

Sales Plat Only

PARCEL 1
CONTAINS 43.19
ACRES, MORE OR
LESS

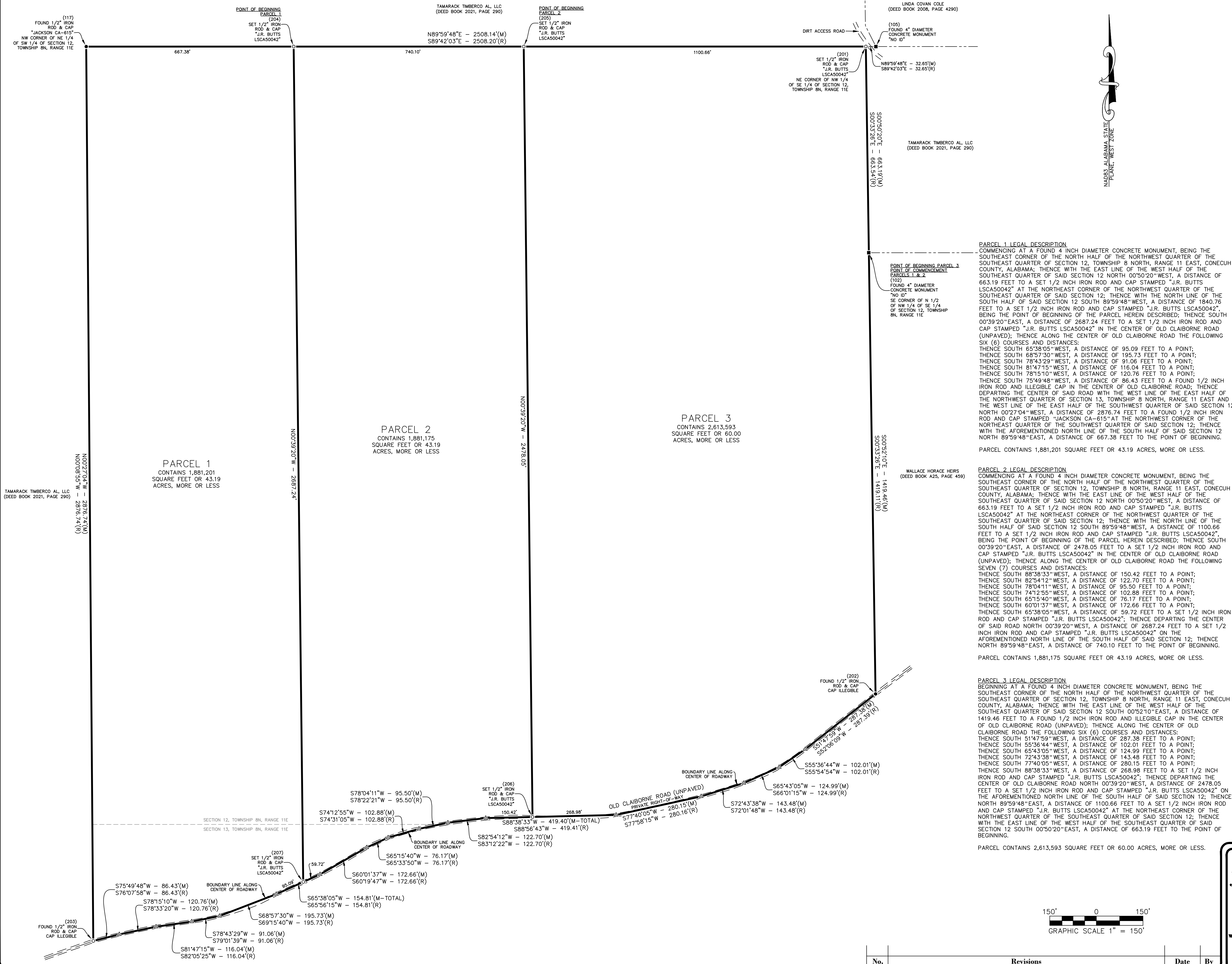
PARCEL 2
CONTAINS 43.19
ACRES, MORE OR LESS

PARCEL 3
CONTAINS 60.00
ACRES, MORE OR LESS

OLD CLAIBORNE ROAD
(UNPAVED)
PRIVATE RIGHT-OF-WAY

Final Plat of the Gavin Ventures, LLC Property

Being a Subdivision of the Property Described in Deed Book 2024, Page 264
Three Parcels of Land Lying in Conecuh County, Georgiana, Alabama



LOCATION MAP
NOT-TO-SCALE

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), ADJUSTMENT 2011, ALABAMA STATE PLANE WEST ZONE COORDINATE SYSTEM.
2. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND ARE MEASURED IN U.S. SURVEY FEET, UNLESS NOTED.
3. SURVEY PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS (WRITTEN OR IMPLIED), RIGHT-OF-WAYS (WRITTEN OR IMPLIED) OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT TIME OF SURVEY.
4. 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.
5. THE PROPERTY IS LOCATED ON OLD CLAIBORNE ROAD (PRIVATE), GEORGIANA, ALABAMA 36033.
6. FIELD WORK WAS PERFORMED MARCH 24, 2024.
7. NO ATTEMPT HAS BEEN MADE TO DETERMINE IF THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD AREA.
8. 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.
9. THIS SURVEY IS CERTIFIED TO:
GAVIN VENTURES, LLC

LEGEND

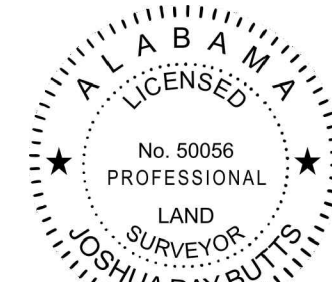
- (xxx) = POINT NUMBER
△ = CALCULATED POINT (NOT SET)
○ = SET 1/2" IRON ROD & CAP
"J.R. BUTTS LSCA50042"
● = FOUND PROPERTY CORNER
(M) = FIELD MEASUREMENT FROM THIS SURVEY
(R) = RECORD MEASUREMENT FROM DEEDS/PLATS
— = BOUNDARY LINE
- - - = ADJOINING LINE, LINE NOT SURVEYED, LINE MAPPED FROM DEEDS OR PLATS

SURVEYOR'S CERTIFICATION

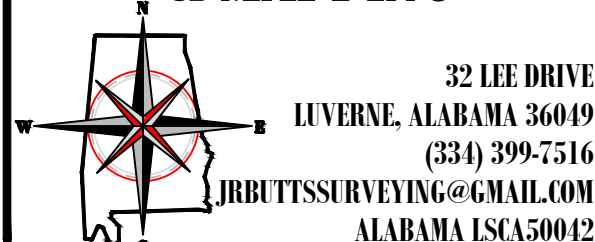
I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

SURVEYOR'S SIGNATURE: *Joshua R. Butts*

ALABAMA LICENSE NUMBER: PL550056 DATE: MARCH 26, 2024



**J.R. BUTTS SURVEYING
& MAPPING**



FINAL PLAT OF THE
GAVIN VENTURES, LLC PROPERTY
S12&13-78N-R11E, CONECH COUNTY
GEORGIANA, ALABAMA

Scale: 1"=150'	Date: 3/26/2024	File & Drawing No: 24-1013-01
Drawn By: JRB	Checked By: JRB	Sheet 1 of 1

