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 (01/23/23)

(9) DATE DRAWING COMPLETED (03/23/23)

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

(11) POB POINT OF BEGINNING

(12) POC POINT OF COMMENCEMENT

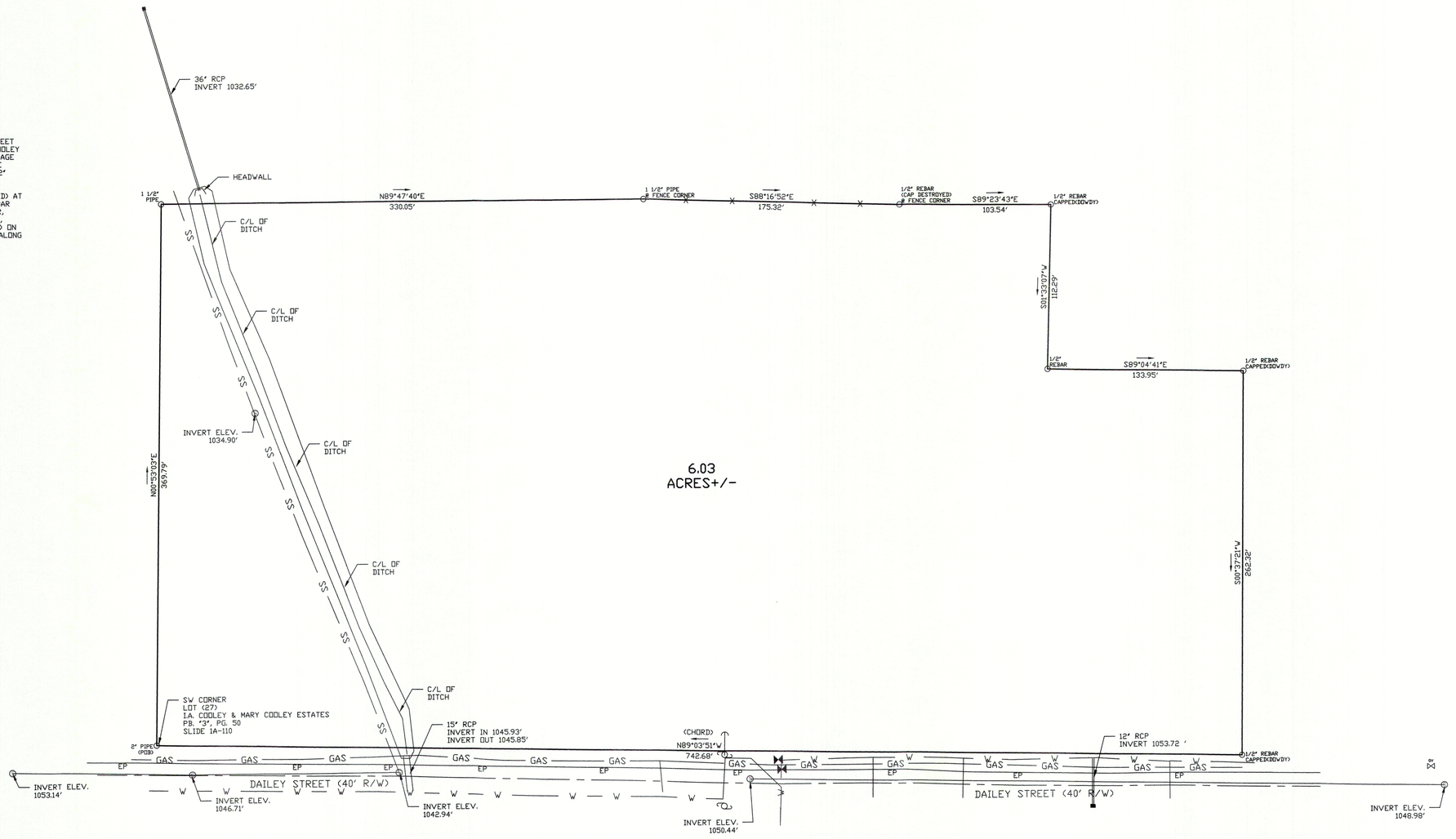
(13) TYPE OF SURVEY: PROPERTY BOUNDARY SURVEY

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 MARSHALL

LEGAL DESCRIPTION

BEGIN AT A 2" PIPE ON THE NORTHERLY R/W OF DAILEY STREET (40' R/W) AND MARKING THE SW CORNER OF LOT (27), I.A. COOLEY & MARY COOLEY ESTATES, AS RECORDED IN PLAT BOOK "3", PAGE 50, SLIDE 1A-110, THENCE LEAVING SAID R/W AND ALONG THE WEST LINE OF SAID LOT (27) N00°53'03"E 369.79' TO A 1 1/2" PIPE MARKING THE NW CORNER OF SAID LOT (27), THENCE N89°47'40"E 330.05' TO A 1 1/2" PIPE AT A FENCE CORNER, THENCE S88°16'52"E 175.32' TO A 1/2" REBAR (CAP DESTROYED) AT A FENCE CORNER, THENCE S89°23'43"E 103.54' TO A 1/2" REBAR CAPPED(DOWDY), THENCE S01°33'07"W 112.29' TO A 1/2" REBAR, THENCE S89°04'41"E 133.95' TO A 1/2" REBAR CAPPED(DOWDY), THENCE S00°37'21"W 262.32' TO A 1/2" REBAR CAPPED(DOWDY) ON THE NORTHERLY R/W OF DAILEY STREET (40' R/W), THENCE ALONG SAID R/W A CHORD BEARING AND DISTANCE OF N89°03'51"W 742.68' TO THE POINT OF BEGINNING, CONTAINING 6.03 ACRES MORE OR LESS.



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 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

W	WATER LINE
GAS	GAS LINE
EP	EDGE OF PAVEMENT
	CONCRETE MONUMENT
	CONCRETE MONUMENT WITH DISC
	EXISTING IRON PIN
	GRATE INLET
	GAS VALVE
	SSMH
	CAPPED 1/2" REBAR (CA-497-LS)
	WATER VALVE
SS	SEWER LINE
X—X	FENCE LINE
	CENTER LINE
	POWER POLE
	GUY WIRE

REVISIONS
3/23/23 LEGAL

ALABAMA LICENSED No. 21183 PROFESSIONAL LAND SURVEYOR LARRY W WALKER 03/23/23

CATANZARO
MARSHALL COUNTY, ALABAMA

JOB INFORMATION			
DRAWN BY:	ADW		
CHECKED BY:	LWW		
FIELD NOTES:	2023/01 PG. 10		
SURVEY CREW:	CP, BW		
SURVEY #:	S23-059	S-T-R:	1-10-4

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