STATE OF ALABAMA
COUNTY OF ST. CLAIR

LEGAL DESCRIPTION:

TRACT (1): COMMENCE AT A 1/2" REBAR CAPPED(CA-497-LS) MARKING THE SW CORNER OF LOT 18, OF MOUNTAIN TERRACE SUBDIVISION, AS RECORDED IN PLAT BOOK "2003", PAGE 6, SLIDE "A109", PAGE 8 IN THE PROBATE OFFICE OF ST. CLAIR COUNTY, ALABAMA, THENCE N47°57'52"E 861.25' ALONG THE SOUTHEAST LINE OF SAID SUBDIVISION TO A 1/2" REBAR CAPPED(CA-497-LS) ALSO BEING THE POINT OF BEGINNING, THENCE CONTINUE N47°57'52"E 634.03' ALONG SAID SUBDIVISION LINE TO A 1/2" REBAR CAPPED(LS#21183), THENCE LEAVING SAID SUBDIVISION LINE S00°27'22"W 508.96' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE N89°33'11"W 325.00' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE N60°04'11"W 163.80' TO THE POINT OF BEGINNING, CONTAINING 3.03 ACRES MORE OR LESS.

TRACT (2): BEGIN AT A 1/2" REBAR CAPPED(CA-497-LS) MARKING THE SW CORNER OF LOT 18, OF MOUNTAIN TERRACE SUBDIVISION, AS RECORDED IN PLAT BOOK "2003", PAGE 6, SLIDE "A109", PAGE 8 IN THE PROBATE OFFICE OF ST. CLAIR COUNTY, ALABAMA, THENCE N47°57'52"E 861.25' ALONG THE SOUTHEAST LINE OF SAID SUBDIVISION TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE LEAVING SAID SUBDIVISION LINE S60°04'11"E 163.80' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE S16°51'31"W 375.39' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE S74°44'19"E 326.14' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE S16°59'13"W 311.16' TO A 1/2" REBAR CAPPED(LS#21183), THENCE S00°42'53"E 200.00' TO A 1/2" REBAR CAPPED(LS#21183), THENCE N89°33'18"W 1296.55' TO A 1/2" REBAR CAPPED(LS#21183) ON THE SOUTHEAST LINE OF SAID MOUNTAIN TERRACE SUBDIVISION, THENCE N41°51'43"E 553.78' ALONG SAID SUBDIVISION LINE TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE N47°57'52"E 37.65' ALONG SAID SUBDIVISION LINE TO THE POINT OF BEGINNING, CONTAINING 17.25 ACRES MORE OR LESS.

SAID TRACT (1) & TRACT (2) BEING SUBJECT TO THE FOLLOWING DESCRIBED ACCESS EASEMENTS:

EASEMENT #1: COMMENCE A 1/2" REBAR CAPPED(CA-497-LS) MARKING THE SW CORNER OF LOT 18, OF MOUNTAIN TERRACE SUBDIVISION, AS RECORDED IN PLAT BOOK "2003", PAGE 6, SLIDE "A109", PAGE 8 IN THE PROBATE OFFICE OF ST. CLAIR COUNTY, ALABAMA, THENCE S47°57'52"W 37.65' ALONG THE SOUTHEAST LINE OF SAID SUBDIVISION TO A 1/2" REBAR CAPPED(CA-497-LS) ALSO BEING THE POINT OF BEGINNING, THENCE INCLUDING 30' TO EACH SIDE OF THE FOLLOWING DESCRIBED LINE: N79°12'55"W 110.38' TO A 1/2" REBAR CAPPED(LS#21183),THENCE ALONG A CURVE HAVING A RADIUS OF 265.00' AND A CHORD BEARING AND DISTANCE OF N68°43'51"W 96.44' TO A 1/2" REBAR CAPPED(LS#21183), THENCE N58°14'48"W 160.22' TO A 1/2" REBAR CAPPED(LS#21183), THENCE ALONG A CURVE HAVING A RADIUS OF 115.00' AND A CHORD BEARING AND DISTANCE OF N49°34'17"W 34.69' TO A 1/2" REBAR CAPPED(LS#21183), THENCE N40°53'45"W 47.72' TO A 1/2" REBAR CAPPED(LS#21183) ON THE SOUTHEASTERLY R/W MOUNTAIN TERRACE DRIVE (60' R/W) ALSO BEING THE END OF SAID EASEMENT.

