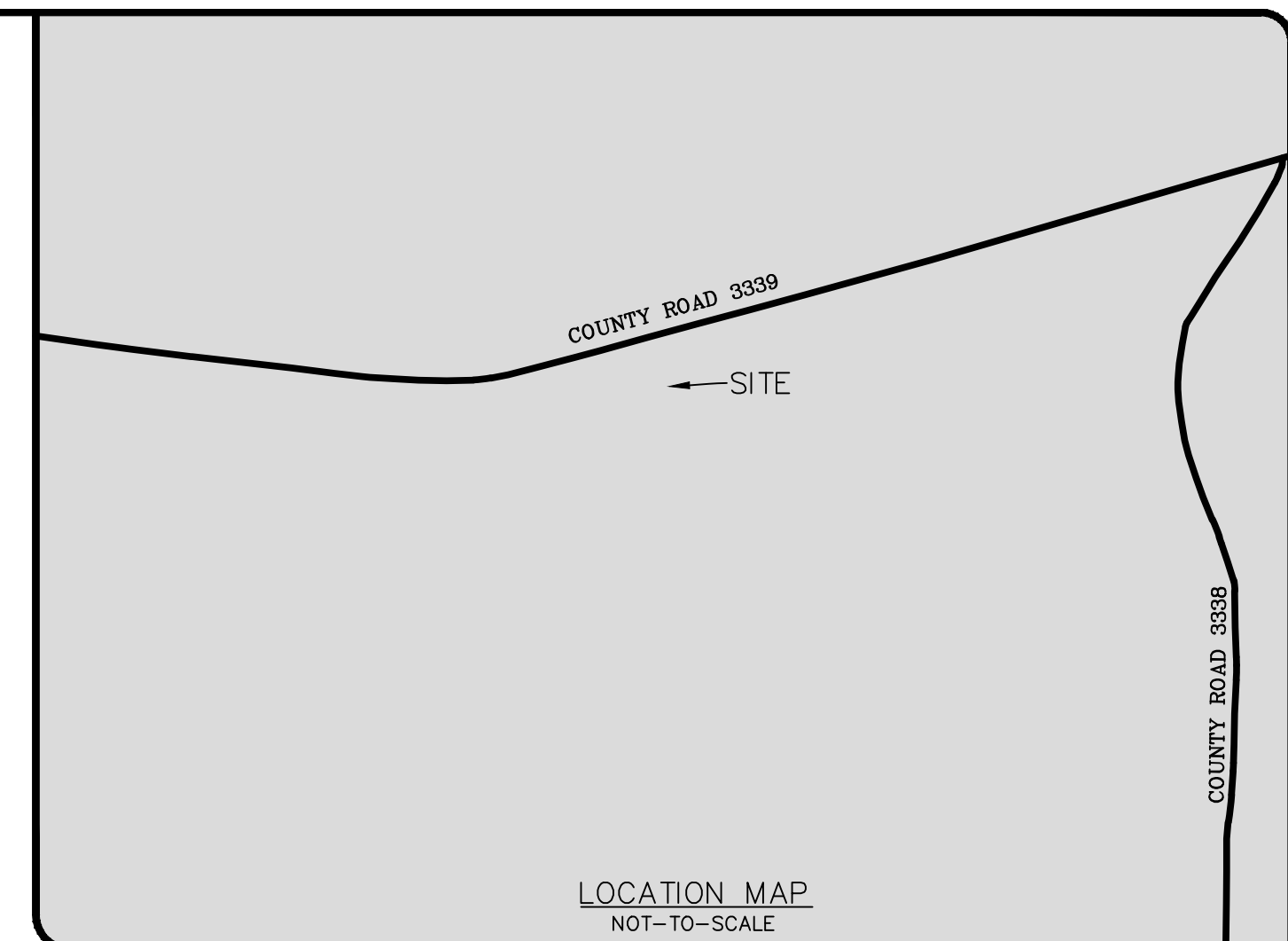


Final Plat of the Gavin Ventures, LLC Property

Being a Subdivision of the Property Described in Deed Book 2024, Page 3153

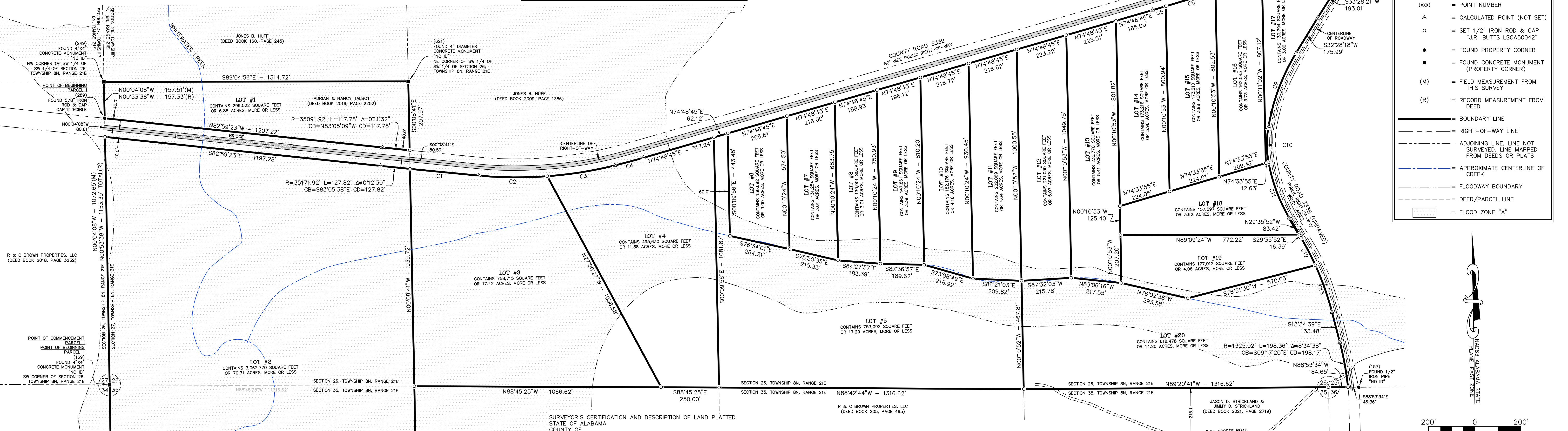
Twenty Parcels of Land Lying in Pike County, Brundidge, Alabama



SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), ADJUSTMENT 2011, ALABAMA STATE PLANE EAST ZONE COORDINATE SYSTEM.
- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND ARE MEASURED IN U.S. SURVEY FEET, UNLESS NOTED.
- SURVEY PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS (WRITTEN OR IMPLIED), RIGHT-OF-WAYS OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT TIME OF SURVEY.
- ALL ABOVE GROUND IMPROVEMENTS WITHIN 5 FEET OF ALL PROPERTY LINES HAVE BEEN LOCATED AND ARE SHOWN HEREON. THERE HAS BEEN NO ATTEMPT TO LOCATE UNDERGROUND IMPROVEMENTS OR UTILITIES UNLESS SHOWN HEREON.
- FIELD WORK WAS PERFORMED.
- THIS IS AN EXEMPT PLAT PER PIKE COUNTY, ALABAMA SUBDIVISION REGULATIONS SECTION 2-1-60(D).
- A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "A" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR PIKE COUNTY, SAID MAP BEING DESIGNATED AS MAP NUMBER 01109C0350C, EFFECTIVE DECEMBER 2, 2011.
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PERSON(S) OR ENTITY NAMED HEREON AND IS NOT TRANSFERABLE. THIS SURVEY MAY NOT BE REVISED, REPRODUCED OR USED FOR ANY PURPOSE WITHOUT EXPRESS WRITTEN CONSENT OF J.R. BUTTS SURVEYING & MAPPING. THIS SURVEY IS NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE.
- THIS SURVEY IS CERTIFIED TO:
GAVIN VENTURES, LLC

