

# COURTNEY & VILLA HIZER CHEROKEE COUNTY, ALABAMA

LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 14, TOWNSHIP 9  
SOUTH, RANGE 9 EAST OF THE HUNTSVILLE MERIDIAN

EAST ALABAMA  
ZONE GRID



LINE	BEARING	DISTANCE
L1	S 55°57'39" W	20.35'
L2	S 55°57'32" W	64.21'
L3	S 52°31'34" W	69.60'
L4	S 50°36'53" W	74.36'
L5	S 41°23'28" W	113.01'
L6	S 29°04'18" W	51.55'
L7	S 24°26'55" W	95.93'
L8	S 19°06'10" W	123.58'
L9	S 38°50'03" W	69.27'
L10	S 66°41'52" W	61.56'

NOTES: BOUNDARY SURVEY (NO ATTEMPT WAS MADE TO LOCATE UTILITY LINES)

SOURCE OF SURVEY & LEGAL DESCRIPTION: DEED BOOK A327, PAGE 83, A157, PAGE 152, & A157, PAGE 148

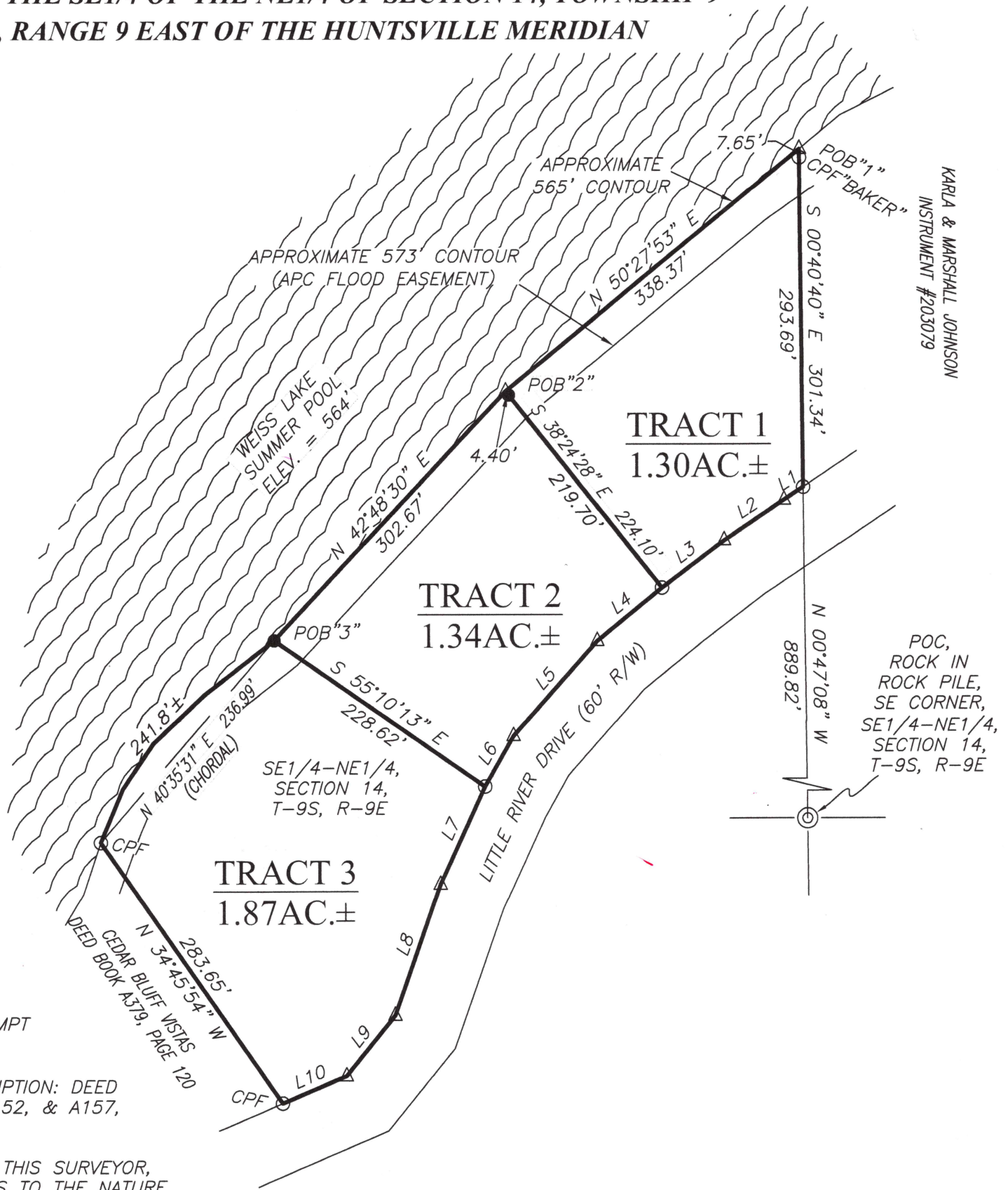
NO TITLE SEARCH WAS PROVIDED TO THIS SURVEYOR, AND NO REPRESENTATION IS MADE AS TO THE NATURE OF TITLE, PREVIOUSLY CONVEYED PARCELS, EASEMENTS, RESTRICTIONS, ETC.

