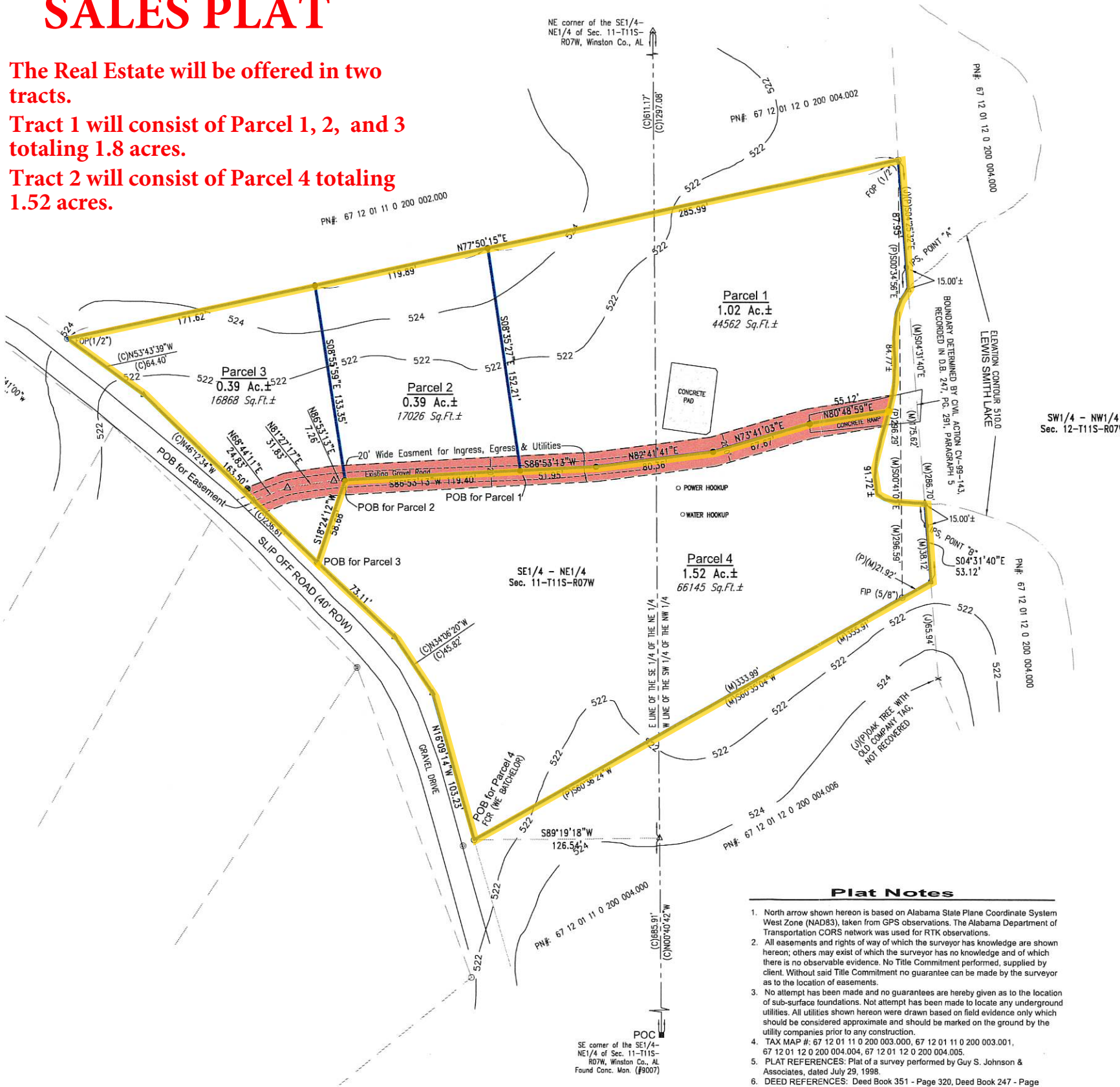


# SALES PLAT

The Real Estate will be offered in two tracts.

Tract 1 will consist of Parcel 1, 2, and 3 totaling 1.8 acres.

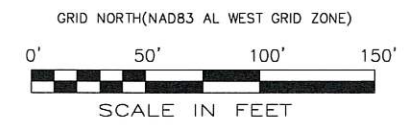
Tract 2 will consist of Parcel 4 totaling 1.52 acres.



