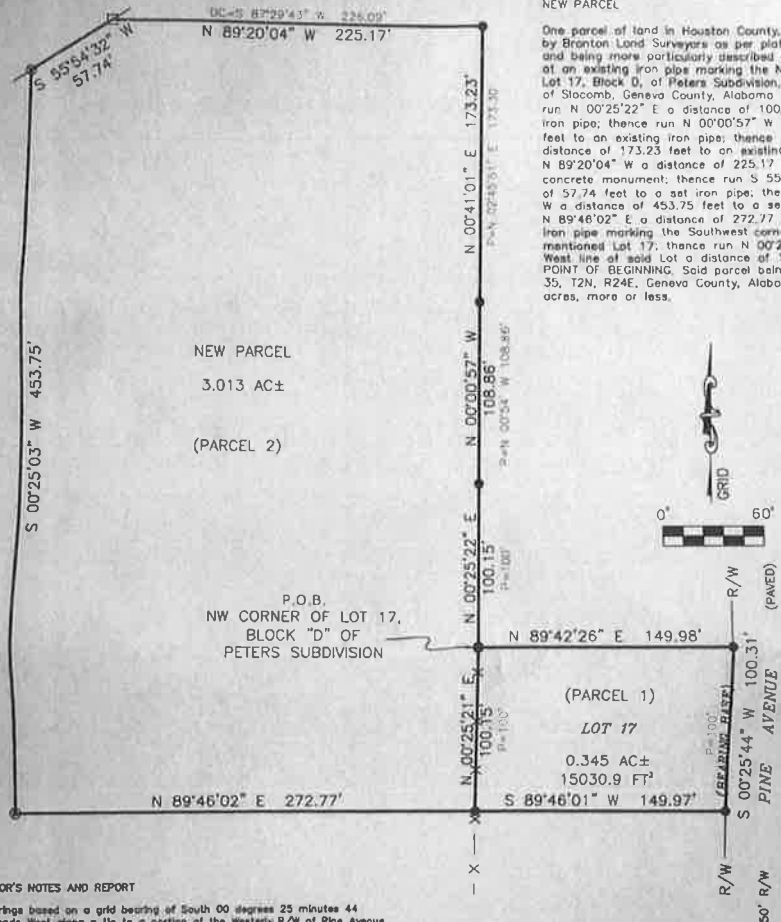


LEGAL DESCRIPTION: (PARCEL 1)
APPLICABLE PORTION OF OR 1098 P. 335

Lot 17, Block D, of Peters Subdivision, located in the City of Slocomb, Geneva County, Alabama, lying and located in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 35, Township 2 North, Range 24 East.

LEGAL DESCRIPTION: (PARCEL 2)
NEW PARCEL

One parcel of land in Houston County, Alabama as surveyed by Branton Land Surveyors as per plat dated April 24, 2023 and being more particularly described as follows: BEGINNING at an existing iron pipe marking the Northwest corner of Lot 17, Block D, of Peters Subdivision, located in the City of Slocomb, Geneva County, Alabama and from said point run N 00°25'22" E a distance of 100.15 feet to an existing iron pipe; thence run N 00°00'57" W a distance of 108.86 feet to an existing iron pipe; thence run N 00°41'01" E a distance of 173.23 feet to an existing iron pipe; thence run N 89°20'04" W a distance of 225.17 feet to an existing concrete monument; thence run S 55°54'32" W a distance of 57.74 feet to a set iron pipe; thence run S 00°25'03" W a distance of 453.75 feet to a set iron pipe; thence run N 89°46'02" E a distance of 272.77 feet to an existing iron pipe marking the Southwest corner of the above mentioned Lot 17; thence run N 00°25'21" E along the West line of said Lot a distance of 100.15 feet to the POINT OF BEGINNING. Said parcel being located in Section 35, T2N, R24E, Geneva County, Alabama, and contains 3.013 acres, more or less.



SURVEYOR'S NOTES AND REPORT

- Bearings based on a grid bearing of South 00 degrees 25 minutes 44 seconds West along a tie to a portion of the Westerly R/W of Pine Avenue (50' R/W) from Grid North bearings based on the State Plane Coordinate System, Alabama East Zone NAD 83, by direct OBS observations, and the projection thereof.
- If no difference is shown, deed/plot 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 plot may be shown off scale for better presentation or clarity.
- Field work was completed April 18, 2023.
- There may be other restrictions of record not shown on this plat that may be found in the Public Records of Geneva County, Alabama.
- The herein 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 © plot 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 whatsoever. 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.

LEGEND

⊙	SET ½" IRON PIPE AND CAP	AC	ACRES
⊙	STAMPED BRANTON CA75LS	DB	DEED BOOK
⊙	FOUND ½" IRON PIPE AND CAP	DC	DEED CALL
⊙	STAMPED BRANTON 13186	PB	PLAT BOOK
□	FOUND 4"x4" CONCRETE MONUMENT	P	PLAT CALL/PAGE
⊙	FOUND IRON PIPE/ROD/REBAR	±	MORE OR LESS
▲	COMPUTED POINT, NOT SET	+	BROKEN SCALE
R/W	RIGHT OF WAY	P.O.C.	POINT OF COMMENCEMENT
—E—	OVERHEAD POWER	P.O.B.	POINT OF BEGINNING
—X—	FENCE, TYPE AND HEIGHT VARIES	R	RADIUS
—C—	CENTERLINE OF 10'± DIRT 2 TRAIL ROAD	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.

Chris Shelby 4/24/23
Chris J. Shelby, PLS
Alabama Registration Number 28262-S

A BOUNDARY SURVEY CERTIFIED TO

JOHN GREGOREK

PINE STREET SLOCOMB, AL

Scale 1"=60' DATE 4-24-23 TOWN OF GENEVA STATE OF ALABAMA

BRANTON LAND SURVEYORS

2237 SOUTH GATES STREET DOTHAN, ALABAMA 36501

CERTIFICATE OF AUTHORIZATION NUMBER CA0075-LS

OFFICE 334-782-7501