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	298.80'	35171.92'	0°29'12"	S83°26'29"E	298.80'
C2	296.22'	1770.00'	9°35'20"	S88°28'45"E	295.88'
C3	296.22'	1770.00'	9°35'20"	N81°55'56"E	295.88'
C4	127.64'	3145.08'	2°19'31"	N75°58'30"E	127.63'
C5	58.82'	15309.00'	0°13'13"	N74°42'08"E	58.82'
C6	224.44'	15309.00'	0°50'24"	N74°10'20"E	224.44'
C7	210.64'	15309.00'	0°47'18"	N73°21'29"E	210.64'
C8	71.81'	15309.00'	0°16'08"	N72°49'46"E	71.81'
C9	347.84'	900.00'	22°08'39"	S21°23'59"W	345.68'
C10	149.87'	440.00'	19°30'58"	S00°34'10"W	149.15'
C11	258.53'	725.78'	20°24'33"	S19°23'35"E	257.16'
C12	133.69'	1250.00'	6°07'41"	N26°32'01"W	133.63'
C13	215.82'	1250.00'	9°53'32"	N18°31'25"W	215.55'



LEGEND

- (xxx) = POINT NUMBER
- △ = CALCULATED POINT (NOT SET)
- = SET 1/2" IRON ROD & CAP "J.R. BUTTS LSCA50042"
- = FOUND PROPERTY CORNER
- = FOUND CONCRETE MONUMENT (PROPERTY CORNER)
- (M) = FIELD MEASUREMENT FROM THIS SURVEY
- (R) = RECORD MEASUREMENT FROM DEED
- = BOUNDARY LINE
- - - = RIGHT-OF-WAY LINE
- · - · - = ADJOINING LINE, LINE NOT SURVEYED, LINE MAPPED FROM DEEDS OR PLATS
- (dashed) = APPROXIMATE CENTERLINE OF CREEK
- (dotted) = FLOODWAY BOUNDARY
- (dash-dot) = DEED/PARCEL LINE
- (thick) = FLOOD ZONE "A"

SURVEYOR'S CERTIFICATION AND DESCRIPTION OF LAND PLATTED
STATE OF ALABAMA
COUNTY OF _____

I, JOSHUA R. BUTTS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, FOR J.R. BUTTS SURVEYING AND MAPPING, LLC, STATE THAT THIS IS A PLAT OF AN ACTUAL FIELD SURVEY OF LOTS 1-20, INCLUSIVE OF THE FINAL PLAT OF THE GAVIN VENTURES, LLC PROPERTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 8 NORTH, RANGE 21 EAST; ALSO, THE PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 21 EAST, LYING NORTH OF COUNTY ROAD 3339; ALSO, THE PORTION OF THE SOUTH HALF OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 21 EAST, LYING SOUTH OF COUNTY ROAD 3339; ALSO, THE PORTION OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 8 NORTH, RANGE 21 EAST, LYING WEST OF COUNTY ROAD 3338 AND SOUTH OF COUNTY ROAD 3339, BEING A TOTAL OF 191.56 ACRES, ALL LYING IN PIKE COUNTY, ALABAMA.

I FURTHER STATE THAT THIS SURVEY AND PLAT MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE ALABAMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 330-X-14-05 (G) ON JULY 27, 2012 TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

THIS _____ DAY OF _____, 2025.

