

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: TOPOGRAPHICAL & PROPERTY BOUNDARY SURVEY

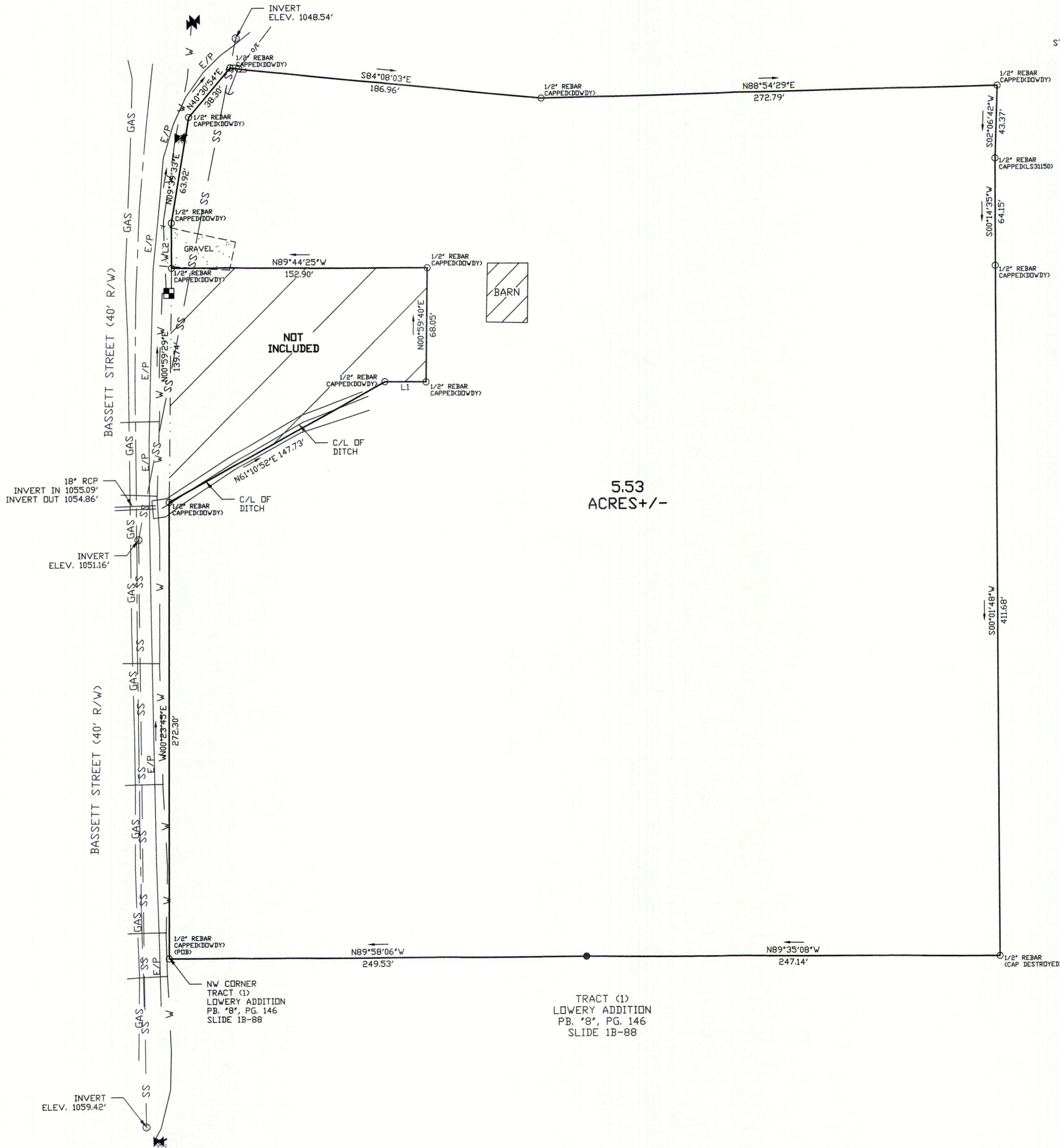
I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

STATE OF ALABAMA
COUNTY OF MARSHALL:

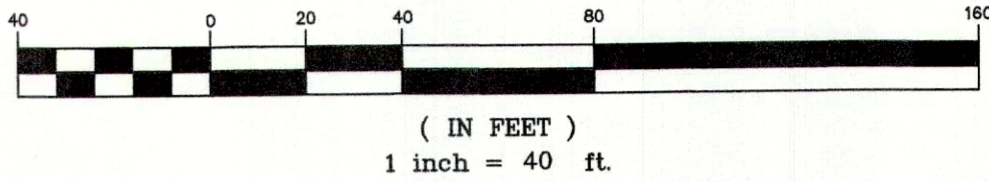
LEGAL DESCRIPTION:

BEGIN AT A 1/2" REBAR CAPPED(DOWDY) ON THE EASTERLY R/W OF BASSETT STREET (40' R/W) MARKING THE NW CORNER OF TRACT (1), LOWERY ADDITION, AS RECORDED IN PLAT BOOK "8", PAGE 146, SLIDE 1B-88, IN THE PROBATE OFFICE OF MARSHALL COUNTY, ALABAMA, THENCE ALONG SAID R/W N00°23'45"E 272.30' TO A 1/2" REBAR CAPPED(DOWDY), THENCE LEAVING SAID R/W N61°10'52"E 147.73' TO A 1/2" REBAR CAPPED(DOWDY), THENCE S89°28'25"E 24.71' TO A 1/2" REBAR CAPPED(DOWDY), THENCE N00°59'40"E 68.05' TO A 1/2" REBAR CAPPED(DOWDY), THENCE N89°44'25"W 152.90' TO A 1/2" REBAR CAPPED(DOWDY) ON THE EASTERLY R/W OF BASSETT STREET (40' R/W), THENCE ALONG SAID R/W THE FOLLOWING BEARINGS AND DISTANCES: THENCE N00°15'55"E 27.01' TO A 1/2" REBAR CAPPED(DOWDY), THENCE N89°39'33"E 63.92' TO A 1/2" REBAR CAPPED(DOWDY), THENCE N40°30'54"E 38.30' TO A 1/2" REBAR CAPPED(DOWDY), THENCE LEAVING SAID R/W S84°08'03"E 186.96' TO A 1/2" REBAR CAPPED(DOWDY), THENCE N88°54'29"E 272.79' TO A 1/2" REBAR CAPPED(DOWDY), THENCE S02°06'42"W 43.37' TO A 1/2" REBAR CAPPED(LS31150), THENCE S00°14'35"W 64.15' TO A 1/2" REBAR CAPPED(DOWDY), THENCE S00°01'48"W 41.68' TO A 1/2" REBAR (CAP DESTROYED), THENCE N89°35'08"W 247.14' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE N89°58'06"W 249.53' TO THE POINT OF BEGINNING, CONTAINING 5.53 ACRES MORE OR LESS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	24.71'	S89°28'25"E
L2	27.01'	N00°15'55"E



GRAPHIC SCALE

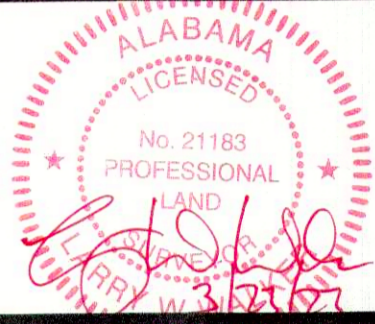


GRID NORTH & BEARINGS SHOWN ARE IN REFERENCE TO NAD83 ALABAMA EAST ZONE STATE PLANE COORDINATES ESTABLISHED BY STATIC GPS, RTK, GPS AND CONVENTIONAL SURVEYING METHODS.

LEGEND

W	WATER LINE
G	GAS LINE
EP	EDGE OF PAVEMENT
□	CONCRETE MONUMENT
■	WATER METER
○	EXISTING IRON PIN
■	GRATE INLET
■	GAS VALVE
○	SSMH
●	CAPPED 1/2" REBAR (CA-497-LS)
✕	WATER VALVE
SS	SEWER LINE
○	FIRE HYDRANT
○	CENTER LINE
○	POWER POLE
○	GUY WIRE

REVISIONS
3/23/23 LEGAL



CATANZARO
MARSHALL COUNTY, ALABAMA

JOB INFORMATION

DRAWN BY:	ADW
CHECKED BY:	LWW
FIELD NOTES:	202301 PG. 10
SURVEY CREW:	CP, BW
SURVEY #:	S23-059A S-T-R: 1-10-4

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