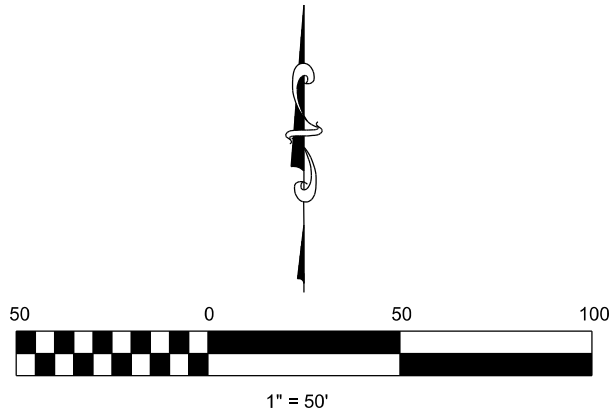


LEGEND	
PROPERTY LINE	—
RIGHT-OF-WAY	— ROW —
WOOD FENCE	— □ — □ —
WIRE FENCE	— X — X —
CHAIN LINK FENCE	— ○ — ○ —
FCM	FOUND CONCRETE MONUMENT
FIR	FOUND IRON REBAR
ROW	RIGHT OF WAY
FIP	FOUND IRON PIPE
SIR	SET IRON REBAR
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POE	POINT OF ENDING
(F)	FIELD MEASUREMENT
(P)	PLAT DIMENSION
(D)	DEED DIMENSION
●	FOUND CORNER AS NOTED
▲	CALCULATED POINT
⊙	SIR 1/2" #1082
⊠	WATER METER
▽	UTILITY POLE
○	GUY ANCHOR
○	SEWER MANHOLE



I 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 LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

W Brock Mathews 01/15/2025

W. BROCK MATHEWS, PLS
AL LIC. #28257

DATE

CERTIFICATES OF AUTHORIZATION

ALABAMA #1082-LS
ALABAMA #5223-E
FLORIDA #LB8113

1721 COUNTY ROAD 617
ENTERPRISE, AL 36330
(334) 389-1817
MATHEWS8880@GMAIL.COM



BOUNDARY SURVEY TONY COOPER & ELIZABETH THAMES

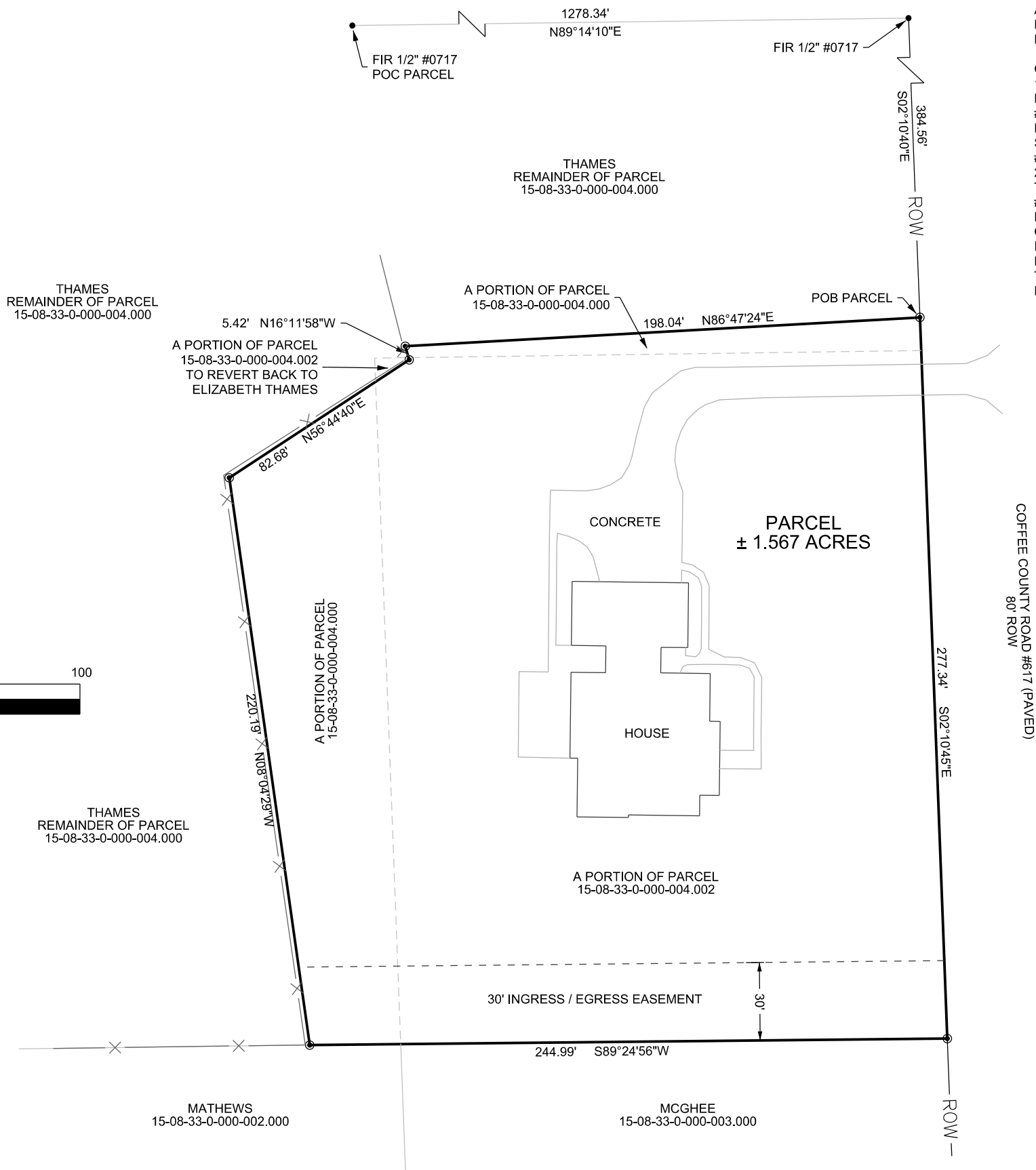
SCALE: 1" = 50' DATE: JANUARY 2025
DRAWN BY: WBM REVISED: NA
CHECKED BY: WBM FIELD BOOK: NA

