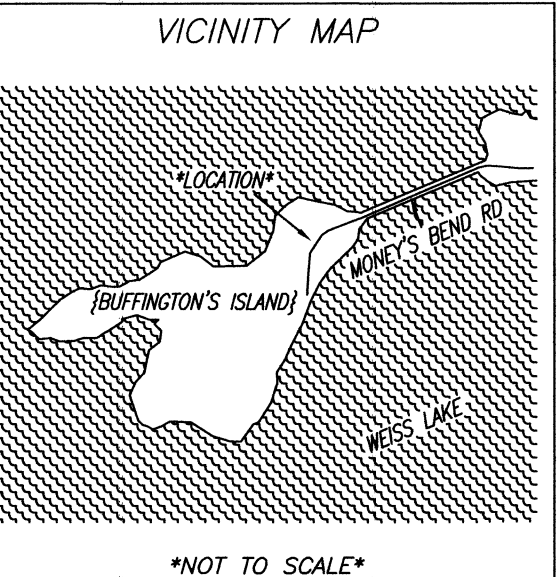


BOX RESERVED FOR RECORDING OFFICE



*POC, SW CORNER LOT 14A OF
MONEY BEND RECREATIONAL
SUBDIVISION, SECTION 2, ADDITION #1,
PB 11, PG 52

ALABAMA EAST
ZONE GRID

FLOOD NOTES:

1. PROPERTY IS SUBJECT TO THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA FLOOD HAZARD BOUNDARY MAP 01019C0234C EFFECTIVE DATE 01-19-2011 TOWN OF CEDAR BLUFF 015010.
2. PROPERTY SHOWN HERE ON IS SUBJECT TO THE ALABAMA POWER COMPANY FLOOD EASEMENT. CONTACT SAID ALABAMA POWER COMPANY FOR RESTRICTIONS & GUIDELINES FOR USE AND SHORELINE PRIVILEGES.
3. FLOOD ZONE NOT SHOWN. FLOOD EASEMENT NOT SHOWN.

MONEY BEND RECREATIONAL LOTS
SECTION 2, ADDITION #1
PB11, PG52
SURVEYED BY MARK BAKER 20628
JUNE 25TH, 1997

EXISTING ROAD BUFFINGTON DRIVE
(PRIVATE 30' R/W)

APPROXIMATE
BATH HOUSE

TRACT 4
0.22±AC

NE1/4-NW1/4
SECTION 31
T-9-S, R-10-E

EXISTING ACCESS
EASEMENTS
SEE PB11, PG52
AND EASEMENT A
PER INS 227980

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	452.55'	250.70'	N 43°31'38" E	247.51'

SURVEY NOTES:

1. SOURCE OF SURVEY: DEED BOOK 92, PAGE 278
2. SEE TAX PIN #:12938
3. SEE TAX PARCEL #:10-09-31-0-000-003.033
4. NO TITLE SEARCH WAS PROVIDED TO THIS SURVEYOR, AND NO REPRESENTATION IS MADE AS TO THE NATURE OF TITLE, PREVIOUSLY CONVEYED PARCELS, EASEMENTS, SETBACKS, RESTRICTIONS, ETC.
5. NO ATTEMPT WAS MADE TO LOCATE ALL UTILITIES NOR UNDERGROUND ENCROACHMENTS
6. THIS SURVEY IS BASED UPON EXISTING MONUMENTS AND ACCEPTED CORNERS AND MAY OR MAY NOT REPRESENT THE ALIQUOT PORTIONS OF THE SECTION.
7. BEARINGS AND DISTANCES SHOWN ARE ACTUAL MEASURED VALUES AND MAY DIFFER FROM RECORD VALUES.
8. NO PERCOLATION TESTS OR SOIL TESTS WERE PERFORMED ON THIS PROPERTY AND NO REPRESENTATION IS MADE AS TO THE SUITABILITY OF SOIL FOR ON-SITE SEWAGE DISPOSAL SYSTEMS.
9. CONTACT LOCAL UTILITIES FOR AVAILABILITY OF SERVICE.
10. 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 SCALED DATA.
11. CARLSON BRX7 GNSS UNITS USED.

BOUNDARY SURVEY FOR:
DEMPSEY AUCTION COMPANY






LOCATED IN THE NE1/4 OF THE NW1/4
OF SECTION 31,
TOWNSHIP 9 SOUTH, RANGE 10 EAST,
OF THE HUNTSVILLE MERIDIAN
CHEROKEE COUNTY ALABAMA
CITY OF CEDAR BLUFF



200 RIVERSIDE LANE 256-422-5263
GAYLESVILLE, AL 35973 CLAY@GOLANDPRO.COM

FILE: 25052-3 AL CHER
DRAFTED BY: CLAY RICHARDSON
DATE OF COMPLETED FIELD WORK: 07-25-2025
UNIT: US SURVEY FOOT PLOT SIZE: 11x17 INCH
GEOID: CONTINENTALUS_NGS2018.GSB
PROJECTION: USA_NAD83_AL EAST ZONE

LEGEND

○	1/2" REBAR RED CAP STAMPED "BAKER 20628", UNO		
●	1/2" CAPPED REBAR STAMPED "RICHARDSON 50057" SET		
△	UNMONUMENTED POINT	APC	ALABAMA POWER COMPANY
POC	POINT OF COMMENCEMENT	POB	POINT OF BEGINNING
-X-	FENCE LINE	-o/e-	OVERHEAD ELECTRICAL
	CONCRETE		GRAVEL
	WATER		BUILDING
	NOT TO SCALE		RECORD BEARING/DISTANCE

"ABBREVIATIONS"
N-NORTH, S-SOUTH, E-EAST, W-WEST: IN DIRECTION
'-FEET, "-INCHES: IN DISTANCE
'-DEGREES, '-MINUTES, "-SECONDS: IN BEARING
S-SECTION, T-TOWNSHIP, R-RANGE, D-DISTRICT, LL-LAND LOT
*-SPECIAL EMPHASIS, DB-DEED BOOK, PB-PLAT BOOK, PG-PAGE
AKA-ALSO KNOWN AS, UNO-UNLESS NOTED OTHERWISE, MSL- MEAN
SEA LEVEL, AC-ACRES, R/W- RIGHT-OF-WAY

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

Clay Richardson DATE SIGNED: 07-26-2025
CLAY RICHARDSON ALABAMA LS#50057;LSCA#50219

