

STATE OF ALABAMA
COUNTY OF CALHOUN

LEGAL DESCRIPTION:

TRACT (1) BEGIN AT A 2" PIPE MARKING THE SW CORNER OF THE SW1/4-SE1/4 IN SECTION 17, T-13-S, R-9-E, THENCE N01°46'57"W 437.22' ALONG THE WEST LINE OF SAID FORTY TO A 1/2" REBAR CAPPEKCA-497-LS) ON THE SOUTHERLY R/W OF POSSUM TROT ROAD (60' R/W), THENCE LEAVING SAID FORTY LINE AND ALONG SAID R/W THE FOLLOWING BEARINGS AND DISTANCES: THENCE N71°43'11"E 158.47' TO A 1/2" REBAR CAPPEKCA-497-LS), THENCE N80°20'02"E 267.36' TO A 1/2" REBAR CAPPEKCA-497-LS), THENCE N81°44'17"E 342.86' TO A 1/2" REBAR CAPPEKCA-497-LS), SAID POINT BEING THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID R/W N01°46'57"W 437.22' TO A 1/2" REBAR CAPPEKCA-497-LS), THENCE LEAVING SAID R/W S00°59'01"W 553.15' TO A 1/2" REBAR, THENCE N86°51'28"W 391.53' TO THE POINT OF BEGINNING, CONTAINING 4.65 ACRES MORE OR LESS.

TRACT (2) COMMENCE AT A 2" PIPE MARKING THE SW CORNER OF THE SW1/4-SE1/4 IN SECTION 17, T-13-S, R-9-E, THENCE N01°46'57"W 437.22' ALONG THE WEST LINE OF SAID FORTY TO A 1/2" REBAR CAPPEKCA-497-LS) ON THE SOUTHERLY R/W OF POSSUM TROT ROAD (60' R/W), THENCE LEAVING SAID FORTY LINE AND ALONG SAID R/W THE FOLLOWING BEARINGS AND DISTANCES: THENCE N71°43'11"E 158.47' TO A 1/2" REBAR CAPPEKCA-497-LS), THENCE N80°20'02"E 267.36' TO A 1/2" REBAR CAPPEKCA-497-LS), SAID POINT BEING THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID R/W N01°44'17"E 342.86' TO A 1/2" REBAR CAPPEKCA-497-LS), THENCE LEAVING SAID R/W S00°59'01"W 614.74' TO A 1/2" REBAR, THENCE N87°54'55"W 338.47' TO A 1/2" REBAR, THENCE N00°59'01"E 553.15' TO THE POINT OF BEGINNING, CONTAINING 4.54 ACRES MORE OR LESS.

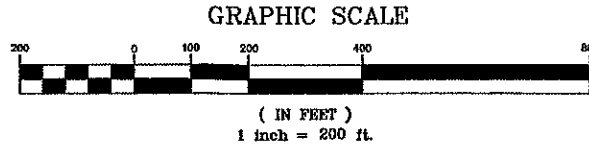
TRACT (3) COMMENCE AT A 2" PIPE MARKING THE SW CORNER OF THE SW1/4-SE1/4 IN SECTION 17, T-13-S, R-9-E, THENCE N01°46'57"W 437.22' ALONG THE WEST LINE OF SAID FORTY TO A 1/2" REBAR CAPPEKCA-497-LS) ON THE SOUTHERLY R/W OF POSSUM TROT ROAD (60' R/W), THENCE LEAVING SAID FORTY LINE AND ALONG SAID R/W THE FOLLOWING BEARINGS AND DISTANCES: THENCE N71°43'11"E 158.47' TO A 1/2" REBAR CAPPEKCA-497-LS), THENCE N80°20'02"E 267.36' TO A 1/2" REBAR CAPPEKCA-497-LS), THENCE N81°44'17"E 342.86' TO A 1/2" REBAR CAPPEKCA-497-LS), SAID POINT BEING THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID R/W N01°42'19"E 348.86' TO A 1/2" REBAR CAPPEKCA-497-LS), THENCE LEAVING SAID R/W S00°59'01"W 677.36' TO A 1/2" REBAR, THENCE N87°57'21"W 344.36' TO A 1/2" REBAR, THENCE N00°59'01"E 614.74' TO THE POINT OF BEGINNING, CONTAINING 5.11 ACRES MORE OR LESS.