EASEMENT #2: COMMENCE A 1/2" REBAR CAPPED(CA-497-LS) MARKING THE SW CORNER OF LOT 18, OF MOUNTAIN TERRACE SUBDIVISION, AS RECORDED IN PLAT BOOK "2003", PAGE 6, SLIDE "A109", PAGE 8 IN THE PROBATE OFFICE OF ST. CLAIR COUNTY, ALABAMA, THENCE S47°57'52"W 37.65' ALONG THE SOUTHEAST LINE OF SAID SUBDIVISION TO A 1/2" REBAR CAPPED(CA-497-LS) ALSO BEING THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID SUBDIVISION LINE AND INCLUDING 30' TO THE SOUTHEAST OF THE FOLLOWING DESCRIBED LINE N47°57'52"E 37.65' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE CONTINUE N47°57'52"E 861.25' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE INCLUDING 30' TO THE SOUTHWEST OF THE FOLLOWING DESCRIBED LINE S60°04'11"E 163.80' TO A 1/2" REBAR CAPPED(CA-497-LS) ALSO BEING THE END OF SAID EASEMENT.

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 LARRY WALKER LAND SURVEYING, INC. 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 AGREED 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 THE LINES OF THE ALIQUOT PARTS OF THE SECTION.

(8): DATE FIELD SURVEY COMPLETED (07/01/09)

(9): DATE DRAWING COMPLETED (07/02/09)

