ATHENS LAND SURVEYING COMPANY VICINITY MAP 100-A EAST WASHINGTON STREET ATHENS, ALABAMA 35611 OFFICE: 256-232-3668 FAX: 256-230-2000 0 EMAIL: ATHENSLANDSURVEY@BELLSOUTH.NET MLB 719 AL. REG. NO. CA-0292-LS Bedingfield NEITHER ATHENS LAND SURVEYING CO. NOR THE REGISTERED LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN. MB 718 Legg Cep SUBJECT TO ALL COVENANTS, RESTRICTIONS, REGULATIONS, CONDITIONS, EASEMENTS, LIENS, AND OTHER RIGHTS OF WHATEVER NATURE RECORDED AND / OR UNRECORDED. TOMMY MITCHELL WAS IN RESPONSIBLE CHARGE OF THE FIELD SURVEY, DATA REDUCTION, AND PREPARATION OF THE PLAT OF SURVEY. ALTHOUGH SOME DEED RESEARCH HAS BEEN DONE TO DISCOVER ANY TITLE DISCREPANCIES, THIS SURVEY DOES NOT GUARANTEE THAT TITLE ERRORS DO NOT EXIST WHICH COULD ALTER PROPERTY LINES. COUNTY ROAD 566 AND COUNTY ROAD 70 ARE A NON-DEDICATED ROAD AND AS SUCH THE RIGHT-OF-WAY IS PRESCRIPTIVE AND THEREFORE ALL RIGHT-OF-WAY DISTANCES/CALCULATIONS ARE APPROXIMATE. ZONING RESTRICTIONS WHICH MAY AFFECT THIS PROPERTY HAVE NOT BEEN THIS DOCUMENT COPYRIGHTED PER SHOWN. "I HEREBY CERTIFY (OR 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 UTILITIES AND/OR IMPROVEMENTS LOCATED WITHIN THE BOUNDARIES OF THIS PROPERTY HAVE NOT BEEN LOCATED. NO. 2" ALTHOUGH PROPERTY CORNERS HAVE BEEN SET OR FOUND, NO REQUEST WAS MADE TO CUT OR STAKE PROPERTY LINES, THEREFORE PROPERTY LINES HAVE NOT BEEN CUT OR STAKED. KNOWLEDGE, INFORMATION, AND BELIEF" UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED. THOMAS S. MITCHELL, ALABAMA LICENSE NO. 22680 0-04-2020 THIS DOCUMENT INVALID UNLESS SIGNED IN RED. SURVEYOR CONCRETE TVA MONUMENT No. N53.35 MLB 718 DEED NORTH ROAD 70) COUNTY ROAD 566 CREEK ROAD 7 C2 S88°30'49"E 60, R.O. 163.14 8 ANDERSON (COUNTY 80  $\overline{c}$ 290. PROPERTY = 3.85 ACRES R.O.W. = 0.62 ACRES 260.80 TOTAL = 4.47 ACRES S00°56'19"W DEED SOURCE: PAGE RLPY 2010 43811 1183 -25.00 **EXISTING FENCE** 642.40 N87°46'00"W 667.40 (P.O.B.) (REFERENCE BEARING) R.O. RLPY 2015 36486 N02\*23'09" CURVE DATA CURVE No. RADIUS CHORD ARC CHORD BEARING 324.16 3,621.61 324.05 N04°12'43"E 489.07 2 1.944.54 487.79 S83'37'17"E P.O.C.) THE S.W. COR., OF THE S.E. QTR., OF THE N.W. QTR., OF SEC: 36, T-2-S, R-7-W PLAT OF BOUNDARY SURVEY FOR BRYCE BEDFORD ROMINE \* = EXISTING 1/2-INCH REBAR STAMPED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP -2- SOUTH, RANGE -7- WEST LAUDERDALE COUNTY, ALABAMA 'ATHENS LS CA 0292 LS' SET IRON PIN (1/2-INCH REBAR STAMPED "ATHENS LS CA 0292 LS") = EXISTING IRON PIN SCALE: 1" = 100' PLAT DATE: MARCH 4, 2020 FIELD SURVEY: MARCH 3, 2020 (A) = EXISTING RAILROAD SPIKE SURVEY & CHECKED BY: THOMAS S. MITCHELL (II) = EXISTING CONCRETE MONUMENT REF. #: N/A ATHENS LAND SURVEYING CO. 100-A EAST WASHINGTON ST., ATHENS, AL. DRAWNG #: 11576.DWG SHEET 1 OF 2