24174

PARCEL DESCRIPTION (AS SURVEYED)

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 21 EAST, COFFEE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A 1/2" REBAR #0717 MARKING THE NORTHWEST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 33; THENCE N89°14'10"E A DISTANCE OF 1,278.34 FEET TO A 1/2" REBAR #0717 AND THE WEST RIGHT OF WAY OF COFFEE COUNTY ROAD #617; THENCE ALONG SAID WEST RIGHT OF WAY S02°10'40"E A DISTANCE OF 384.56 FEET TO A 1/2" REBAR #1082 AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY S02°10'45"E A DISTANCE OF 277.34 FEET TO A 1/2" REBAR #1082; THENCE DEPARTING SAID WEST RIGHT OF WAY S89°24'56"W A DISTANCE OF 244.99 FEET TO A 1/2" REBAR #1082; THENCE N08°04'29"W A DISTANCE OF 220.19 FEET TO A 1/2" REBAR #1082; THENCE N56°44'40"E A DISTANCE OF 82.68 FEET TO A 1/2" REBAR #1082; THENCE N16°11'58"W A DISTANCE OF 5.42 FEET TO A 1/2" REBAR #1082; THENCE N86°47'24"E A DISTANCE OF 198.04 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1.567 ACRES, MORE OR LESS. SAID PARCEL SUBJECT TO A 30 FEET WIDE INGRESS / EGRESS EASEMENT LYING NORTH OF THE SOUTH PROPERTY LINE AND RUNNING PARALLEL AND CONTINGENT WITH THE SOUTH PROPERTY LINE BEGINNING AT THE WEST RIGHT OF WAY OF COFFEE COUNTY ROAD #617 AND ENDING AT THE WEST PROPERTY LINE.



SURVEY REPORT:

1. BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, ALABAMA EAST ZONE, NAD 83 DATUM (ALABAMA CORS NETWORK).
2. FIELD WORK COMPLETED ON 01-15-25. SURVEY DRAFTED ON 01-15-25.
3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY ANY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. NO ENVIRONMENTAL JURISDICTION LINES HAVE BEEN DETERMINED BY THIS COMPANY.
6. INFORMATION OBTAINED FROM DEEDS OF RECORD IN THE COFFEE COUNTY COURTHOUSE.
7. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, BUT NO CERTIFICATION IS GIVEN THAT EASEMENTS, UNDERGROUND IMPROVEMENTS, ABOVE GROUND IMPROVEMENTS, OR APPARENT USES DO NOT EXIST.
8. APPARENT USES ARE SHOWN.
9. VISIBLE ENCHROACHMENTS ARE AS SHOWN. NO CERTIFICATION IS GIVEN THAT OTHERS DO NOT EXIST.
10. NOT ALL IMPROVEMENTS LOCATED.