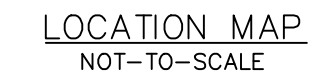


Being a Subdivision of the Property Described in Deed Book 232A, Page 3
Twenty-Seven Parcels of Land Lying in Coffee County, New Brockton, Alabama



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

I FURTHER STATE THAT ALL PARTS OF THIS SURVEY AND PLAT 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.

PRELIMINARY ~ FOR REVIEW ONLY
JOSHUA R. BUTTS
ALABAMA LICENSE NUMBER: PLS50056

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 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.

PROPERTY OWNER

ACKNOWLEDGMENT


I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT _____ (CORPORATE OFFICER'S NAME), WHOSE NAME AS _____ (TITLE) OF THE GAVIN VENTURES, LLC (CORPORATION NAME), IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, HE/SHE AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

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

NOTARY PUBLIC

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



231 HENDERSON ROAD
LIVERNE, ALABAMA 36049
(334) 399-7516
JRBUTTSURVEYING@GMAIL.COM
ALABAMA LSCA50045

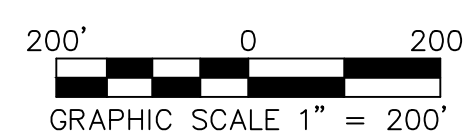
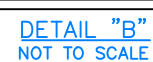


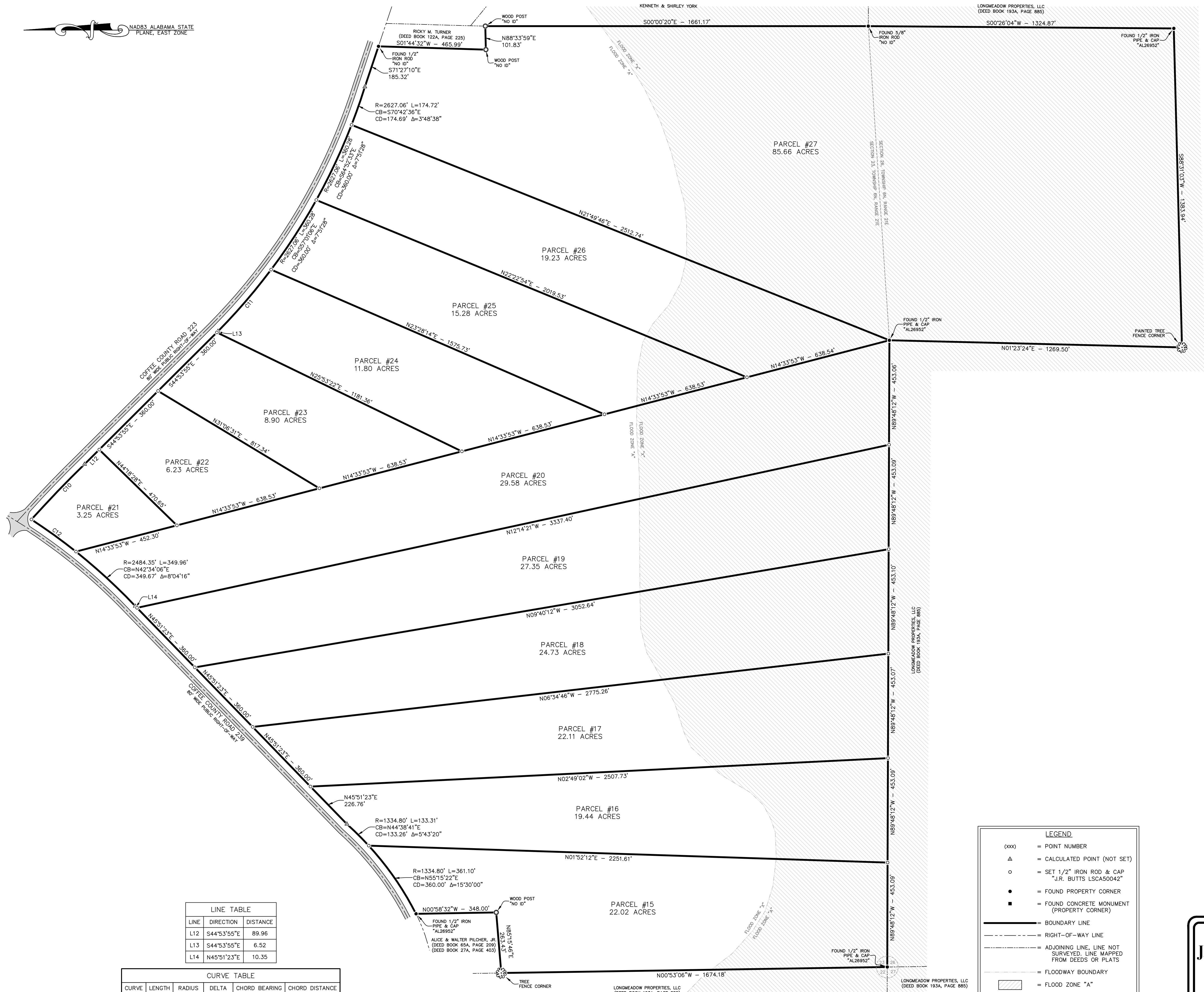
Scale: 1"=200'	Date: 8/5/2025	File & Drawing No: 25-1043-01
Drawn By: JRB	Checked By: JRB	Sheet 1 of 2

