



**LEGAL DESCRIPTION: NEW PARCEL 1**

One parcel of land in Geneva County, Alabama as surveyed by Branton Land Surveyors as per plat dated December 29, 2025 and being more particularly described as follows: COMMENCING at an existing iron pipe marking the Northeast corner of the W<sup>1</sup>/<sub>2</sub> of the SE<sup>1</sup>/<sub>4</sub> of the SE<sup>1</sup>/<sub>4</sub> of Section 34, T1N, R24E, Geneva County, Alabama and from said point run S 89°50'11" W along the North line of said S<sup>1</sup>/<sub>2</sub> of the SE<sup>1</sup>/<sub>4</sub> a distance of 732.76 feet to a set iron pipe and the POINT OF BEGINNING; thence continue S 89°50'11" W along said line a distance of 1036.50 feet to an existing iron pipe; thence run S 27°37'19" E a distance of 815.76 feet to an existing iron pipe; thence run S 42°39'27" E a distance of 417.02 feet to a point on the Northerly R/W of Geneva County Road 4 (80' R/W); thence run along said R/W and curve turning to the right with an arc length of 29.96 feet, with a radius of 3535.34 feet, with a chord bearing of S 86°48'54" E, with a chord length of 29.96 feet to a set iron witness pipe; thence run along said R/W and curve turning to the right with an arc length of 335.11 feet, with a radius of 3535.34 feet, with a chord bearing of S 83°51'25" E, with a chord length of 334.98 feet to a set iron pipe; thence departing said R/W run N 03°34'14" W a distance of 539.46 feet to a set iron pipe; thence run N 04°58'50" E a distance of 533.54 feet to the POINT OF BEGINNING. Said parcel being located in Section 34, T1N, R24E, and Section 15, T7N, R14W, Geneva County, Alabama, and contains 17.229 acres, more or less.

**LEGAL DESCRIPTION: NEW PARCEL 2**

One parcel of land in Geneva County, Alabama as surveyed by Branton Land Surveyors as per plat dated December 29, 2025 and being more particularly described as follows: BEGINNING at an existing iron pipe marking the Northeast corner of the S<sup>1</sup>/<sub>2</sub> of the SE<sup>1</sup>/<sub>4</sub> of the SE<sup>1</sup>/<sub>4</sub> of Section 34, T1N, R24E, Geneva County, Alabama and from said point run S 00°19'13" W a distance of 214.70 feet to an existing iron pipe; thence run S 33°26'41" W a distance of 120.91 feet to an existing iron pipe; thence run S 15°39'01" W a distance of 687.48 feet to an existing iron pipe; thence run S 24°52'18" W a distance of 228.90 feet to an existing iron pipe on the Northerly R/W of Geneva County Road 4 (80' R/W); thence run N 76°23'37" W along said R/W a distance of 23.73 feet to an existing concrete monument; thence run along said R/W and curve turning to the left with an arc length of 300.38 feet, with a radius of 3535.34 feet, with a chord bearing of N 78°42'26" W, with a chord length of 300.29 feet to a set iron pipe; thence departing said R/W run N 03°34'14" W a distance of 539.46 feet to a set iron pipe; thence run N 04°58'50" E a distance of 533.54 feet to a set iron pipe on the North line of the above mentioned S<sup>1</sup>/<sub>2</sub> of the SE<sup>1</sup>/<sub>4</sub> of the SE<sup>1</sup>/<sub>4</sub>; thence run N 89°50'11" E along said line a distance of 732.76 feet to the POINT OF BEGINNING. Said parcel being located in Section 34, T1N, R24E, and Section 15, T7N, R14W, Geneva County, Alabama, and contains 14.108 acres, more or less.

**SURVEYOR'S NOTES AND REPORT**

- Bearings based on a grid bearing of South 00 degrees 19 minutes 13 seconds West along a tie to a portion of the East line of Section 16, Township 7 North, Range 14W, Geneva County, Alabama from Grid North bearings based on the State Plane Coordinate System, Alabama East Zone NAD 83, by direct GPS observations, and the projection thereof.
- If no difference is shown, deed/plat 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 plat may be shown off scale for better presentation or clarity.
- Field work was completed December 22, 2025.
- 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 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.
- 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 whomsoever. 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 200 feet.

**MEASURED CURVES**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3535.34'	300.38'	300.29'	N 78°42'26" W	4°52'06"
C2	3535.34'	29.96'	29.96'	S 86°48'54" E	0°29'08"
C3	3535.34'	335.11'	334.98'	S 83°51'25" E	5°25'51"

**MEASURED CALLS**

LINE	BEARING	DISTANCE
L1	S 00°19'13" W	214.70'
L2	S 33°26'41" W	120.91'
L3	N 58°04'13" W	92.33'
L4	S 24°52'18" W	228.90'
L5	N 76°23'37" W	23.73'

**DEED CALLS**

LINE	BEARING	DISTANCE
L1	S 00°24'45" W	214.46'
L2	S 33°14'36" W	121.10'
L3	N 58°02'31" W	92.43'
L4	S 24°51'07" W	229.00'
L5	N 76°01'53" W	23.91'

**DEED CURVE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1-C3	3535.34'	665.45'	664.47'	N 81°40'36" W	

**LEGEND**

●	SET 1/2" IRON PIPE AND CAP	AC	ACRES
⊙	STAMPED BRANTON CA75LS	DB	DEED BOOK
⊙	FOUND 1/2" IRON PIPE AND CAP	DC	DEED CALL
○	STAMPED BRANTON 13186	PB	PLAT BOOK
○	FOUND 1/2" IRON PIPE AND CAP	P	PLAT CALL/PAGE
○	STAMPED CA 0086	±	MORE OR LESS
●	FOUND 1/2" IRON PIPE	±	BROKEN SCALE
▲	COMPUTED POINT, NOT SET	P.O.C.	POINT OF COMMENCEMENT
R/W	RIGHT OF WAY	P.O.B.	POINT OF BEGINNING
-E-	OVERHEAD POWER	R	RADIUS
-X-	4' WIRE FENCE, TYPE VARIES	Δ	DELTA ANGLE
-C-	CENTERLINE OF 10± DIRT	A	ARC LENGTH
-CL-	2 TRAIL ROAD	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.

Clint J. Shelley, PLS  
Alabama Registration Number 28262-S

A BOUNDARY SURVEY CERTIFIED TO			
<b>SPENCER PETERS</b>			
E. COUNTY ROAD 4		HARTFORD, ALABAMA	
SCALE 1"=200'	COUNTY OF GENEVA	STATE OF ALABAMA	DRAWN BY AES
DATE 12-29-25			REVISED
BRANTON LAND SURVEYORS 2237 SOUTH OATES STREET DOTHAN, ALABAMA 36301 CERTIFICATE OF AUTHORIZATION NUMBER CA0075-LS OFFICE 334-792-7501			PROJECT NUMBER 121925-1
			CRD NUMBER 012021-9
			FIELD BOOK
PAGE(S)			