

N 89°11'49" E
65.00'

LEGAL DESCRIPTION: LOT 13

One parcel of land in Dale County, Alabama as surveyed by Branton Land Surveyors as per plat dated May 5, 2025 and being more particularly described as follows:
COMMENCING at an existing iron pipe marking the Southeast corner of the SW¼ of the NW¼ of Section 16, T4N, R25E, Dale County, Alabama, and from said point run S 85°34'01" W along the South line of said forty a distance of 149.92 feet to an existing iron pipe on the East R/W of Jeter Drive (30' R/W); thence run N 00°12'15" W along said R/W a distance of 2.36 feet to an existing iron pipe on the North R/W of said road; thence run S 86°41'31" W along said R/W a distance of 419.14 feet to an existing iron pipe; thence run S 86°02'09" W along said R/W a distance of 241.16 feet to a set iron pipe and the POINT OF BEGINNING; thence continue S 86°02'09" W along said R/W a distance of 65.00 feet to a set iron pipe; thence departing said R/W run N 02°42'17" W a distance of 549.78 feet to a set iron pipe; thence run N 89°11'49" E a distance of 65.00 feet to a set iron pipe; thence run S 02°42'25" E a distance of 546.20 feet to the POINT OF BEGINNING. Said parcel being located in Section 16, T4N, R25E, Dale County, Alabama, and contains 0.817 acres, more or less.

LOT 13

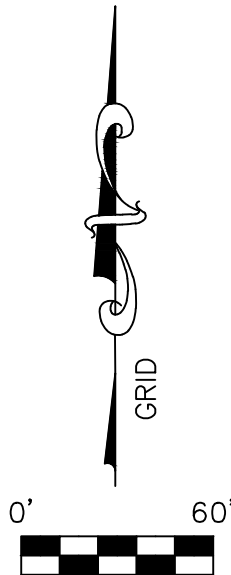
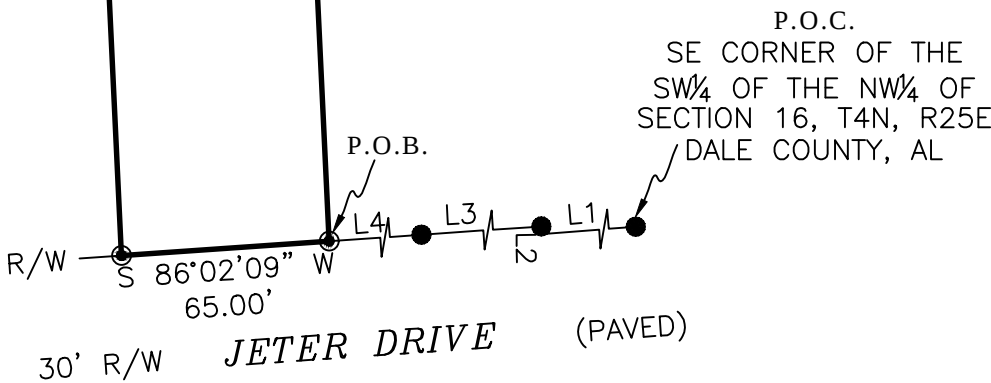
0.817 AC±
35604.9FT²±

N 02°42'17" W 549.78'
(BEARING BASE)

S 02°42'25" E 546.20'

SURVEYOR'S NOTES AND REPORT

- Bearings based on a grid bearing of North 02 degrees 42 minutes 17 seconds West along a tie to a portion of the Westerly line of the subject property from Grid North bearings based on the State Plane Coordinate System, Alabama East Zone NAD 83, by direct GPS observations, and the projection thereof.
- If no difference is shown, deed/plat call bearings and distances are the same as measured.
- Underground utilities, interior fences, roads, underground foundations, and other improvements were not located except as shown.
- Fence ties were located at points indicated on this plat. Fence may meander between these points.
- Some portions of this plat may be shown off scale for better presentation or clarity.
- Field work was completed May, 2025.
- There may be other restrictions of record not shown on this plat that may be found in the Public Records of Dale County, Alabama.
- The hereon signed surveyor has not been provided a current title opinion. There may be other recorded or unrecorded instruments or agreements that could affect the boundaries.
- This copyrighted E plat of survey is certified to and prepared for the sole and exclusive benefit for the entities and/or individuals listed hereon, on the most current date, and shall not be relied on by any other entities and/or individuals whomsoever. This drawing is invalid without surveyor's original signature and embossed seal.
- This survey does not determine ownership.
- This map is intended to be displayed at a scale of 1 inch equals 60 feet.



MEASURED LINES

LINE	BEARING	DISTANCE
L1	S 85°34'01" W	149.92'
L2	N 00°12'15" W	2.36'
L3	S 86°41'31" W	419.14'
L4	S 86°02'09" W	241.16'

LEGEND

●	SET ½" IRON PIPE AND	AC	ACRES
●	CAP STAMPED BRANTON CA75LS	DB	DEED BOOK
●	FOUND IRON PIPE/IRON ROD	DC	DEED CALL
▲	COMPUTED POINT, NOT SET	PB	PLAT BOOK
R/W	RIGHT OF WAY	P	PLAT CALL/PAGE
—E—	OVERHEAD POWER	±	MORE OR LESS
—X—	FENCE SIZE & TYPE VARY	+	BROKEN SCALE
—C—	CENTERLINE OF 10'± DIRT	P.O.C.	POINT OF COMMENCEMENT
	2 TRAIL ROAD	P.O.B.	POINT OF BEGINNING
		R	RADIUS
		Δ	DELTA ANGLE
		A	ARC LENGTH
		B	CHORD BEARING
		Ch	CHORD LENGTH
		MBL	MINIMUM BUILDING LINE



CERTIFICATION

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.

Clint J. Shelley 5-5-25
Clint J. Shelley, PLBS
Alabama Registration Number 28262-S

A BOUNDARY SURVEY FOR			
ELAN HOMES			
FOREST DRIVE		PINCKARD, AL	
SCALE 1"=60'	COUNTY OF DALE	STATE OF ALABAMA	DRAWN BY CJS
DATE 5-5-25			REVISED
BRANTON LAND SURVEYORS 2237 SOUTH OATES STREET DOTHAN, ALABAMA 36301 CERTIFICATE OF AUTHORIZATION NUMBER CA0075-LS OFFICE 334-792-7501 FAX 334-792-9496			PROJECT NUMBER 073124-3LOT13
			CRD
			FIELD BOOK
			PAGE(S)