LEGEND	
○ FCR	FOUND CAPPED REBAR
● FFR	FOUND IRON ROD
■ FCM	CONC. MONUMENT
○ FOP	FOUND OPEN PIPE
△ FCP	CALCULATED POINT
▽ IC	IRON CONTROL
⊙	POWER POLE
⊙	WATER METER
— X —	FENCE
— 522 —	APCS FLOOD EASEMENT
— 524 —	FEMA FLOOD LIMITS
— E —	UNDERGROUND POWER
— OHP —	OVERHEAD POWER

ABBREVIATIONS	
(C)	CALCULATED
(M)	MEASURED
(R)	RECORD
(P)	PER BATCHelor SURVEY
R.O.W.	RIGHT OF WAY
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
N	NORTH
E	EAST
S	SOUTH
W	WEST
PN#	PARCEL ID NO.
PT	POINT OF TANGENCY
PC	POINT OF CURVATURE
SEC.	SECTION
T	TOWNSHIP
R	RANGE



SURVEY REVISED 06/21/2024

- ### Plat Notes
- North arrow shown hereon is based on Alabama State Plane Coordinate System West Zone (NAD83), taken from GPS observations. The Alabama Department of Transportation CORS network was used for RTK observations.
  - All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence. No Title Commitment performed, supplied by client. Without said Title Commitment no guarantee can be made by the surveyor as to the location of easements.
  - No attempt has been made and no guarantees are hereby given as to the location of sub-surface foundations. Not attempt has been made to locate any underground utilities. All utilities shown hereon were drawn based on field evidence only which should be considered approximate and should be marked on the ground by the utility companies prior to any construction.
  - TAX MAP #: 67 12 01 11 0 200 003.000, 67 12 01 11 0 200 003.001, 67 12 01 12 0 200 004.004, 67 12 01 12 0 200 004.005.
  - PLAT REFERENCES: Plat of a survey performed by Guy S. Johnson & Associates, dated July 29, 1998.
  - DEED REFERENCES: Deed Book 351 - Page 320, Deed Book 247 - Page 291, Deed Book 326 - Page 131, Deed Book 338 - Page 191
  - All ● are "IPS" are 1/2" capped rebar unless otherwise noted.
  - (J) - indicates Judicially determined boundary established by Case No. CV-99-143, per description as recorded in Deed Book 247, page 291, in the Office of the Judge of Probate of Winston County, Alabama.
  - FOR PARCELS 1 THRU 4 AND EASEMENT LEGAL DESCRIPTIONS SEE EXHIBIT "A".

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.

*M. Lamar Smith*

Alabama License No. 24337 DATE 03/19 2024.

NO.	REVISIONS DESCRIPTION	DATE
1	REVISED EASTERLY BOUNDARY	05/01/2023
2	Split into 4 Parcels & Common Area	03/19/2024

SECTION 11, 12	TOWNSHIP 11 SOUTH	RANGE 07 WEST
WINSTON COUNTY, ALABAMA		
QUARTER - SECTION		
SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SEC. 11		
SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SEC. 12		

**BOUNDARY SURVEY**

**BAKER SURVEY**  
Houston, Alabama

DWN. BY	MLS	CKD. BY	MLS	SCALE	1" = 50'	LAST FIELD SURVEY DATE	03/2024
CREW CHIEF	MLS	FIELD BOOKPAGE	MLS	TYPE OF EQUIP.	ARLEY	QUADRANGLE MAP	

**Smith And Associates, LLC**  
PROFESSIONAL LAND SURVEYORS

12155 Highway 78 E  
Jasper, Alabama 35501  
Phone: 205-522-6532  
Email: lamar@smithsurvey.com

ALABAMA LICENSED PROFESSIONAL LAND SURVEYOR LAMAR SMITH

NO. 24337

DWG. NO. ToddBaker11\_121107  
COORDINATE FILE: DARRYL TERRY

THIS DRAWING IS THE PROPERTY OF SMITH AND ASSOCIATES, LLC AND IS NOT TO BE REPRODUCED OR ALTERED IN WHOLE OR PART OR USED FOR ANY PURPOSE WITHOUT THE APPROVAL OF SMITH AND ASSOCIATES, LLC AND TO BE RETURNED UPON REQUEST.