PRELIMINARY ~ FOR REVIEW ONLY
JOSHUA R. BUTTS
ALABAMA LICENSE NUMBER: PLSS50056

ACKNOWLEDGMENT
STATE OF ALABAMA
COUNTY OF _____

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC

DEDICATION
I, _____, THE OWNER(S) OF SAID LANDS SURVEYED BY J.R. BUTTS SURVEYING & MAPPING, LLC, DO HEREBY CERTIFY THAT TITLE WAS AND IS VESTED IN SAID OWNER(S) AND JOIN IN THE FOREGOING STATEMENT MADE BY SAID J.R. BUTTS SURVEYING & MAPPING, LLC, AND AS STATED IN CODE OF ALABAMA 1975, § 35-2-50 ET SEQ., DO HEREBY CERTIFY THAT IT WAS AND IS MY (OUR) INTENTION TO DIVIDE SAID LANDS INTO LOTS AS SHOWN BY SAID PLAT AND DO HEREBY DEDICATE, GRANT, AND CONVEY FOR PUBLIC USE THE STREETS, ALLEYS AND PUBLIC GROUNDS AS SHOWN ON SAID PLAT.

SIGNED AND SEALED IN THE PRESENCE OF:

PROPERTY OWNER _____

ACKNOWLEDGMENT
STATE OF _____
COUNTY OF _____

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC

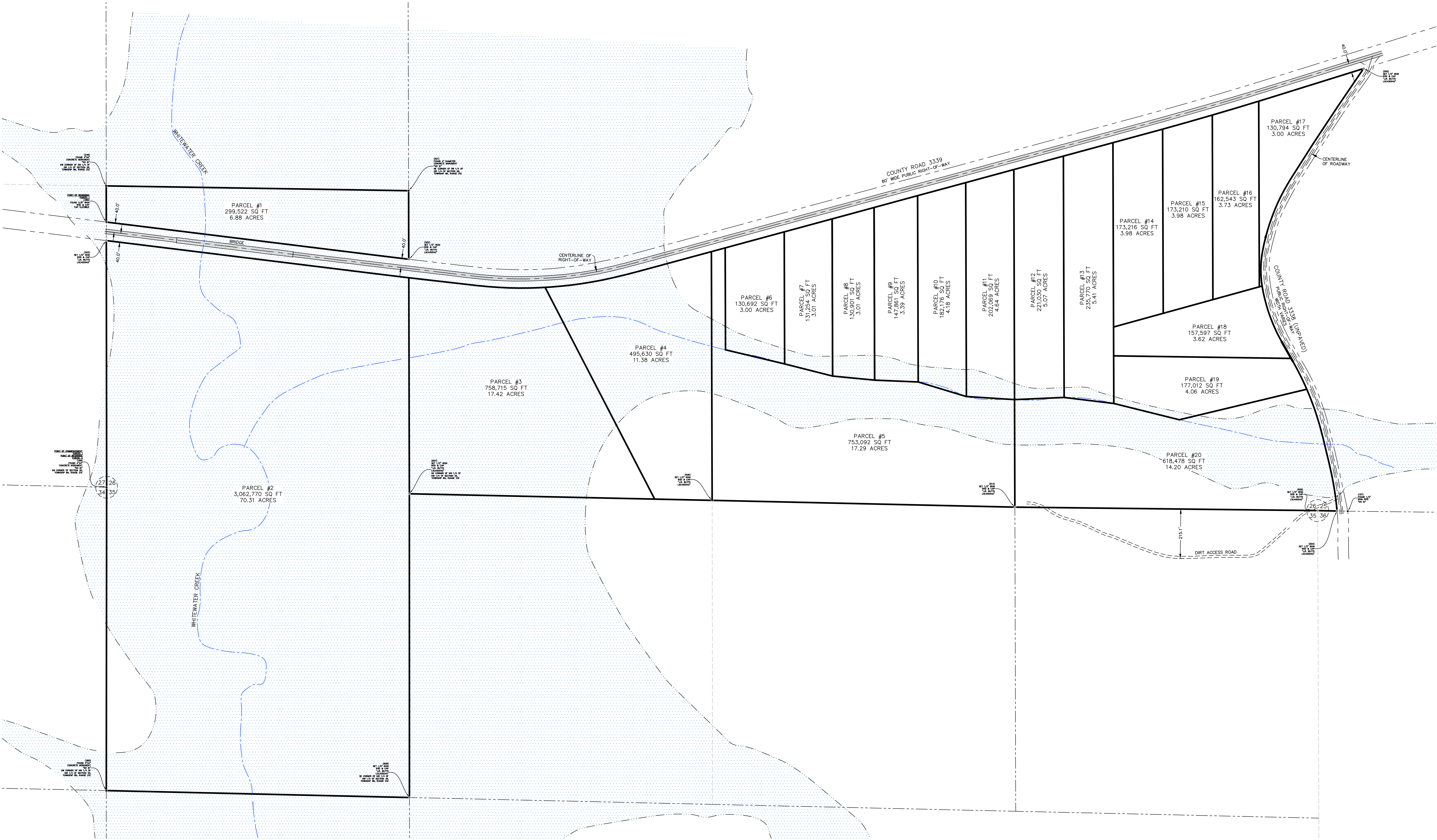
CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER
THE UNDERSIGNED, AS COUNTY ENGINEER OF THE COUNTY OF PIKE, ALABAMA, HEREBY CERTIFIES APPROVAL OF THIS PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF PIKE COUNTY, ALABAMA, THIS _____ DAY OF _____, 2025.