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.

ATTENTION IS DIRECTED TO THE FACT THAT THIS SURVEY MAY HAVE BEEN REDUCED OR ENLARGED IN SIZE DUE TO REPRODUCTION. THIS SHOULD BE TAKEN INTO CONSIDERATION WHEN OBTAINING SCALE DATA.

A PORTION OF THE PROPERTY SHOWN HEREON IS SUBJECT TO THE 573' CONTOUR, ALABAMA POWER COMPANY FLOOD EASEMENT, AND IS SUBJECT TO ALL RESTRICTIONS OF SAID ALABAMA POWER COMPANY.

BEARING AND DISTANCES SHOWN HEREON ARE ACTUAL MEASURED VALUES AND MAY VARY FROM RECORD VALUES.



KARLA & MARSHALL JOHNSON  
INSTRUMENT #203079

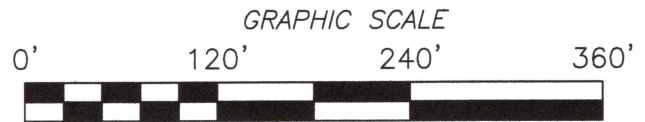
POC,  
ROCK IN  
ROCK PILE,  
SE CORNER,  
SE1/4-NE1/4,  
SECTION 14,  
T-9S, R-9E

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

DATE OF COMPLETED FIELD WORK: APRIL 10, 2024

*Mark Baker*

MARK BAKER REG. #20628



## LEGEND

○	IRON PIN FOUND - 1/2" IRON REBAR (UNLESS NOTED OTHERWISE)		
CPF	CAPPED PIN FOUND - 1/2" CAPPED REBAR FOUND STAMPED "JBWT" (U.N.O)		
●	IRON PIN SET - 1/2" CAPPED REBAR STAMPED "BAKER 20628" (UNLESS NOTED OTHERWISE)		
( )	DENOTES RECORD BEARING AND/OR DISTANCE.		
POB	POINT OF BEGINNING	POC	POINT OF COMMENCEMENT
—	NOT TO SCALE	△	UNMONUMENTED POINT



THIS PLAT IS FOR THE SOLE AND EXCLUSIVE USE OF THE PARTY NAMED IN THE TITLE BLOCK. ALL OTHERS USE AT THEIR OWN RISK

**BOUNDARY SURVEY FOR  
COURTNEY & VILLA HIZER**

**BAKER LAND SURVEYING, LLC**

225 COUNTY ROAD 475 CENTRE, AL 35960  
PHONE: (256) 927-2795 FAX: (256) 927-4759  
WEBSITE: BAKERLANDSURVEYING.COM  
EMAIL: BAKERLS@TDS.NET

FILE #: DC24018

SCALE: 1" = 120'

DATE SIGNED: APRIL 18, 2024

REVISION #: