

Prepared For:
Justin Piche
County Road #1865
Arab, AL 35016

LEGAL DESCRIPTION – PARCEL 1

Beginning at a 3/4" pipe marking the Northeast corner of Section 10, Township 9 South, Range 1 East, run North 89°47'20" West a distance of 24.74 feet to an iron rod set, said iron being a 1/2" rebar with plastic cap stamped "B MEANS LS 27727";
thence continue North 89°47'20" West a distance of 699.44 feet to a 5/8" rebar;
thence North 00°58'05" East a distance of 189.01 feet to a 1/2" rebar (disturbed);
thence South 89°59'53" West a distance of 1046.83 feet to an iron set;
thence continue South 89°59'53" West a distance of 60.00 feet to a point in the center of a creek;
thence along said center of creek the following courses:
thence South 33°03'20" West a distance of 53.61 feet to a point;
thence South 47°33'45" West a distance of 56.03 feet to a point;
thence South 37°22'05" West a distance of 52.14 feet to a point;
thence South 21°32'08" West a distance of 41.37 feet to a point;
thence South 36°42'41" West a distance of 23.94 feet to a point;
thence South 18°26'53" West a distance of 154.08 feet to a point;
thence leaving said center of creek South 89°34'06" East a distance of 60.00 feet to an iron rod set;
thence continue South 89°34'06" East a distance of 1985.70 feet to an iron rod set;
thence continue South 89°34'06" East a distance of 20.91 feet to a point in the east line of said Section 10;
thence along said east line North 00°39'41" East a distance of 151.53 feet to the point of beginning.
Said parcel containing 11.77 acres, more or less, being a portion of the SE 1/4 of Section 3, and also a portion of the North 1/2 of the NE 1/4 of Section 10, all in Township 9 South, Range 1 East, Cullman County, Alabama.

SUBJECT TO right-of-way and/or easement for public road along east boundary of the above described property.

LEGAL DESCRIPTION – PARCEL 2

Commencing at a 3/4" pipe marking the Northeast corner of Section 10, Township 9 South, Range 1 East, run along the east line thereof South 00°39'41" West a distance of 151.53 feet to the point of beginning;
thence leaving said east line North 89°34'06" West a distance of 20.91 feet to an iron rod set, said iron being a 1/2" rebar with plastic cap stamped "B MEANS LS 27727";
thence continue North 89°34'06" West a distance of 1925.70 feet to an iron rod set;
thence continue North 89°34'06" West a distance of 60.00 feet to a point in the center of a creek;
thence along said center of creek the following courses:
thence South 18°26'53" West a distance of 103.15 feet to a point;
thence South 03°22'53" West a distance of 154.11 feet to a point;
thence leaving said center of creek South 89°34'06" East a distance of 60.00 feet to an iron rod set;
thence continue South 89°34'06" East a distance of 1968.38 feet to an iron rod set;
thence continue South 89°34'06" East a distance of 17.03 feet to a point in the east line of said Section 10;
thence along said east line North 00°39'41" East a distance of 252.00 feet to the point of beginning.
Said parcel containing 11.77 acres, more or less, and being a portion of the North 1/2 of the NE 1/4 of Section 10, Township 9 South, Range 1 East, Cullman County, Alabama.

SUBJECT TO right-of-way and/or easement for public road along east boundary of the above described property.

LEGAL DESCRIPTION – PARCEL 3

Commencing at a 3/4" pipe marking the Northeast corner of Section 10, Township 9 South, Range 1 East, run along the east line thereof South 00°39'41" West a distance of 403.53 feet to the point of beginning;
thence leaving said east line North 89°34'06" West a distance of 17.03 feet to an iron rod set, said iron being a 1/2" rebar with plastic cap stamped "B MEANS LS 27727";
thence continue North 89°34'06" West a distance of 1968.38 feet to an iron rod set;
thence continue North 89°34'06" West a distance of 60.00 feet to a point in the center of a creek;
thence along said center of creek the following courses:
thence South 03°22'53" West a distance of 25.39 feet to a point;
thence South 24°57'07" East a distance of 166.60 feet to a point;
thence South 40°48'07" East a distance of 109.20 feet to a point;
thence leaving said center of creek South 89°34'06" East a distance of 60.00 feet to an iron rod set;
thence continue South 89°34'06" East a distance of 1821.75 feet to an iron rod set;
thence continue South 89°34'06" East a distance of 20.56 feet to a 1/2" rebar (disturbed) on the east line of said Section 10;
thence along said east line North 00°39'41" East a distance of 258.00 feet to the point of beginning.
Said parcel containing 11.79 acres, more or less, and being a portion of the North 1/2 of the NE 1/4 of Section 10, Township 9 South, Range 1 East, Cullman County, Alabama.

