

SECTION 23 TOWNSHIP 22 SOUTH, RANGE 6 WEST
BIBB COUNTY, ALABAMA



PARCEL 16

N 89°52'35" E
849.09'

HIGHPOINTE PROPERTIES
PARCEL 15
9.08 ACRES

P.O.C.
NE CORNER OF THE
NW 1/4 OF THE NE 1/4
SECTION 23, T-22-S, R-6-W
BIBB COUNTY, AL

NE-SW-23

412.64'
S 02°41'34" W

816.42'
S 88°32'14" W

PARCEL 14

N 01°27'08" W
471.36'
R.O.W.

DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 6 WEST, BIBB COUNTY, ALABAMA CONTAINING 9.08 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO LOCATE THE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 6 WEST, BIBB COUNTY, ALABAMA; THENCE S00°00'00"E, ON THE EAST BOUNDARY OF SAID QUARTER-QUARTER AND A PROLONGATION THEREOF, A DISTANCE OF 3776.55 FEET TO A POINT; THENCE N90°00'00"W A DISTANCE OF 1332.77 TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; SAID POINT BEING ON THE WEST RIGHT-OF-WAY OF TRUMAN - ALDRICH PARKWAY; THENCE N84°48'04"W A DISTANCE OF 274.21 FEET TO A POINT; THENCE S88°32'14"W A DISTANCE OF 816.42 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF ALABAMA HIGHWAY 5; THENCE N01°27'08"W, ON SAID EAST RIGHT-OF-WAY, A DISTANCE OF 471.36 FEET TO A POINT; THENCE N89°52'35"E A DISTANCE OF 849.09 FEET TO A POINT; THENCE S02°41'34"W A DISTANCE OF 412.64 FEET TO A POINT; THENCE S84°48'04"E A DISTANCE OF 277.32 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF TRUMAN - ALDRICH PARKWAY; THENCE S06°44'40"W, ON SAID WEST RIGHT-OF-WAY, ON A CURVE TO THE LEFT WITH A RADIUS OF 741.80 FEET AND A DELTA ANGLE OF 03°05'28", A CHORD DISTANCE OF 40.01 FEET TO THE POINT OF BEGINNING.

GENERAL NOTES:

- THIS SURVEY AND DRAWING WAS COMPLETED WITHOUT BENEFIT OF A TITLE SEARCH OR OPINION. THEREFORE THERE MAY BE EASEMENTS AND RIGHTS-OF-WAYS WHICH ARE NOT SHOWN ON THIS DRAWING.
- THERE WAS NO REQUEST FOR OR ATTEMPT MADE TO LOCATE OR SHOW ANY SUB-SURFACE FEATURES OR UTILITIES AT THE TIME OF THIS SURVEY.
- BEARINGS ARE BASED ON NAD 83 ALABAMA WEST STATE PLANE COORDINATES.

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

SURVEYOR'S SIGNATURE:

Kenneth E. Herring
KENNETH HERRING AL. LICENSE NO. 21463

DATE: 08-05-2024

LEGEND

- PROPERTY CORNER FOUND
- ▲ REBAR AND CAP SET
- CALCULATED POINT (NOT FOUND)
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- ROW RIGHT-OF-WAY



thompson
ENGINEERING
2900 8TH STREET
TUSCALOOSA, AL 35475
(205) 759-3221

JOB NO.: 23-1122-0036
DRAWING NO.:
DRAWN BY: KEH
CHECKED BY: BKF
DATE: 08-05-2024
SCALE: 1"=200'
SOURCE OF INFO: DEEDS

Parcel 15.dwg

BOUNDARY SURVEY
FOR
HIGHPOINTE PROPERTIES