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## EXHIBIT "A"

### STATE OF ALABAMA COUNTY OF WINSTON

#### Legal Description for Parcel 1

A part of the SE1/4 of the NE1/4 of Section 11, and a part of the SW 1/4 of the NW1/4 of Section 12, all being in Township 11 South, Range 7 West, Winston County, Alabama, and being more particularly described as follows:

**COMMENCE** at the southeast corner of SE1/4-NE1/4, being a found concrete monument (#9007) of said Section 11, and run N00°40'42"W along the East line of said Southeast 1/4 of the Northeast 1/4 and along the West line of said Southwest 1/4 of the Northwest 1/4 of said Section 12 for a distance of 685.91'; thence run S89°19'18"W, a distance of 126.54' to a capped rebar (W.E. Batchelor), said point being on the easterly edge of Slip Off Road; thence run the following bearings and distance along said easterly edge of Slip Off Road; N16°09'14"W, 103.23'; N34°06'20"W, 45.82'; N 46°12'34" W, a distance of 73.11', to a capped rebar (Smith); thence N 18°24'12" E, leaving said Slip Off Road, a distance of 58.68', to a capped rebar (Smith); thence N 86°53'13" E, a distance of 119.40', to a capped a rebar (Smith) and the **POINT OF BEGINNING**; thence N 08°35'27" W, a distance of 152.21', to a capped rebar (Smith); thence N 77°50'15" E, a distance of 285.99', to a 1/2" open pipe; thence S 04°31'40" E, a distance of 87.95'±, to the 510 contour line of Lewis Smith Lake and passing through a 15' offset capped a rebar (Smith); thence in a south-southwesterly direction along the meanderings of said 510 contour line of Lewis Smith Lake, a distance of 84.77'±, to a chiseled "X" in the middle of a concrete boat ramp; thence S 80°48'59" W, a distance of 55.12', to a chiseled "X" in said concrete boat ramp; thence S 73°41'03" W, a distance of 67.67', to a capped rebar (Smith); thence S 82°41'41" W, a distance of 80.36', to a capped rebar (Smith); thence S 86°53'13" W, a distance of 51.95', to the point of beginning.  
**SAID PARCEL OF LAND CONTAINS 1.02 ACRE MORE OR LESS.**

#### Legal Description for Parcel 2

A part of the SE1/4 of the NE1/4 of Section 11, Township 11 South, Range 7 West, Winston County, Alabama, and being more particularly described as follows:

**COMMENCE** at the southeast corner of SE1/4-NE1/4, being a found concrete monument (#9007) of said Section 11, and run N00°40'42"W along the East line of said Southeast 1/4 of the Northeast 1/4 and along the West line of said Southwest 1/4 of the Northwest 1/4 of said Section 12 for a distance of 685.91'; thence run S89°19'18"W, a distance of 126.54' to a capped rebar (W.E. Batchelor), said point being on the easterly edge of Slip Off Road; thence run the following bearings and distance along said easterly edge of Slip Off Road; N16°09'14"W, 103.23'; N34°06'20"W, 45.82'; N 46°12'34" W, a distance of 73.11', to a capped rebar (Smith); thence N 18°24'12" E, leaving said Slip Off Road, a distance of 58.68', to a capped rebar (Smith) and the



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**POINT OF BEGINNING**; thence N 08°55'59" W, a distance of 133.35', to a capped rebar (Smith); thence N 77°50'15" E, a distance of 119.89', to a capped rebar (Smith); thence S 08°35'27" E, a distance of 152.21', to a capped rebar (Smith); thence S 86°53'13" W, a distance of 119.40', to the point of beginning.

**SAID PARCEL OF LAND CONTAINS 0.39 ACRE MORE OR LESS.**

### Legal Description for Parcel 3

A part of the SE1/4 of the NE1/4 of Section 11, Township 11 South, Range 7 West, Winston County, Alabama, and being more particularly described as follows:

**COMMENCE** at the southeast corner of SE1/4-NE1/4, being a found concrete monument (#9007) of said Section 11, and run N00°40'42"W along the East line of said Southeast 1/4 of the Northeast 1/4 and along the West line of said Southwest 1/4 of the Northwest 1/4 of said Section 12 for a distance of 685.91'; thence run S89°19'18"W, a distance of 126.54' to a capped rebar (W.E. Batchelor), said point being on the easterly edge of Slip Off Road; thence run the following bearings and distance along said easterly edge of Slip Off Road; N16°09'14"W, 103.23'; N34°06'20"W, 45.82'; N 46°12'34" W, a distance of 73.11', to a capped rebar (Smith) and the **POINT OF BEGINNING**; thence N 18°24'12" E, leaving said Slip Off Road, a distance of 58.68', to a capped rebar (Smith); thence N 08°55'59" W, a distance of 133.35', to a capped rebar (Smith); thence S 77°50'15" W, a distance of 171.62', to an open pipe (1/2") and a point on the northeasterly edge of Slip Off Road; thence S 53°43'39" E, along said Slip Off Road edge, a distance of 64.40'; thence S 46°12'34" E, along said Slip Off Road edge, a distance of 163.50', to the point of beginning.

