

LEGAL DESCRIPTION (LOT 11, BLOCK A FOREST BROOK S/D)

This is Lot 11, Block A of Forest Brook Subdivision as found recorded in the Office of the Judge of Probate of Houston County, Alabama, in Plat Book 2, Page 83. Said Lot 11 also being known as 2109 Brookhill Road.

LEGAL DESCRIPTION (PARCEL 1)

A parcel of land located in Houston County, Alabama, being the West 1/2 of Maplebrook Lane as Vacated by Resolution 91-141 and being more particularly described as follows:

COMMENCING at an existing concrete monument (ECM) (4"x4") at the Northwest corner of Lot 17, Block A of Radford Place Subdivision as found recorded in the Office of the Judge of Probate of Houston County, Alabama in Plat Book 8, Page 89 and being on the South line of Forest Brook Subdivision as found recorded in said Office in Plat book 2, Page 83; thence along the South line of said Forest Brook bearing N 87°42'09" E a distance of 73.32 FT to the POINT OF BEGINNING (P.O.B.) and being the Southwest corner of a Vacated 50 FT Road as described in Resolution 91-141; thence along the West line of said Vacation bearing N 02°05'04" W a distance of 173.82 FT to a point; thence along a curve to the left on said Vacation having a delta angle of 90°02'36" with a radius of 25.00 FT an arc length of 39.29 FT with a chord bearing of N 47°03'46" W a chord distance of 35.37 FT to the North line of said Vacation; thence along the said North line bearing N 87°57'32" E a distance of 24.86 FT to an EIP (1" Crimped Pipe); thence along said North line bearing N 87°57'00" E a distance of 25.14 FT to the Northeast corner of said Vacation as marked by a set iron pin (SIP); thence along the East line of said Vacation bearing S 02°05'04" E a distance of 198.71 FT to an EIP (1/2" Pipe); thence along the South line of said Vacation bearing S 87°42'09" W a distance of 25.00 FT to the P.O.B. Said Parcel being located in the City of Dothan, Houston County, Alabama, in the Southeast 1/4 of the Northwest 1/4 of Section 29, Township 3 North, Range 27 East and containing 0.12 acres, more or less. The City of Dothan reserves a utility and drainage easement on this entire area.

LEGAL DESCRIPTION (PARCEL 2)

A parcel of land located in Houston County, Alabama, being more particularly described as follows:

BEGINNING at the existing concrete monument (ECM) (4"x4") at the Northwest corner of Lot 17, Block A of Radford Place Subdivision as found recorded in the Office of the Judge of Probate of Houston County, Alabama in Plat Book 8, Page 89 and being on the South line of Forest Brook Subdivision as found recorded in said Office in Plat book 2, Page 83; thence along said South line bearing N 87°42'09" E a distance of 73.32 FT to the Southwest corner of a Vacated 50 FT Road as described in Resolution 91-141; thence along the South line of said Vacation bearing N 87°42'09" E a distance of 25.00 FT to an existing iron pin (EIP) (1/2" Pipe); thence depart said South line of said Vacation bearing S 02°37'51" E a distance of 85.28 FT to an EIP (1/2" Pipe); thence S 87°51'45" W a distance of 98.84 FT to a set iron pin (SIP) on the East line of said Lot 17; thence along said East line bearing N 02°17'05" W a distance of 85.00 FT to the POINT OF BEGINNING. Said parcel being located in the City of Dothan, Houston County, Alabama in the Northeast 1/4 of the Southwest 1/4 of Section 29, Township 3 North, Range 27 East, and containing 0.19 acres, more or less.

SURVEYOR'S NOTES:

1. THIS SURVEY WAS PREPARED FOR THE CLIENT SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT PRIOR APPROVAL FROM THIS SURVEYOR.
2. ALL MEASUREMENTS WERE MADE ACCORDING TO THE UNITED STATES SURVEY FOOT.
3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS, AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN OR NOTED.
4. UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE APPARENT FROM A CASUAL ABOVE GROUND INSPECTION OF PREMISES ARE SHOWN.
5. SOURCE OF INFORMATION: DEEDS AS RETRIEVED; FOREST BROOK SUBDIVISION (PB 2, PG 83); RADFORD PLACE SUBDIVISION (PB 8, PG 89); RESOLUTION 91-141; EXISTING MONUMENTATION.
6. NOT ALL ENCROACHMENTS AND IMPROVEMENTS WERE LOCATED. THIS IS A BOUNDARY SURVEY ONLY.
7. LIABILITY OF THE UNDERSIGNED FOR THE SURVEY SHOWN SHALL NOT EXCEED THE AMOUNT PAID FOR THIS SURVEY.
8. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN OR NOTED.
9. EXISTING CONCRETE MONUMENTS (ECM) ARE 4"x4" UNLESS OTHERWISE LABELED. EXISTING IRON PINS (EIP) ARE AS LABELED. SET IRON PINS (SIP) ARE #4 REBAR 24" LONG WITH YELLOW CAP STAMPED CA 0621LS.
10. BUILDING LINES SHALL BE VERIFIED WITH THE CITY OF DOTHAN PLANNING AND ZONING DEPARTMENT.

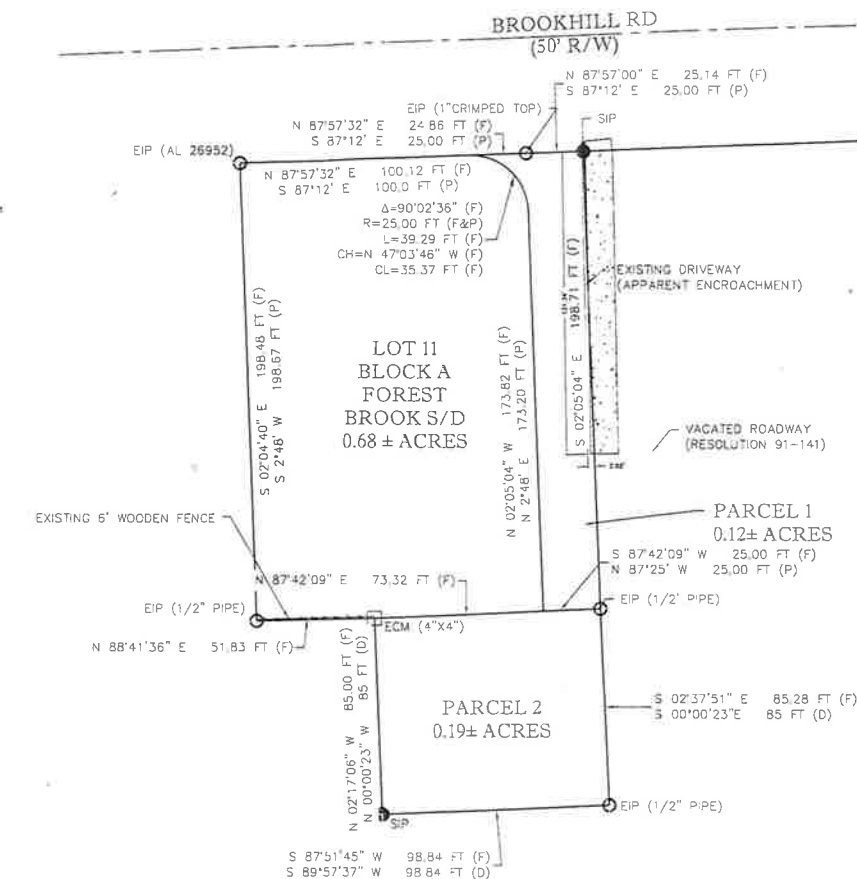
CLIENT: **ES&B ADDISON**

THIS DRAWING IS INVALID WITHOUT SURVEYOR'S SIGNATURE AND EMBOSSED SEAL.

I HEREBY STATE THAT ALL PARTS OF THIS BOUNDARY 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.

Steve Strickland
Steve Strickland
Professional Seal
L 34,229,000-S

JUNE 11, 2020
Date



LEGEND

- EIP EXISTING IRON PIN
ECM EXISTING CONCRETE MONUMENT
SIP SET IRON PIN

- ADJOINING PROPERTY LINE
 CENTERLINE OF ROAD
 EXISTING WOODEN FENCE
 PROPERTY LINE
 EXISTING CONCRETE

ABBREVIATIONS

- E---EAST
ECM---EXISTING CONCRETE MONUMENT
EIP---EXISTING IRON PIN
FB---FIELD BOOK
FT---FEET
N---NORTH
PG---PAGE
P.O.B.---POINT OF BEGINNING
P.O.C.---POINT OF COMMENCEMENT
R---RANGE
R/W---RIGHT OF WAY
SIP---SET IRON PIN
S---SOUTH
T---TOWNSHIP
W---WEST
---DEGREES
---MINUTES, FEET
---SECONDS, INCHES

GRID NORTH BASED ON THE ALABAMA STATE PLANE COORDINATE SYSTEM, EAST ZONE.



Scale 1" = 60'

PROJECT No.
1026-20

DATE: JUNE, 2020
SCALE: 1"=60'

DRAWN BY:
H. POLUMBO
APPROVED BY:
S. STRICKLAND

REVISIONS:

SURVEY DATE:
06/11/2020
FB: 19, PG: 108

A BOUNDARY SURVEY OF
2109 BROOKHILL RD
CITY OF DOTHAN
HOUSTON COUNTY, ALABAMA

NORTHSTAR
ENGINEERING SERVICES
(913) 671-8855 (615) 671-1864
2411 Hartford Hwy Dothan, AL 36015
www.northstarengineering.com

AL CERT. OF AUTH.
CA-18986, CA-0621LS
FL CERT. OF AUTH.
28312-E, 7856-S
GA CERT. OF AUTH.
003129, LS0001156
MS CERT. OF AUTH.
E-00001825

SHEET 1
OF 1