

143 INWOOD TRAIL
MADISON, ALABAMA

STATE OF ALABAMA
MADISON COUNTY

I, BEN GEORGE LEWIS, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE FOREGOING IS A TRUE AND CORRECT MAP OR PLAT OF LOT 3, BLOCK 9, ACCORDING TO THE PLAT OF WOODLAND HILLS THIRD ADDITION, A RESUBDIVISION OF TRACT A IN WOODLAND HILLS SECOND ADDITION AS RECORDED IN PB 28, P 69, AS RECORDED IN PLAT BOOK 32, PAGE 48, IN THE PROBATE RECORDS OFFICE OF SAID COUNTY, ALABAMA; THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA AS ADOPTED BY THE ALABAMA SOCIETY OF PROFESSIONAL LAND SURVEYORS; THAT THERE ARE NO ENCROACHMENTS BY BUILDINGS ONTO OR FROM ADJOINING PROPERTY, THAT THERE ARE NO RIGHT-OF WAY, EASEMENTS OR JOINT DRIVEWAYS OVER OR ACROSS SAID LAND VISIBLE ON THE SURFACE, EXCEPT AS SHOWN; THAT UTILITIES WITHIN DEDICATED EASEMENTS ARE NOT NECESSARILY SHOWN; THAT NO TITLE SEARCH, TITLE OPINION, OR ABSTRACT WAS PERFORMED BY NOR PROVIDED TO LEWIS LAND, LLC FOR THE SUBJECT PROPERTY; THAT THERE MAY BE RECORDED OR UNRECORDED INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF THE SUBJECT PROPERTY; THAT FOOTINGS AND EAVE OVERHANGS ARE GENERALLY NOT SHOWN; THAT SAID PROPERTY LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF MADISON, ALABAMA; THAT THE ADDRESS, BASED ON RELIABLE SOURCES AVAILABLE TO THE UNDERSIGNED IS 143 INWOOD TRAIL, MADISON, ALABAMA; THAT SAID PROPERTY LIES IN ZONES " X " ACCORDING TO F.I.R.M. COMMUNITY-PANEL 010308 0304 E, DATED OCTOBER 2, 2014. THIS DETERMINATION WAS MADE FROM MAP OVERLAYS ONLY, NOT FROM A FIELD SURVEY.

ACCORDING TO THIS SURVEY PLOT PLAN, UNDER MY DIRECT SUPERVISION, THIS 20TH DAY OF FEBRUARY, 2024.

Ben George Lewis
BEN GEORGE LEWIS, ALABAMA PLS# 20639

Variance 1:

Commencing at NE of Lot 3 of WOODLAND HILLS THIRD ADDITION, A RESUBDIVISION OF TRACT A IN WOODLAND HILLS SECOND ADDITION AS RECORDED IN PB 28, P 69, AS RECORDED IN PLAT BOOK 32, PAGE 48, IN THE PROBATE RECORDS OFFICE OF SAID COUNTY, ALABAMA; thence North 88°45'38" West, 84.90' and South 01°14'22" West, 8.91' to the Point of Beginning; thence from the Point of Beginning, South 01°14'22" West, a distance of 6.09' to a point; thence South 88°45'38" East, distance of 16.00' to a point; thence North 01°14'22" East, a distance of 6.09' to a point; thence North 88°45'38" West, a distance of 16.00' to the Point of Beginning; said described tract containing 97.45 sq. ft., more or less.

Variance 3:

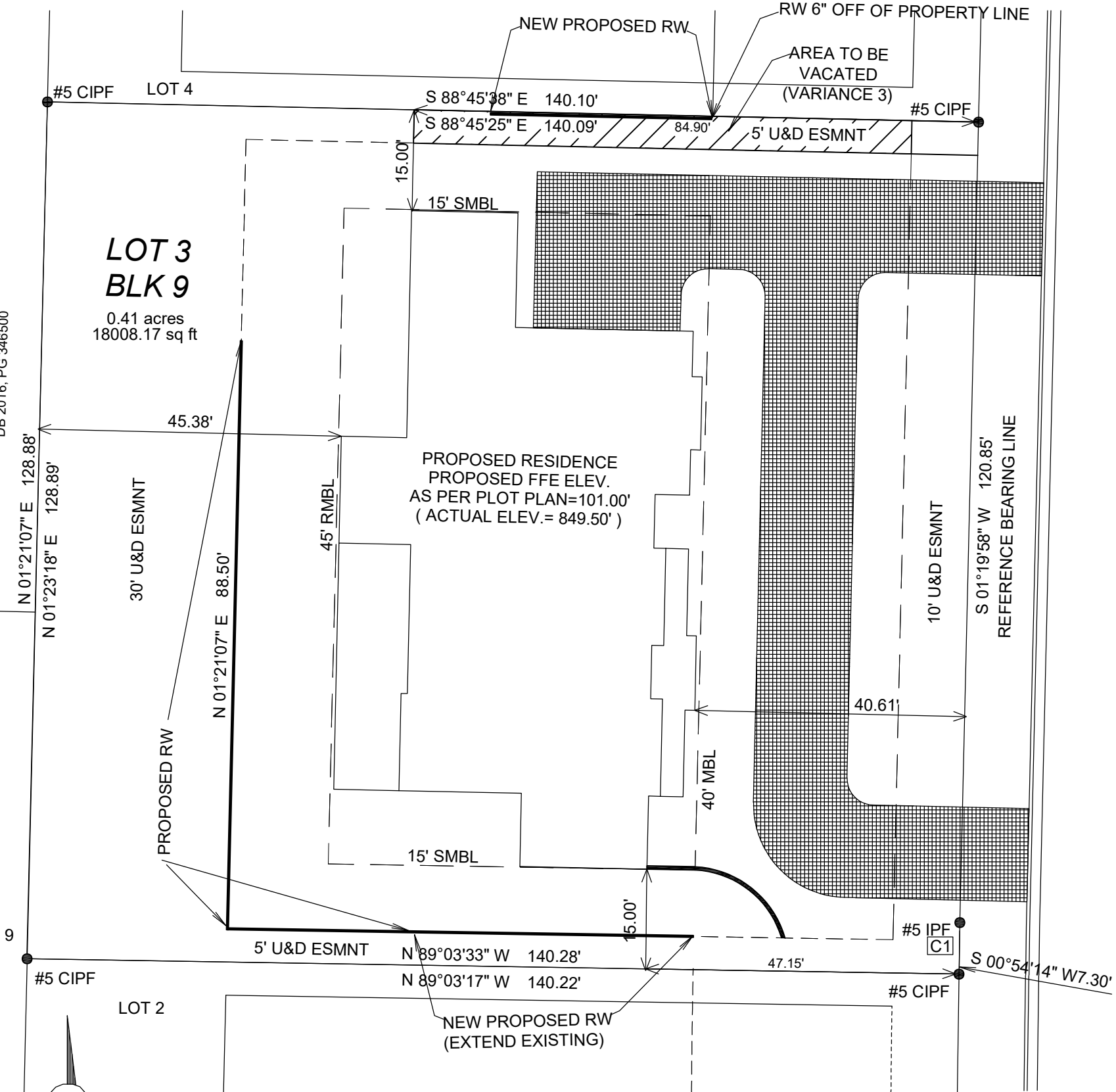
Commencing at NE of Lot 3 of WOODLAND HILLS THIRD ADDITION, A RESUBDIVISION OF TRACT A IN WOODLAND HILLS SECOND ADDITION AS RECORDED IN PB 28, P 69, AS RECORDED IN PLAT BOOK 32, PAGE 48, IN THE PROBATE RECORDS OFFICE OF SAID COUNTY, ALABAMA; thence North 88°45'38" West, 10.00' to the Point of Beginning; thence from the Point of Beginning, North 88°45'38" West, a distance of 74.90' to a point; thence South 01°14'22" West, distance of 5.00' to a point; thence South 88°45'38" East, a distance of 74.89' to a point; thence North 01°19'58" East, a distance of 5.00' to the Point of Beginning; said described tract containing 374.50 sq. ft., more or less.

Variance 2:

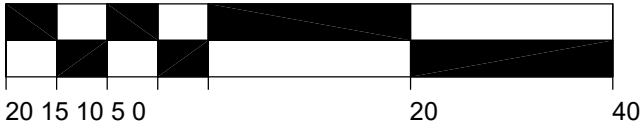
Commencing at SE of Lot 3 of WOODLAND HILLS THIRD ADDITION, A RESUBDIVISION OF TRACT A IN WOODLAND HILLS SECOND ADDITION AS RECORDED IN PB 28, P 69, AS RECORDED IN PLAT BOOK 32, PAGE 48, IN THE PROBATE RECORDS OFFICE OF SAID COUNTY, ALABAMA; thence North 88°03'47" West, 47.15' and North 00°56'43" East, 11.35' to the Point of Beginning; thence from the Point of Beginning, North 88°45'38" West, a distance of 19.13' to a point; thence North 01°14'22" East, distance of 3.55' to a point; thence South 89°03'17" East, a distance of 19.13' to a point; thence South 01°14'22" West, a distance of 3.65' to the Point of Beginning; said described tract containing 68.85 sq. ft., more or less.

MILLER BOULEVARD TRUST
PO BOX 971,
MADISON, AL 357580971
DB 2016, PG 346500

CHADRICK 4TH ADD.
PB 24, PG 9



MEASURED CURVE DATA TABLE				
Id	Delta	Radius	Chord	Ch Bear
C1	00°20'35"	1220.00'	7.30'	N 00°54'14" E



PLOT PLAN FOR: HARDIK PATEL
REQUESTED BY: HARDIK
REFERENCE: PATEL
TYPE OF PLOT: BOUNDARY / PLOT PLAN
DATE OF FIELD SURVEY: JANUARY 10, 2024
OFFICE WORK COMPLETED: MARCH 14, 2024
W.O.#143IT FIELD BK/PG 106/44 DRAWN BY: BGL

LEWIS LAND SURVEYING
2697 READY SECTION RD
TONEY, AL 35773
OFF. 1-256-759-8418 FAX. 1-256-420-2814
EMAIL: LEWISLANDLLC@GMAIL.COM

C/L INWOOD TRAIL (50' ROW)

LEGEND

- - IRON PIN FOUND.(SIZE SHOWN IS THE OUTSIDE DIAMETER.)
- - CONCRETE MONUMENT FOUND.
- ⊙ - PK NAIL FOUND.
- - #5 REBAR SET CAPPED LEWIS LAND, CA-0508-LS
- - CONCRETE MONUMENT SET STAMPED LEWIS PLS# 20639.
- ⊙ - PK NAIL SET WITH DISK STAMPED LEWIS PLS# 20639.
- △ - TRAVERSE POINT.
- - UTILITY POLE.
- U- OVERHEAD UTILITY LINE(S).
- ROW - RIGHT OF WAY.
- X-- - FENCE.
- - CONCRETE.
- () - RECORD.
- - - NOT TO SCALE.
- Ac - ACRES.
- CL - CENTERLINE.
- D.B. - DEED BOOK.
- ESMNT - EASEMENT.
- MBL - MINIMUM BUILDING LINE.
- P.B. - PLAT BOOK.
- PG. - PAGE.
- PP - PINCHED PIPE.
- RE.MON. - REFERENCE MONUMENT.
- U&D - UTILITY & DRAINAGE.