TRACT (4) COMMENCE AT A 2" PIPE MARKING THE SW CORNER OF THE SW1/4-SE1/4 IN SECTION 17, T-13-S, R-9-E, THENCE N01°46'57"W 437.22' ALONG THE WEST LINE OF SAID FORTY TO A 1/2" REBAR CAPPEKCA-497-LS) ON THE SOUTHERLY R/W OF POSSUM TROT ROAD (60' R/W), THENCE LEAVING SAID FORTY LINE AND ALONG SAID R/W THE FOLLOWING BEARINGS AND DISTANCES: THENCE N71°43'11"E 158.47' TO A 1/2" REBAR CAPPEKCA-497-LS), THENCE N80°20'02"E 267.36' TO A 1/2" REBAR CAPPEKCA-497-LS), THENCE N81°44'17"E 342.86' TO A 1/2" REBAR CAPPEKCA-497-LS), SAID POINT BEING THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID R/W N01°42'19"E 348.86' TO A 1/2" REBAR CAPPEKCA-497-LS), THENCE LEAVING SAID R/W S00°59'01"W 777.30' TO A 1/2" REBAR, THENCE N87°57'21"W 541.87' TO A 1/2" REBAR, THENCE N00°59'01"E 677.36' TO THE POINT OF BEGINNING, CONTAINING 9.05 ACRES MORE OR LESS.

TRACT (5) COMMENCE AT A 2" PIPE MARKING THE SW CORNER OF THE SW1/4-SE1/4 IN SECTION 17, T-13-S, R-9-E, THENCE N01°46'57"W 437.22' ALONG THE WEST LINE OF SAID FORTY TO A 1/2" REBAR CAPPEKCA-497-LS) ON THE SOUTHERLY R/W OF POSSUM TROT ROAD (60' R/W), THENCE LEAVING SAID FORTY LINE AND ALONG SAID R/W THE FOLLOWING BEARINGS AND DISTANCES: THENCE N71°43'11"E 158.47' TO A 1/2" REBAR CAPPEKCA-497-LS), THENCE N80°20'02"E 267.36' TO A 1/2" REBAR CAPPEKCA-497-LS), THENCE N81°44'17"E 342.86' TO A 1/2" REBAR CAPPEKCA-497-LS), THENCE N81°42'19"E 348.86' TO A 1/2" REBAR CAPPEKCA-497-LS), SAID POINT BEING THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID R/W N80°37'07"E 376.14' TO A 1/2" REBAR CAPPEKCA-497-LS), THENCE LEAVING SAID R/W S01°59'21"W 851.60' TO A 1/2" REBAR CAPPEKCA-497-LS), THENCE N87°57'21"W 355.12' TO A 5/8" REBAR, THENCE N00°59'01"E 777.30' TO THE POINT OF BEGINNING, CONTAINING 6.77 ACRES MORE OR LESS.

TRACT (6) BEGIN AT A 1" PIPE MARKING THE NE CORNER OF THE SW1/4-SE1/4 IN SECTION 17, T-13-S, R-9-E, THENCE S88°09'53"E 36.56' TO A 1/2" REBAR, THENCE S01°47'34"W 537.65' TO A 1/2" REBAR ON THE NORTHWESTERLY R/W OF POSSUM TROT ROAD (60' R/W), THENCE LEAVING SAID R/W N01°21'35"E 589.99' TO A 1/2" REBAR ON THE NORTH LINE OF SAID FORTY, THENCE S88°21'05"E 262.91' ALONG SAID R/W TO THE POINT OF BEGINNING, CONTAINING 3.85 ACRES MORE OR LESS.

TRACT (9) COMMENCE AT A 1" PIPE MARKING THE NE CORNER OF THE SW1/4-SE1/4 IN SECTION 17, T-13-S, R-9-E, THENCE N88°21'05"W 262.91' ALONG THE NORTH LINE OF SAID FORTY TO A 1/2" REBAR, SAID POINT BEING THE POINT OF BEGINNING, THENCE LEAVING SAID FORTY LINE S01°21'35"W 589.99' TO A 1/2" REBAR ON THE NORTHWESTERLY R/W OF POSSUM TROT ROAD (60' R/W), THENCE S81°36'58"W 296.29' ALONG SAID R/W TO A 1/2" REBAR CAPPEKCA-497-LS) AT THE INTERSECTION OF THE NORTHWESTERLY R/W OF POSSUM TROT ROAD (60' R/W) AND THE EASTERLY R/W OF ROCKY HOLLOW ROAD (R/W UNKNOWN), THENCE ALONG SAID R/W OF ROCKY HOLLOW ROAD (R/W UNKNOWN) THE FOLLOWING BEARINGS AND DISTANCES: THENCE N03°07'03"E 468.64' TO A 1/2" REBAR CAPPEKCA-497-LS), THENCE N09°22'16"W 176.91' TO A 1/2" REBAR (CAP DESTROYED) ON THE NORTH LINE OF SAID FORTY, THENCE LEAVING SAID R/W AND ALONG SAID FORTY LINE S88°15'10"E 310.59' TO THE POINT OF BEGINNING, CONTAINING 4.06 ACRES MORE OR LESS.