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	156.94'	215.00'	41°49'25"	S56°25'35"W	153.48'
C2	355.93'	1446.11'	14°06'07"	S45°58'46"W	355.03'
C3	313.61'	2733.01'	6°34'29"	N34°35'02"E	313.43'
C4	287.17'	2733.01'	6°01'13"	N49°05'00"E	287.04'
C5	210.57'	1581.34'	73°37'46"	N39°25'32"E	210.42'
C6	137.39'	185.00'	42°32'57"	S53°52'26"E	134.25'
C7	177.20'	4570.00'	2°13'18"	S18°15'50"E	177.19'
C8	83.49'	2547.06'	1°52'41"	N46°28'22"W	83.49'
C9	352.36'	5287.82'	3°49'05"	N46°11°00"W	352.29'

LEGEND

(xxx)	= POINT NUMBER
△	= CALCULATED POINT (NOT SET)
O	= SET 1/2" IRON ROD & CAP "J.R. BUTTS LSCA50042"
●	= FOUND PROPERTY CORNER
■	= FOUND CONCRETE MONUMENT (PROPERTY CORNER)
—————	= BOUNDARY LINE
- - - - -	= RIGHT-OF-WAY LINE
- . - . -	= ADJOINING LINE, LINE NOT SURVEYED. LINE MAPPED FROM DEEDS OR PLATS
——— ———	= FLOOD ZONE BOUNDARY
	= FLOOD ZONE "A"
	= SHARED ACCESS EASEMENT

