

STATE OF ALABAMA
COUNTY OF GENEVA

PARCEL "A"

A PARCEL OF LAND LOCATED IN THE NE 1/4, OF THE SW 1/4, OF SECTION 7, T1N, R24E, GENEVA COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A CAPPED ROD SET, 27401 MARKING THE NORTHEAST CORNER OF THE NE 1/4, OF THE SW 1/4, OF SECTION 7, T1N, R24E; THENCE S00°12'51"W ALONG THE EAST LINE OF SAID FORTY A DISTANCE OF 853.33 FEET TO THE NORTH R/W OF GENEVA COUNTY ROAD 16 (80' R/W) (CRS, 27401); THENCE ALONG SAID NORTH R/W AND THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1996.96 FEET AN ARC DISTANCE OF 307.45 FEET (CHORD BEARS N86°14'45"W A DISTANCE OF 307.15 FEET) (CRS, 27401); THENCE N00°03'11"W A DISTANCE OF 210.00 FEET (CRS, 27401); THENCE S86°19'54" W A DISTANCE OF 210.00 FEET (CRS, 27401); THENCE N00°03'11"W A DISTANCE OF 626.00 FEET TO THE NORTH LINE OF THE NE 1/4, OF SECTION 7 (CRS, 27401); THENCE N88°49'38"E ALONG SAID NORTH LINE A DISTANCE OF 520.13 FEET TO THE POINT OF BEGINNING. CONTAINING 8.91 ACRES MORE OR LESS.

PARCEL "B"

A PARCEL OF LAND LOCATED IN THE NE 1/4, OF THE SW 1/4, OF SECTION 7, T1N, R24E, GENEVA COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CAPPED ROD SET, 27401 MARKING THE NORTHEAST CORNER OF THE NE 1/4, OF THE SW 1/4, OF SECTION 7, T1N, R24E; THENCE S00°12'51"W ALONG THE EAST LINE OF SAID FORTY A DISTANCE OF 853.33 FEET TO THE NORTH R/W OF GENEVA COUNTY ROAD 16 (80' R/W) (CRS, 27401); THENCE ALONG SAID NORTH R/W AND THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1996.96 FEET AN ARC DISTANCE OF 307.45 FEET (CHORD BEARS N86°14'45"W A DISTANCE OF 307.15 FEET) TO THE POINT OF BEGINNING (CRS, 27401); THENCE ALONG SAID NORTH R/W AND THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1996.96 FEET AN ARC DISTANCE OF 41.33 FEET (CHORD BEARS S88°45'03"W A DISTANCE OF 41.33 FEET); THENCE S85°44'22"W ALONG SAID NORTH R/W A DISTANCE OF 168.72 FEET (CRS, 27401); THENCE N00°03'11"W A DISTANCE OF 210.00 FEET (CRS, 27401); THENCE N86°19'54"E A DISTANCE OF 210.00 FEET (CRS, 27401); THENCE S00°03'11"E A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.01 ACRES MORE OR LESS.

PARCEL "C"

A PARCEL OF LAND LOCATED IN THE NE 1/4, OF THE SW 1/4, OF SECTION 7, T1N, R24E, GENEVA COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CAPPED ROD SET, 27401 MARKING THE NORTHEAST CORNER OF THE NE 1/4, OF THE SW 1/4, OF SECTION 7, T1N, R24E; THENCE S88°49'38"W ALONG THE NORTH LINE OF SAID FORTY A DISTANCE OF 520.13 FEET TO THE POINT OF BEGINNING (CRS, 27401); THENCE S00°03'11"E A DISTANCE OF 836.00 FEET TO THE NORTH R/W OF GENEVA COUNTY ROAD 16 (80' R/W) (CRS, 27401); THENCE S85°44'22"W ALONG SAID NORTH R/W A DISTANCE OF 215.78 FEET (CRS, 27401); THENCE N00°07'30"W A DISTANCE OF 847.61 FEET TO THE NORTH LINE OF THE NE 1/4, OF THE SW 1/4, OF SECTION 7 (CRS, 27401); THENCE N88°49'38"E ALONG SAID NORTH LINE A DISTANCE OF 216.30 FEET TO THE POINT OF BEGINNING. CONTAINING 4.17 ACRES MORE OR LESS.

NOTES

THIS SURVEY & PLAT WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH, EASEMENTS, RIGHTS-OF-WAY, AND OVERLAPPING CLOSURES, RECORDED OR UNRECORDED MAY EXIST.
NO ENCROACHMENTS AFFECT SUBJECT PROPERTY EXCEPT AS SHOWN.
THIS SURVEY WAS PREPARED FOR THE CLIENT'S USE AND PURPOSE AS SHOWN. USAGE FOR ANY OTHER PURPOSE, REPRODUCTIONS (IN WHOLE OR IN PART) SHALL NOT BE MADE WITHOUT THE EXPLICIT WRITTEN PERMISSION OF THE SURVEYOR.
THIS DRAWING DOES NOT REFLECT ANY TITLE, EASEMENT OR RIGHT-OF-WAY RESEARCH OTHER THAN WHAT IS READILY VISIBLE ON THE SURFACE OR PROVIDED BY THE CLIENT.
NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY.
PROPERTY IS SUBJECT TO ZONING SETBACKS AND RESTRICTIONS OF RECORD.
THERE ARE NO CEMETERIES OR BURIAL GROUNDS OBSERVED ON THE SUBJECT PROPERTY OR DISCLOSED TO CHARLES PARKER SURVEYING, LLC AT THE TIME OF SURVEY.
BEARINGS BASED ON NAD 83, ALABAMA EAST
FIELD WORK COMPLETED ON JANUARY 14, 2025
SURVEY BASED ON CR 1255/114 & 1022/425



LEGEND

These standard symbols will be found in the drawing.

CAL

△

CALCULATED POINT

CRS

●

1/2" REBAR SET CAPPED 27401

(R)

—x—

FENCE

(R)

—x—

RECORD MEASUREMENT

STATE OF ALABAMA
COUNTY OF GENEVA
"I, CHARLES D. PARKER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY 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."

ALABAMA
LICENSED
No. 27401
PROFESSIONAL
LAND
SURVEYOR
CHARLES D. PARKER

ELECTRONIC SIGNATURE IN SEAL
CHARLES D. PARKER, P.L.S.
ALA. REG. NO. 27401
JANUARY 14, 2025
DATE

NOT VALID WITHOUT EMBOSSED SEAL
OR ELECTRONIC SEAL WITH SIGNATURE

CHARLES PARKER SURVEYING, LLC

59 COUNTY ROAD 744 ENTERPRISE, AL 36330
PHONE: (334) 347-3074 parkersurveying@gmail.com

JOB NO.
D1071-1000

BOUNDARY SURVEY FOR
ELIJAH DIXON

SCALE: 1"=200' | DATE: JANUARY 14, 2025 | DRAWN BY: CDP | APPROVED BY: CDP | SHEET 1 OF 1

