

LEGEND

	TREE
	MAIL
	CALCULATED POINT, NO PIN SET OR FOUND
	CONCRETE MONUMENT
	CONCRETE MONUMENT WITH DISC
	EXISTING IRON PIN
	FORTY CORNER
	RAILROAD SPIKE
	CAPPED 1/2" REBAR (HOLLIS)
	CAPPED 1/2" REBAR (CA-50439-LS)
	RAILROAD TRACKS
	LINE NOT TO SCALE
	FENCE LINE
	CENTER LINE
	POWER POLE
	OVERHEAD ELECTRIC LINE



LARRY JARNIGO
ST. CLAIR & BLOUNT COUNTY, ALABAMA

JOB INFORMATION	
DRAWN BY:	ADW
CHECKED BY:	DHT
FIELD NOTES:	202505 PG. 60
SURVEY CREW:	CP, BW
SURVEY #:	S25-458
	S-T-R: 3&4-13-3

WALKER SURVEYING
COMPANY, PC

5430 OLD HIGHWAY #278E
HOKES BLUFF, AL 35903
PHONE: (256)492-7940
FAX: (256)492-8417
EMAIL:
walkersurveyingcompany@gmail.com

SURVEYOR'S NOTES:

- (1) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- (2) SINCE THE DATE OF THIS SURVEY, CONDITIONS BEYOND THE KNOWLEDGE OR CONTROL OF WALKER SURVEYING COMPANY, PC, MAY HAVE ALTERED THE VALIDITY AND CIRCUMSTANCES SHOWN OR NOTED HEREON.
- (3) DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- (4) SURVEY IS VALID ONLY IF PRINT HAS THE ORIGINAL SEAL AND SIGNATURE (IN RED INK) OF THE SURVEYOR PRESENT.
- (5) ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.
- (6) ONLY ACTS OF POSSESSION, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION BY ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREON.
- (7) THE PROPERTY LINES SHOWN ON THE SURVEY PLAT ARE BASED UPON OLD ESTABLISHED CORNERS AND ADJACENT CORNERS BETWEEN ADJOINING LAND OWNERS AND MAY NOT BE THE LINES OF THE ALIQUOT PARTS OF THE SECTION AND CARRY NO WARRANTY THAT THEY ARE THE LINES OF THE ALIQUOT PARTS OF THE SECTION.
- (8) DATE FIELD SURVEY COMPLETED (07/29/25)
- (9) DATE DRAWING COMPLETED (07/30/25)

(10) () RECORDED BEARINGS, ANGLES OR DISTANCES.

(11) POB POINT OF BEGINNING

(12) POC POINT OF COMMENCEMENT

(13) TYPE OF SURVEY: PROPERTY BOUNDARY SURVEY

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS AND PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

STATE OF ALABAMA
COUNTY OF ST. CLAIR

LEGAL DESCRIPTION:

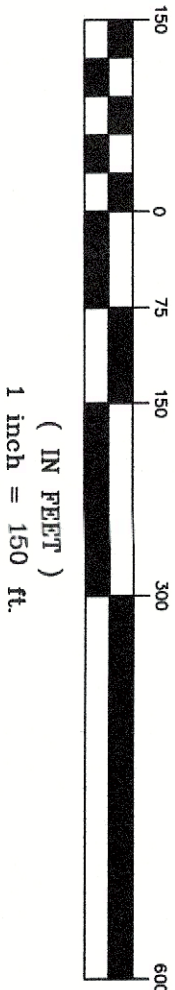
TRACT (1) COMMENCE AT A 1/2" REBAR CAPPEIDHOLLIS IN A ROCK PILE MARKING THE SE CORNER OF THE NW1/4-NW1/4 IN SECTION 3, T-13-S, R-3-E, THENCE N71°36'44"W 1923.76' TO A 1/2" REBAR CAPPEIDHOLLIS, SAID POINT BEING THE POINT OF BEGINNING, THENCE S07°11'56"W 60.99' TO A 1/2" REBAR CAPPEIDHOLLIS, THENCE S04°30'29"E 425.00' TO A 1/2" REBAR CAPPEIDHOLLIS, THENCE S04°30'29"E 499.34' TO A 1/2" REBAR CAPPEIDHOLLIS, THENCE N77°20'48"W 185.53' TO A 1/2" REBAR CAPPEIDHOLLIS, THENCE N71°09'06"W 340.53' TO A DOUBLE OAK TREE ON THE SOUTHEASTERLY R/W OF MOUNTAIN BROW DRIVE (60' R/W), THENCE N57°50'52"E 56.54' TO A POINT, THENCE N27°27'07"E 55.81' TO A POINT, THENCE N02°34'16"W 215.62' TO A POINT, THENCE N02°34'16"W 215.62' TO A POINT, THENCE N04°25'52"E 99.87' TO A 1/2" REBAR CAPPEIDCA-50439-LS AT THE INTERSECTION OF THE EASTERLY R/W OF MOUNTAIN BROW DRIVE (60' R/W) AND THE SOUTHEASTERLY R/W OF CLIFF SPRINGS ROAD (60' R/W), THENCE ALONG SAID R/W OF CLIFF SPRINGS ROAD (60' R/W) THE FOLLOWING CHORD BEARINGS AND DISTANCES: THENCE N54°34'03"E 62.41' TO A POINT, THENCE N42°19'51"E 72.93' TO A POINT, THENCE N32°51'05"E 114.09' TO A POINT, THENCE N42°33'27"E 238.06' TO A 1/2" REBAR CAPPEIDHOLLIS, THENCE LEAVING SAID R/W S71°44'27"E 129.90' TO THE POINT OF BEGINNING, CONTAINING 7.46 ACRES MORE OR LESS.

STATE OF ALABAMA
COUNTY OF BLOUNT

LEGAL DESCRIPTION:

TRACT (2) COMMENCE AT A 1/2" REBAR CAPPEIDHOLLIS IN A ROCK PILE MARKING THE SE CORNER OF THE NW1/4-NW1/4 IN SECTION 3, T-13-S, R-3-E, THENCE N71°36'44"W 1923.76' TO A 1/2" REBAR CAPPEIDHOLLIS, THENCE S07°11'56"W 60.99' TO A 1/2" REBAR CAPPEIDHOLLIS, THENCE S04°30'29"E 425.00' TO A 1/2" REBAR CAPPEIDHOLLIS, THENCE S04°30'29"E 499.34' TO A 1/2" REBAR CAPPEIDHOLLIS, THENCE S04°28'18"E 41.70' TO A 1/2" REBAR SAID POINT BEING THE POINT OF BEGINNING, THENCE S01°11'02"W 160.20' TO A 1/2" REBAR (CAP DESTROYED), THENCE S01°11'02"W 681.14' TO A 1/2" REBAR (CAP DESTROYED), THENCE N88°35'44"W 821.41' TO A 1/2" REBAR (CAP DESTROYED), THENCE N01°39'11"E 736.28' TO A POINT, THENCE N19°05'56"E 60.24' TO A POINT, THENCE N44°25'58"E 52.73' TO A POINT, THENCE N56°30'22"E 279.05' TO A 1/2" REBAR CAPPEIDHOLLIS, THENCE LEAVING SAID R/W S71°08'16"E 372.15' TO THE POINT OF BEGINNING, CONTAINING 17.35 ACRES MORE OR LESS.

GRAPHIC SCALE



GRID NORTH & BEARINGS SHOWN ARE IN REFERENCE TO NAD83 ALABAMA EAST ZONE STATE PLANE COORDINATES ESTABLISHED BY STATIC GPS, RTK, GPS AND CONVENTIONAL SURVEYING METHODS.

ALABAMA EAST ZONE GRID