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

(11): POB POINT OF BEGINNING

(12): POC POINT OF COMMENCEMENT

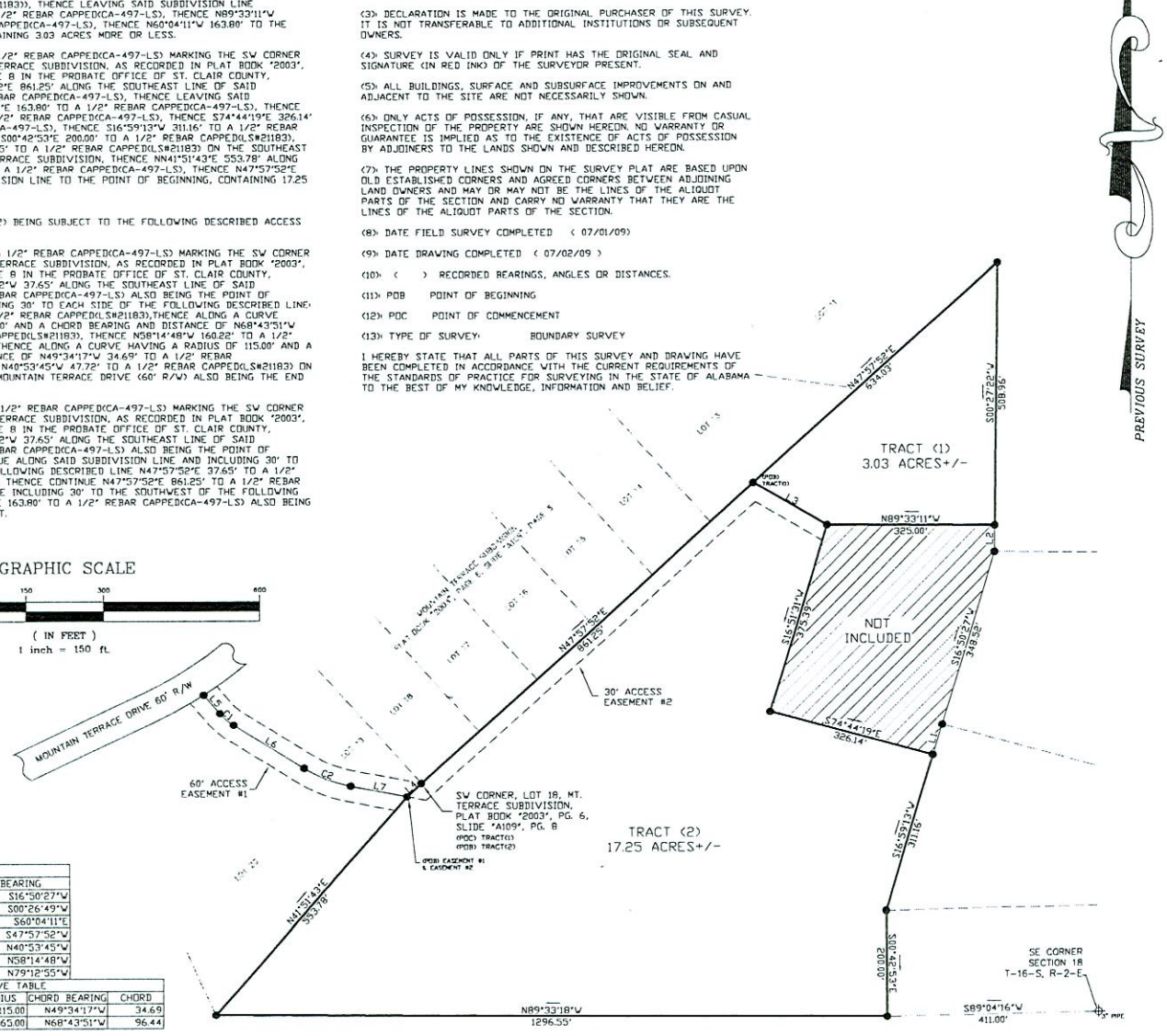
(13): TYPE OF SURVEY: BOUNDARY SURVEY

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

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.



LINE TABLE		
LINE	LENGTH	BEARING
L1	61.64	S16°50'27"W
L2	50.00	S00°26'49"W
L3	163.80	S60°04'11"E
L4	37.65	S47°57'52"W
L5	47.72	N40°53'45"W
L6	160.22	N58°14'48"W
L7	110.38	N79°12'55"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	34.83	115.00	N49°34'17"W	34.69
C2	96.98	265.00	N68°43'51"W	96.44

LEGEND

	TREE
	NAIL
	CALCULATED POINT. NO PIN SET OR FOUND
	CONCRETE MONUMENT
	CONCRETE MONUMENT WITH DISC
	EXISTING IRON PIN
	FORTY CORNER
X	RAILROAD SPIKE
	CAPPED 1/2" REBAR (LS#21183)
	CAPPED 1/2" REBAR (CA-497-LS)
	RAILROAD TRACKS
	LINE NOT TO SCALE
-X—X-	FENCE LINE
	CENTER LINE
	POWER POLE
	OVERHEAD ELECTRIC LINE

REVISIONS
05/05/09

LOVEJOY REALTY
ST. CLAIR COUNTY, ALABAMA

JOB INFORMATION		
DRAWN BY:	DSG/CMW	
CHECKED BY:	LWW	
FIELD NOTES:	2009/02 PG. 60	
SURVEY CREW:	DS TB JW	
SURVEY #	S09-214	S-T-R: 18-16-2

LARRY WALKER
LAND SURVEYING, INC.

P.O. BOX 2726
5430 OLD HIGHWAY #278E
HOKES BLUFF, AL 35903
PHONE: (256)492-7940
FAX: (256)492-8417
EMAIL: LWLS@CYBRTYME.COM

Document Produced by deskPDF Unregistered :: http://www.docudesk.com