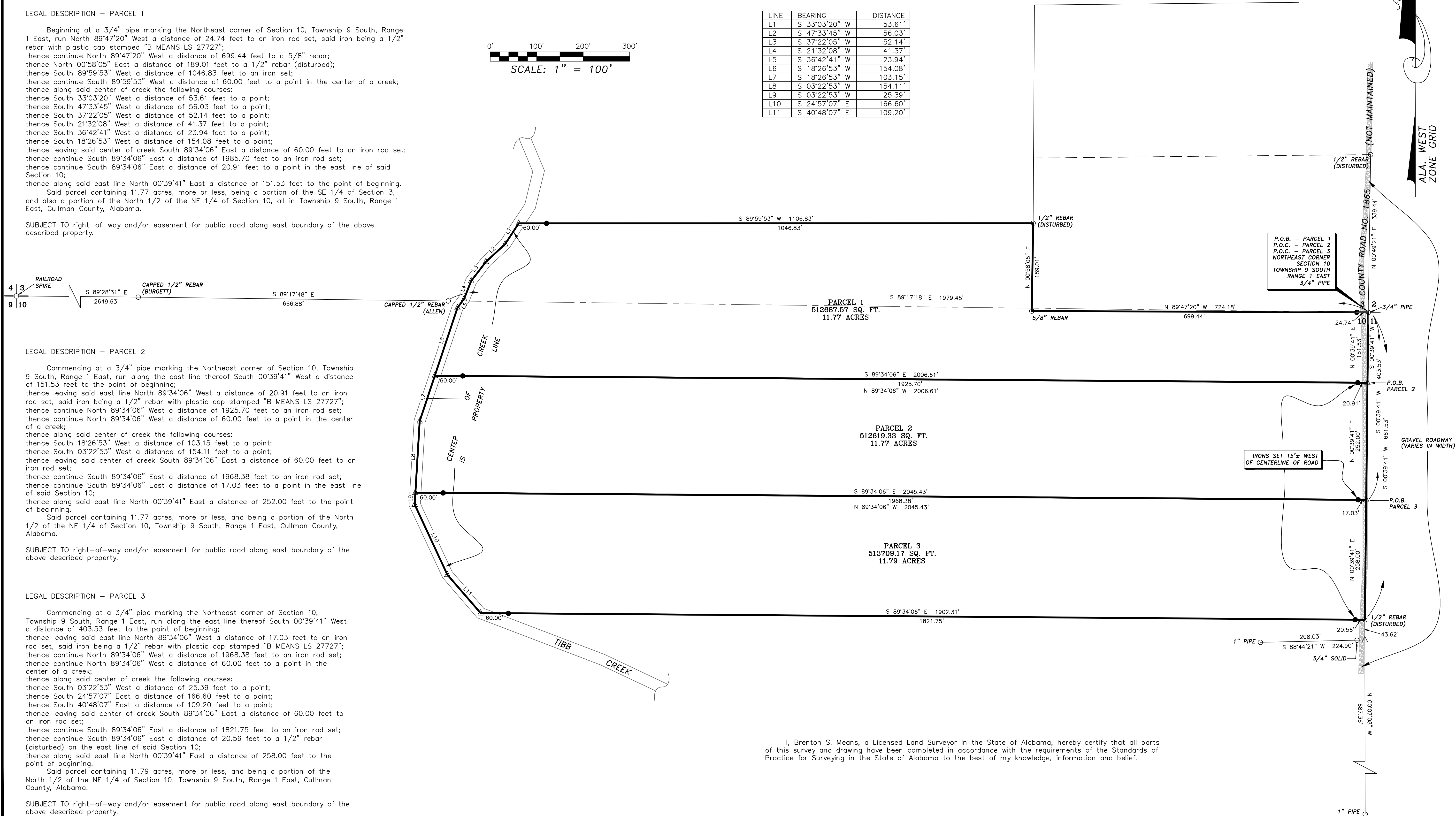
SUBJECT TO right-of-way and/or easement for public road along east boundary of the above described property.

SURVEYOR'S NOTES:

1. Surveyor has made no independent search for easements of record, encumbrances, restrictive covenants, evidence of ownership through title, nor any other facts which an accurate and current title search may disclose.
2. All buildings, surface and subsurface improvements on and adjacent to the property are not necessarily shown.
3. 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.
4. The property lines shown on the survey plat are based upon old established corners and agreed upon corners between adjoining land owners and may or may not be the lines of the aliquot parts of the section and carry no warranty that they are such lines of the aliquot parts of the section.
5. Since the date of this survey, conditions beyond the knowledge or control of Brent Means Land Surveying may have altered the validity and circumstances shown or noted on this plat.

SURVEYOR'S NOTES (CONT'D):

6. Declaration is made to the original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.
7. This survey is valid only if print has the original seal and signature (red ink) of the surveyor present.
8. DATE FIELD SURVEY COMPLETED: (6/13/2023)
9. DATE DRAWING COMPLETED: (6/19/2023)
10. () RECORDED BEARINGS, ANGLES, OR DISTANCES
11. POB POINT OF BEGINNING
12. POC POINT OF COMMENCEMENT



I, Brenton S. Means, a Licensed Land Surveyor in the State of Alabama, hereby certify that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

TYPE OF SURVEY:
PARCEL SPLIT



BRENTON S. MEANS, PLS
AL. LICENSE NO. 27727

BRENT MEANS LAND SURVEYING, LLC

BOUNDARY SURVEYS / MORTGAGE SURVEYS / PERCOLATION TESTS

TOPOGRAPHIC SURVEYS / SUBDIVISION AND CONSTRUCTION LAYOUT

P.O. BOX 1964

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brentmeanslandsurveying.com

GADSDEN, AL 35902

LEGEND

○	IRON FOUND
●	CAPPED 1/2" REBAR SET STAMPED "B MEANS LS 27727"
⦿	MAGNETIC NAIL FOUND OR SET
□	CONCRETE MONUMENT OR ROCK CORNER FOUND
△	CALCULATED POINT
⊙	SEE SPECIAL NOTE CORRESPONDING TO LETTER IN CIRCLE
—X—	CHAIN LINK FENCE
⊞	WOOD PRIVACY FENCE
▧	AWNING
▨	ASPHALT PAVEMENT
▩	CONCRETE PAVEMENT
▪	CHERT AND/OR GRAVEL

SURVEY INFO

SURVEY #: S23-114

SURVEY CREW: BM,RC,HP

DRAWN BY: BSM

CHECKED BY: BSM

FIELD BOOK: #2022/03

PAGE(S): 79

CONTROL FILE:

REVISIONS: