

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 WALKER SURVEYING COMPANY, PC. 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 (07/15/26)

(9): DATE DRAWING COMPLETED (07/16/26)

(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 1/2" PIPE MARKING THE SE CORNER OF TRACT (12), AS RECORDED IN MAP '4', PAGES 75-78, IN THE PROBATE OFFICE OF ST. CLAIR COUNTY, ALABAMA, ASHVILLE DIVISION, THENCE N88°47'36"W 790.18' TO A 1/2" REBAR CAPPED(CA-50439-LS) ON THE SOUTHWESTERLY BANK OF LITTLE CANDE CREEK, THENCE ALONG SAID CREEK BANK THE FOLLOWING CHORD BEARINGS AND DISTANCES: THENCE N68°02'48"W 128.20' TO A POINT, THENCE N50°14'10"W 186.69' TO A POINT, THENCE N78°42'51"W 78.38' TO A POINT, THENCE N45°59'38"W 103.48' TO A POINT, THENCE N58°17'48"W 93.35' TO A POINT, THENCE N53°25'35"W 65.25' TO A 1/2" REBAR CAPPED(CA-50439-LS), THENCE LEAVING SAID CREEK BANK N89°32'20"W 72.21' TO A 1/2" REBAR CAPPED(CA-50439-LS), THENCE N84°54'45"W 284.60' TO A 1/2" REBAR CAPPED(CA-50439-LS) ON THE EASTERLY R/W OF ALABAMA HIGHWAY #174 (R/W VARIES) THENCE ALONG SAID R/W THE FOLLOWING CHORD BEARINGS AND DISTANCES: THENCE N12°49'18"W 553.62' TO A CONCRETE MONUMENT, THENCE N77°24'15"E 24.98' TO A CONCRETE MONUMENT, THENCE N12°16'46"W 73.89' TO 1/2" REBAR, THENCE LEAVING SAID R/W S89°30'47"E 1816.11' TO A 1/2" REBAR, THENCE S00°37'02"W 987.05' TO THE POINT OF BEGINNING, CONTAINING 34.29 ACRES MORE OR LESS.

TRACT (2): COMMENCE AT A 1 1/2" PIPE MARKING THE SE CORNER OF TRACT (12), AS RECORDED IN MAP '4', PAGES 75-78, IN THE PROBATE OFFICE OF ST. CLAIR COUNTY, ALABAMA, ASHVILLE DIVISION, THENCE N88°47'36"W 790.18' TO A 1/2" REBAR CAPPED(CA-50439-LS) ON THE NORTHEASTERLY BANK OF LITTLE CANDE CREEK, SAID POINT BEING THE POINT OF BEGINNING, THENCE LEAVING SAID CREEK BANK N88°47'36"W 624.82' TO A 1/2" REBAR CAPPED(S&S), THENCE N88°47'36"W 196.68' TO A 3/4" PIPE ON THE EASTERLY R/W OF ALABAMA HIGHWAY #174 (R/W VARIES) THENCE ALONG SAID R/W THE FOLLOWING CHORD BEARINGS AND DISTANCES: THENCE N12°49'18"W 360.00' TO A 1/2" REBAR CAPPED(CA-50439-LS), THENCE LEAVING SAID R/W S84°54'45"E 284.60' TO A 1/2" REBAR CAPPED(CA-50439-LS), THENCE S89°32'20"E 72.21' TO A 1/2" REBAR CAPPED(CA-50439-LS) ON THE SOUTHWESTERLY BANK OF LITTLE CANDE CREEK, THENCE ALONG SAID CREEK BANK THE FOLLOWING CHORD BEARINGS AND DISTANCES: THENCE S53°25'35"E 65.25' TO A POINT, THENCE S58°17'48"E 93.35' TO A POINT, THENCE S45°59'38"E 103.48' TO A POINT, THENCE S78°42'51"E 78.38' TO A POINT, THENCE S50°14'10"E 186.69' TO A POINT, THENCE S68°02'48"E 128.20' TO THE POINT OF BEGINNING, CONTAINING 4.37 ACRES MORE OR LESS.