GRID NORTH & BEARINGS SHOWN ARE IN REFERENCE TO NAD83 ALABAMA EAST ZONE STATE PLANE COORDINATES ESTABLISHED BY STATIC GPS, RTK, GPS AND CONVENTIONAL SURVEYING METHODS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	36.56'	S88°09'53"E
L2	10.40'	S81°20'49"W

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 HEREIN.

(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 < 08/28/20 >

(9) DATE DRAWING COMPLETED < 08/31/20 >

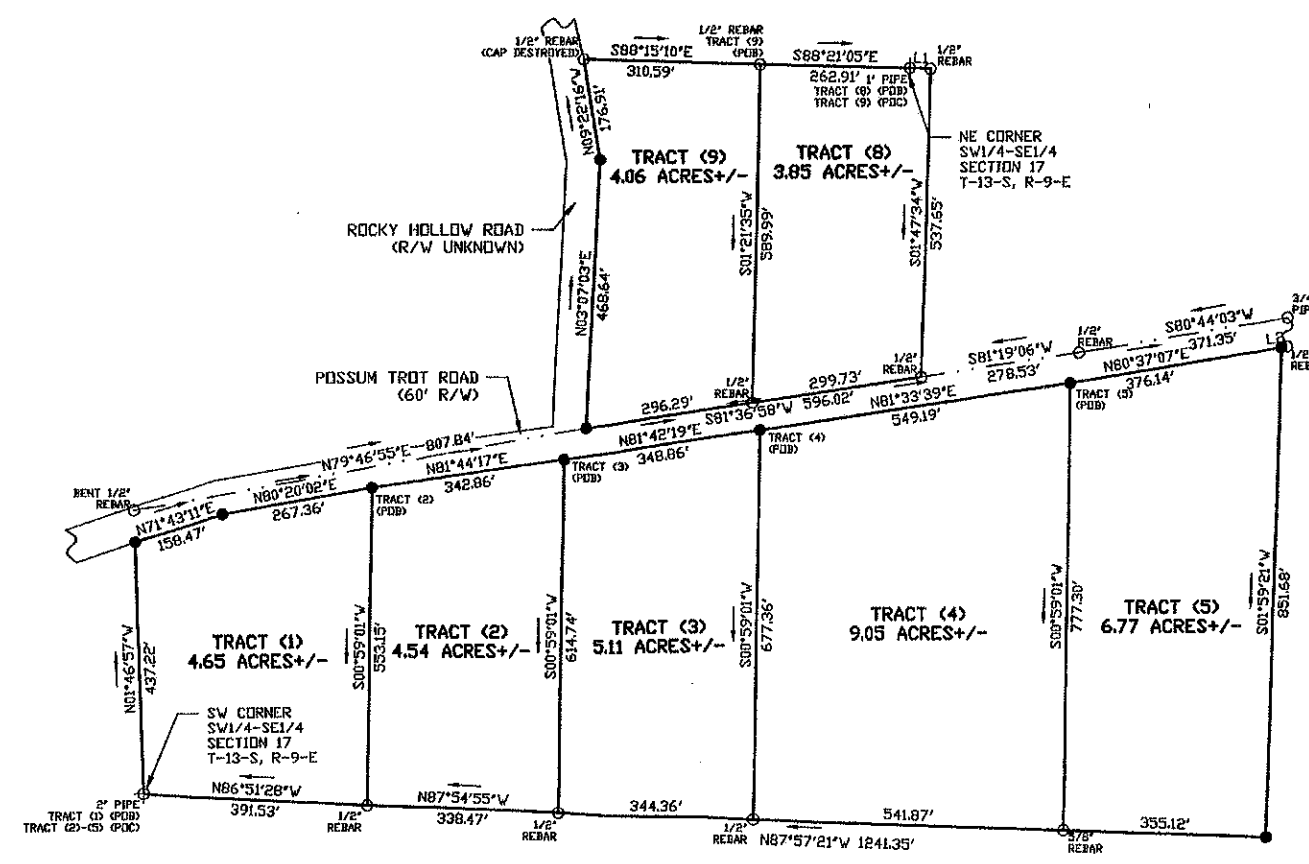
(10) () RECORDED BEARINGS, ANGLES OR DISTANCES.

(11) POB POINT OF BEGINNING

(12) POC POINT OF COMMENCEMENT

(13) TYPE OF SURVEY: PROPERTY 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.



LEGEND

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

REVISIONS

ALABAMA LICENSED PROFESSIONAL LAND SURVEYOR No. 21183 LARRY W. WALKER

DEMPSEY AUCTION CALHOUN COUNTY, ALABAMA

JOB INFORMATION

DRAWN BY:	ADW
CHECKED BY:	LWW
FIELD NOTES:	202006 PG. 30
SURVEY CREW:	CB, SP
SURVEY #:	S20-437 B-T-R: 17-13-0

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: LARRY.LWLS@GMAIL.COM