



#### SURVEYOR'S NOTES AND REPORT

1. Bearings based on a grid bearing of South 51 degrees 18 minutes 50 seconds West along a tie to a portion of the Southerly R/W County Road 92 (80' R/W) from Grid North bearings based on the State Plane Coordinate System, Alabama East Zone NAD 83, by direct GPS observations, and the projection thereof.
2. If no difference is shown, deed/plat call bearings and distances are the same as measured.
3. Underground utilities, interior fences, roads, underground foundations, and other improvements were not located except as shown.
4. Fence ties were located at points indicated on this plat. Fence may meander between these points.
5. Some portions of this plot may be shown off scale for better presentation or clarity.
6. Field work was completed April, 2023.
7. There may be other restrictions of record not shown on this plat that may be found in the Public Records of Geneva County, Alabama.
8. The hereon 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.
9. This copyrighted © plat 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.
10. This survey does not determine ownership.
11. This map is intended to be displayed at a scale of 1 inch equals 100 feet.



NEW PARCEL

(LOT 3)

5.814 AC±

#### LEGAL DESCRIPTION: NEW PARCEL (LOT 3)

One parcel of land in Geneva County, Alabama as surveyed by Branton Land Surveyors as per plat dated April 25, 2023 and being more particularly described as follows: COMMENCING at an existing iron pipe marking the intersection of the Southwesterly maintained R/W of Tim Helms Road and the Southerly R/W of County Road 92 (80' R/W) and from said point run along the last mentioned R/W and curve turning to the left with an arc length of 82.15 feet, with a radius of 1484.18 feet, with a chord bearing of S 52°54'47\"/>

#### LEGEND

●	SET 1/2\"	AC	ACRES
●	CAP STAMPED BRANTON CA75LS	DB	DEED BOOK
●	FOUND IRON PIPE/IRON ROD	DC	DEED CALL
■	FOUND 6\"	PB	PLAT BOOK
▲	MONUMENT R/W MONUMENT	P	PLAT CALL/PAGE
▲	COMPUTED POINT, NOT SET	±	MORE OR LESS
▲	RIGHT OF WAY	+	BROKEN SCALE
—C—	CENTERLINE OF 10'± DIRT	P.O.C.	POINT OF COMMENCEMENT
	Z TRAIL ROAD	P.O.B.	POINT OF BEGINNING
		R	RADIUS
		Δ	DELTA ANGLE
		A	ARC LENGTH
		B	CHORD BEARING
		Ch	CHORD LENGTH
		MBL	MINIMUM BUILDING LINE

#### MEASURED CURVE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1484.18'	82.15'	82.14'	S 52°54'47\"	3°10'17\"



#### 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.

*Clint J. Shelley* 4-25-23  
Clint J. Shelley, PLS  
Alabama Registration Number 28262-S

#### A BOUNDARY SURVEY CERTIFIED TO

**JOEY MERRITT**

COUNTY ROAD 92		SLOCUMB, ALABAMA	
SCALE 1"=100'	COUNTY OF GENEVA	STATE OF ALABAMA	OWNER BY CJS
DATE 4-25-23	PROJECT NUMBER 030723-1LOT 3		OWNER
BRANTON LAND SURVEYORS 2237 SOUTH OATES STREET DOTHAN, ALABAMA 36301 CERTIFICATE OF AUTHORIZATION NUMBER CA0075-LS OFFICE 334-792-7501		FIELD BOOK	
		PHOTO	