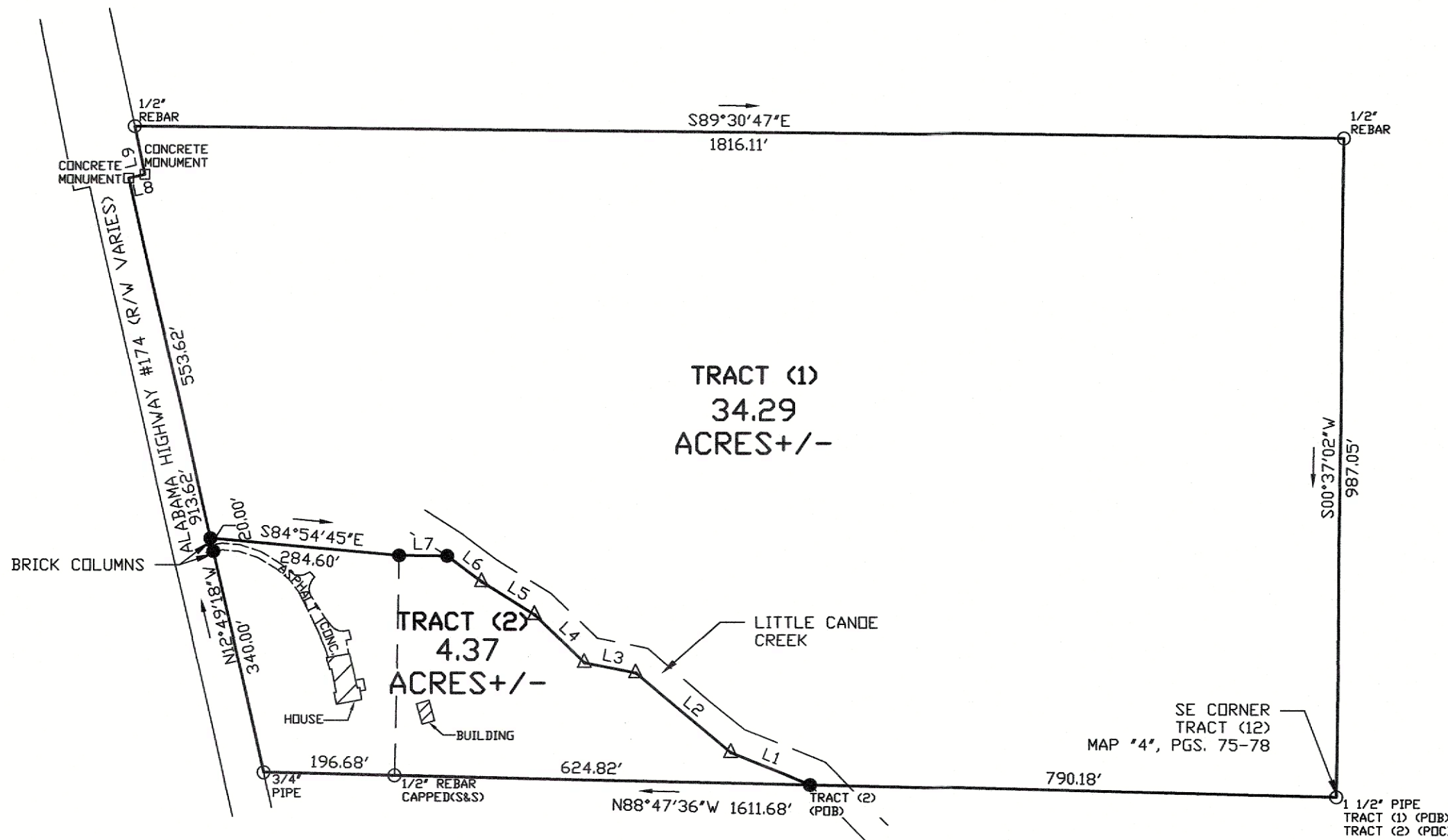
LINE TABLE		
LINE	LENGTH	BEARING
L1	128.20'	S68°02'48"E
L2	186.69'	S50°14'10"E
L3	78.38'	S78°42'51"E
L4	103.48'	S45°59'38"E
L5	93.35'	S58°17'48"E
L6	65.25'	S53°25'35"E
L7	72.21'	S89°32'20"E
L8	24.98'	N77°24'15"E
L9	73.89'	N12°16'46"W

REFERENCES:

DB. "2022", PG. 9576
DB. "2018", PG. 12605
DB. "2018", PG. 8235

SOURCE OF R/W:

PLAT



GRAPHIC SCALE



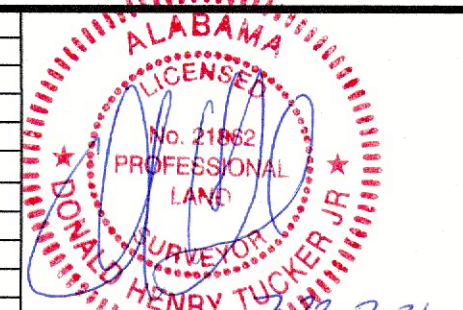
GRID NORTH & BEARINGS SHOWN ARE IN REFERENCE TO NAD83 ALABAMA EAST ZONE STATE PLANE COORDINATES ESTABLISHED BY STATIC GPS, RTK, GPS AND CONVENTIONAL SURVEYING METHODS.

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 (CA-50439-LS)
+++++	RAILROAD TRACKS
—	LINE NOT TO SCALE
—X—X—	FENCE LINE
—	CENTER LINE
—O—	POWER POLE
—O—	OVERHEAD ELECTRIC LINE

REVISIONS



LOVEJOY REALTY
ST. CLAIR COUNTY, ALABAMA

JOB INFORMATION

DRAWN BY:	ADW
CHECKED BY:	DHT
FIELD NOTES:	2026/05 PG. 26
SURVEY CREW:	CP, BW, GC
SURVEY #:	S26-435 S-T-R: 14-15-2

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