COUNTY ENGINEER
COUNTY OF PIKE, ALABAMA

J.R. BUTTS SURVEYING & MAPPING
231 HENDERSON ROAD
LIVERNE, ALABAMA 36049
(334) 399-7516
JRBUTTSURVEYING@GMAIL.COM
ALABAMA LSCA50042

FINAL PLAT OF THE
GAVIN VENTURES, LLC PROPERTY
SECTIONS 25, 26 & 35-78N-R21E, PIKE COUNTY
BRUNDIDGE, ALABAMA

Scale: 1"=200'
Date: 1/22/2025
File & Drawing No: 24-1054-02
Drawn By: JRB
Checked By: JRB
Sheet: 1 of 1



WHITEWATER CREEK

WHITEWATER CREEK

COUNTY ROAD 3339
80' WIDE PUBLIC RIGHT-OF-WAY

COUNTY ROAD 3339 (UNIMPAVED)

PARCEL #1
299,522 SQ FT
6.88 ACRES

PARCEL #2
3,062,770 SQ FT
70.31 ACRES

PARCEL #3
758,715 SQ FT
17.42 ACRES

PARCEL #4
495,630 SQ FT
11.38 ACRES

PARCEL #6
130,692 SQ FT
3.00 ACRES

PARCEL #7
131,254 SQ FT
3.01 ACRES

PARCEL #8
130,901 SQ FT
3.01 ACRES

PARCEL #9
141,300 SQ FT
3.23 ACRES

PARCEL #10
182,176 SQ FT
4.18 ACRES

PARCEL #11
202,069 SQ FT
4.64 ACRES

PARCEL #12
221,030 SQ FT
5.07 ACRES

PARCEL #13
235,770 SQ FT
5.41 ACRES

PARCEL #14
173,216 SQ FT
3.98 ACRES

PARCEL #15
173,210 SQ FT
3.98 ACRES

PARCEL #16
162,543 SQ FT
3.73 ACRES

PARCEL #17
130,794 SQ FT
3.00 ACRES

PARCEL #18
157,597 SQ FT
3.62 ACRES

PARCEL #19
177,012 SQ FT
4.06 ACRES

PARCEL #20
618,478 SQ FT
14.20 ACRES

40.0'

40.0'

CENTERLINE OF
RIGHT-OF-WAY

40.0'

27-26
34-35

26-25
35-36

215.1'