**SAID PARCEL OF LAND CONTAINS 0.39 ACRE MORE OR LESS.**

### Legal Description for Parcel 4

A part of the SE1/4 of the NE1/4 of Section 11, and a part of the SW 1/4 of the NW1/4 of Section 12, all being in Township 11 South, Range 7 West, Winston County, Alabama, and being more particularly described as follows:

**COMMENCE** at the southeast corner of SE1/4-NE1/4, being a found concrete monument (#9007) of said Section 11, and run N00°40'42"W along the East line of said Southeast 1/4 of the Northeast 1/4 and along the West line of said Southwest 1/4 of the Northwest 1/4 of said Section 12 for a distance of 685.91'; thence run S89°19'18"W, a distance of 126.54' to a capped rebar (W.E. Batchelor), and the **POINT OF BEGINNING**, said point being on the easterly edge of Slip Off Road; thence run the following bearings and distance along said easterly edge of Slip Off Road; N16°09'14"W, 103.23'; N34°06'20"W, 45.82'; N 46°12'34" W, a distance of 73.11', to a capped rebar (Smith); thence N 18°24'12" E, leaving said Slip Off Road, a distance of 58.68', to a capped rebar (Smith); thence N 86°53'13" E, a distance of 171.35', to a capped a rebar (Smith);

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thence N 82°41'41" E, a distance of 80.36', to a capped rebar (Smith); thence N 73°41'03" E, a distance of 67.67', to a chiseled "X" in a concrete boat ramp; thence N 80°48'59" E, a distance of 55.12', to a chiseled "X" in said concrete boat ramp and a point on the 510 contour line of Lewis Smith Lake; thence in a south-southeasterly direction along the meanderings of said 510 contour line of Lewis Smith Lake; i thence S 04°31'40" E, leaving said 510 contour line, a distance of 53.12', to a capped rebar (Smith); thence S 60°35'04" W, a distance of 355.91', to the point of beginning.

**SAID PARCEL OF LAND CONTAINS 1.52 ACRES MORE OR LESS.**

## **ALSO AN EASEMENT BEING 20' IN WIDTH FOR THE PURPOSE OF INGRESS, EGRESS AND UTILITIES FOR PARCELS 1 THRU 4 AND COMMON AREA:**

A strip of land located in a part of the SE1/4 of the NE1/4 of Section 11, Township 11 South, Range 7 West, Winston County, Alabama, and being more particularly described along the centerline as follows:

**COMMENCE** at the southeast corner of SE1/4-NE1/4, being a found concrete monument (#9007) of said Section 11, and run N 00°40'42" W along the East line of said Southeast 1/4 of the Northeast 1/4 and along the West line of said Southwest 1/4 of the Northwest 1/4 of said Section 12 for a distance of 685.91'; thence run S 89°19'18" W, a distance of 126.54' to a capped rebar (W.E. Batchelor said point being on the easterly edge of Slip Off Road; thence run the following bearings and distance along said easterly edge of Slip Off Road; N16°09'14"W, 103.23'; N34°06'20"W, 45.82'; N 46°12'34" W, a distance of 133.15'), and the **POINT OF BEGINNING for said easement**; thence along the centerline of said easement the following bearings and distances: N 68°44'11" E, a distance of 24.83'; thence N 81°27'17" E, a distance of 31.83'; thence N 86°53'13" E, a distance of 178.61'; thence N 82°41'41" E, a distance of 80.36', to a capped rebar (Smith); thence N 73°41'03" E, a distance of 67.67', to a chiseled "X" in a concrete boat ramp; thence N 80°48'59" E, a distance of 55.12', to a chiseled "X" in said concrete boat ramp and a point on the 510 contour line of Lewis Smith Lake, and the point of ending of said easement centerline. Shortening and extending the sidelines as to terminate at the property lines.