEGINNING, CONTAINING 5.96 ACRES MORE OR LESS.

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 (10/10/18)
- (9) DATE DRAWING COMPLETED (10/11/18)
- (10) () RECORDED BEARINGS, ANGLES OR DISTANCES.
- (11) PDB POINT OF BEGINNING
- (12) PDC 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.

GRAPHIC SCALE



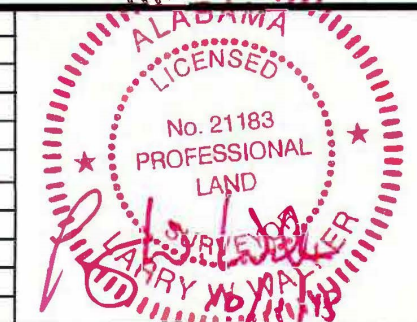
(IN FEET)
1 inch = 100 ft.

LINE	LENGTH	BEARING
L1	25.00'	N00°20'28"W
L2	49.57'	N01°03'38"E
L3	16.48'	N88°44'52"W
L4	39.79'	N00°45'04"E
L5	49.30'	N03°21'41"E

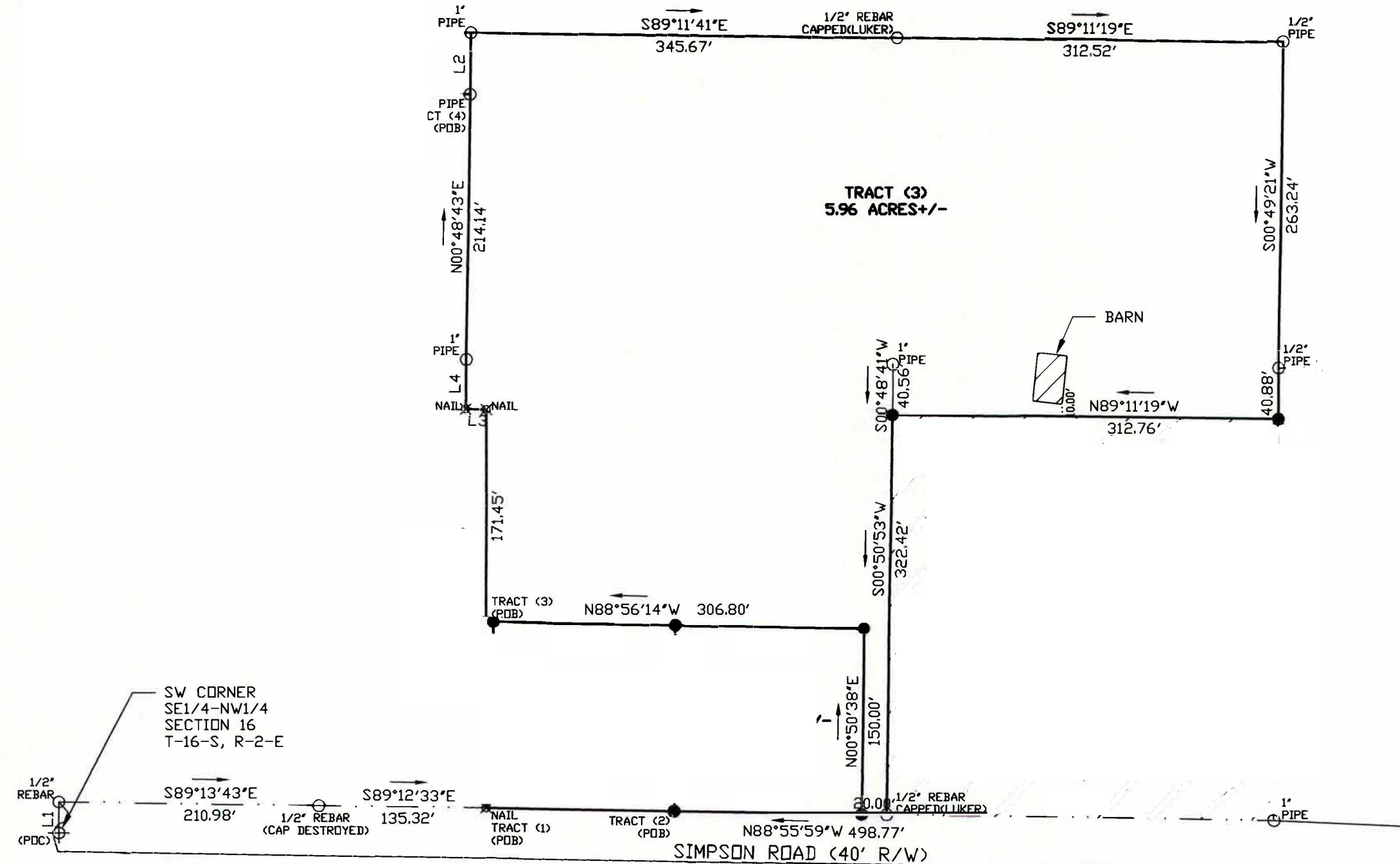
LEGEND

	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



ST. CLAIR COUNTY, ALABAMA



JOB INFORMATION

DRAWN BY:	ADW
CHECKED BY:	LWW
FIELD NOTES:	2018/06 PG. 12
SURVEY CREW:	CP, CB
SURVEY #:	S18-482
	S-T-R: 16-16-2

LARRY WALKER
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