DIRT ACCESS ROAD

26-25
35-36



PARCEL #1
299,522 SQ FT
6.88 ACRES

PARCEL #2
3,062,770 SQ FT
70.31 ACRES

PARCEL #3
2,126,978 SQ FT
48.83 ACRES

PARCEL #4
161,108 SQ FT
3.70 ACRES

PARCEL #5
161,058 SQ FT
3.70 ACRES

PARCEL #6
161,075 SQ FT
3.70 ACRES

PARCEL #7
161,081 SQ FT
3.70 ACRES

PARCEL #8
161,089 SQ FT
3.70 ACRES

PARCEL #9
179,958 SQ FT
4.13 ACRES

PARCEL #10
188,095 SQ FT
4.32 ACRES

PARCEL #11
188,102 SQ FT
4.32 ACRES

PARCEL #12
188,102 SQ FT
4.32 ACRES

PARCEL #13
188,102 SQ FT
4.32 ACRES

PARCEL #14
52,630 SQ FT
1.21 ACRES

PARCEL #15
52,630 SQ FT
1.21 ACRES

PARCEL #16
52,630 SQ FT
1.21 ACRES

PARCEL #17
58,181 SQ FT
1.34 ACRES

PARCEL #21
878,819 SQ FT
20.17 ACRES

(249)
FOUND 4"x4"
CONCRETE MONUMENT
"NO ID"
NW CORNER OF SW 1/4 OF
SECTION 26,
TOWNSHIP 21N, RANGE 21E

POINT OF BEGINNING
PARCEL I
(289)
FOUND 5/8" IRON
ROD & CAP
"J.R. BUTTS
LSCA50042"

(503)
SET 1/2" IRON
ROD & CAP
"J.R. BUTTS
LSCA50042"

POINT OF COMMENCEMENT
PARCEL
POINT OF BEGINNING
PARCEL II
(169)
FOUND 4"x4"
CONCRETE MONUMENT
"NO ID"
SW CORNER OF SECTION 26,
TOWNSHIP 21N, RANGE 21E

(27)
26
34 35

(280)
FOUND 4"x4"
CONCRETE MONUMENT
"NO ID"
SW CORNER OF NW 1/4 OF
SECTION 35,
TOWNSHIP 21N, RANGE 21E

(608)
SET 1/2" IRON
ROD & CAP
"J.R. BUTTS
LSCA50042"
SE CORNER OF NW 1/4 OF
SECTION 35,
TOWNSHIP 21N, RANGE 21E

(621)
FOUND 4" DIAMETER
CONCRETE MONUMENT
"NO ID"
NE CORNER OF SW 1/4 OF
SECTION 26,
TOWNSHIP 21N, RANGE 21E

(502)
SET 1/2" IRON
ROD & CAP
"J.R. BUTTS
LSCA50042"

(607)
SET 1/2" IRON
ROD & CAP
"J.R. BUTTS
LSCA50042"
NE CORNER OF NW 1/4 OF
SECTION 26,
TOWNSHIP 21N, RANGE 21E

(608)
SET 1/2" IRON
ROD & CAP
"J.R. BUTTS
LSCA50042"

(614)
SET 1/2" IRON
ROD & CAP
"J.R. BUTTS
LSCA50042"

(609)
SET 1/2" IRON
ROD & CAP
"J.R. BUTTS
LSCA50042"

(604)
SET 1/2" IRON
ROD & CAP
"J.R. BUTTS
LSCA50042"

(157)
FOUND 1/2" IRON
PIPE
"NO ID"

(500)
SET 1/2" IRON
ROD & CAP
"J.R. BUTTS
LSCA50042"

WHITewater CREEK

WHITewater CREEK

COUNTY ROAD 3339
80' WIDE PUBLIC RIGHT-OF-WAY

COUNTY ROAD 3338 (UNIMPROVED)
80' WIDE PUBLIC RIGHT-OF-WAY

CENTERLINE OF
RIGHT-OF-WAY

BRIDGE

DIRT ACCESS ROAD

CENTERLINE OF
ROADWAY