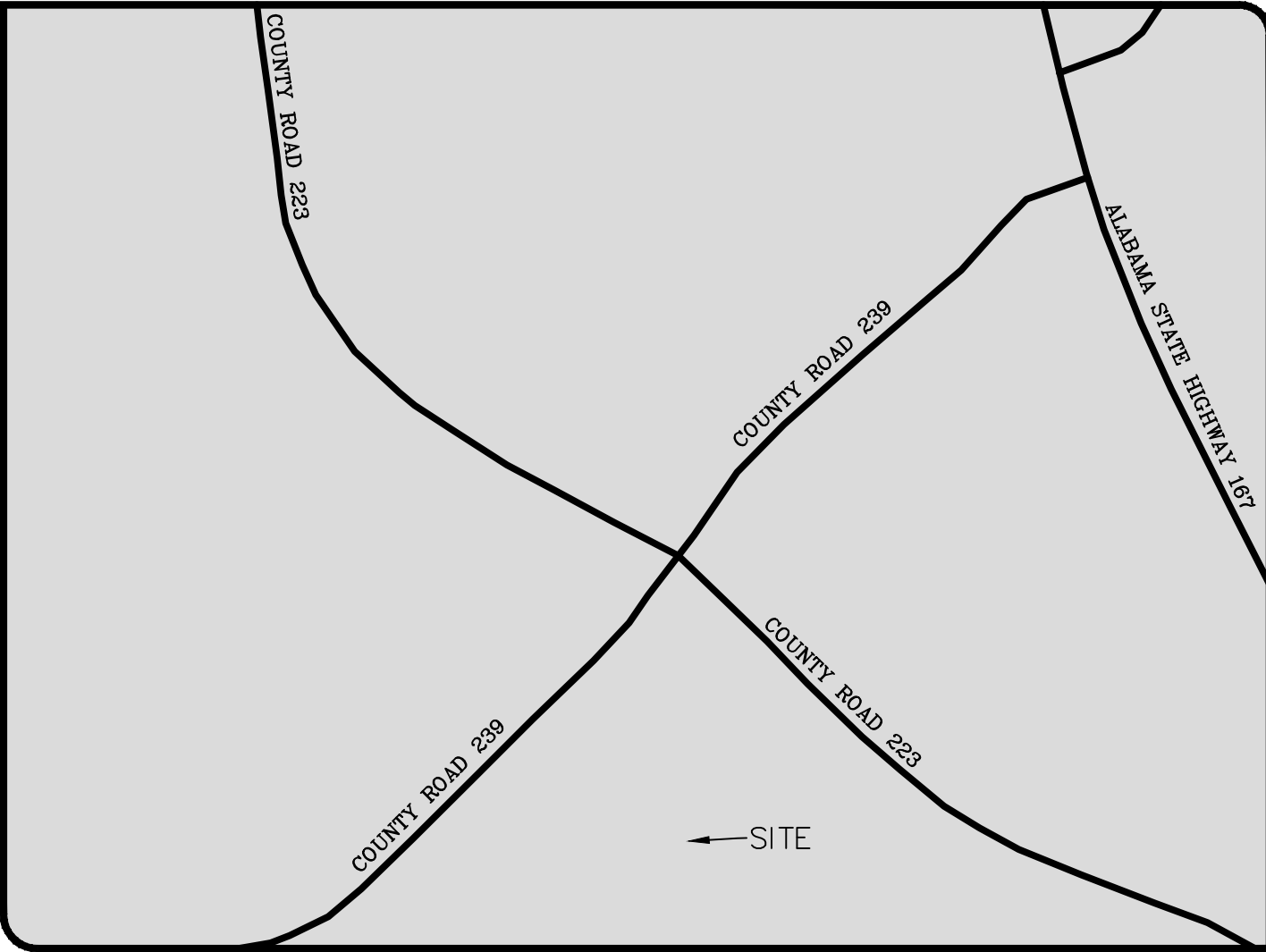




LINE TABLE				
LINE	DIRECTION	DISTANCE		
L12	S44°53'55\"E	89.96		
L13	S44°53'55\"E	6.52		
L14	N45°51'23\"E	10.35		

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C10	332.60'	5207.82'	3°39'33\"	S46°06'58\"E
C11	353.77'	2627.06'	7°42'56\"	S49°13'54\"E
C12	238.34'	2484.35'	5°29'49\"	N35°47'04\"E

LEGEND	
(xxx)	= POINT NUMBER
Δ	= CALCULATED POINT (NOT SET)
○	= SET 1/2\" IRON ROD & CAP \"J.R. BUTTS LSCA50042\"
●	= FOUND PROPERTY CORNER
■	= FOUND CONCRETE MONUMENT (PROPERTY CORNER)
—	= BOUNDARY LINE
- - -	= RIGHT-OF-WAY LINE
- · - · -	= ADJOINING LINE, LINE NOT SURVEYED, LINE MAPPED FROM DEEDS OR PLATS
- - -	= FLOODWAY BOUNDARY
▨	= FLOOD ZONE \"A\"
■	= SHARED ACCESS EASEMENT



LOCATION MAP
NOT-TO-SCALE

- 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 OF 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.
 - THERE HAS BEEN NO ATTEMPT TO LOCATE UNDERGROUND IMPROVEMENTS OR UTILITIES.
 - FIELD WORK WAS COMPLETED AUGUST 2025.
 - THIS IS AN EXEMPT PLAT PER COFFEE 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 COFFEE COUNTY UNINCORPORATED AREAS, SAID MAP BEING DESIGNATED AS MAP NUMBER 01031C0175D, EFFECTIVE MAY 2, 2016.
 - 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

SURVEYOR'S CERTIFICATION AND DESCRIPTION OF LAND PLATTED

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 1-27, INCLUSIVE OF THE FARM AT MIXONS CROSSROADS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO BE ADDED...

I FURTHER STATE THAT ALL PARTS OF THIS SURVEY AND PLAT 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.

THIS THE _____ DAY OF _____, 2025.

PRELIMINARY ~ FOR REVIEW ONLY
JOSHUA R. BUTTS
ALABAMA LICENSE NUMBER: **PLS50056**

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 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, HEREBY CERTIFY THAT _____ (CORPORATE OFFICER'S NAME), WHOSE NAME AS _____ (TITLE) OF THE GAVIN VENTURES, LLC (CORPORATION NAME), IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, HE/SHE AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

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

NOTARY PUBLIC _____

J.R. BUTTS SURVEYING & MAPPING

231 HENDERSON ROAD
LIVERNE, ALABAMA 36049
(334) 399-7516
JRBUTTSURVEYING@GMAIL.COM
ALABAMA LSCA50042

THE FARM AT MIXONS CROSSROADS
SECTIONS 14.23&26-T6N-R21E, COFFEE COUNTY
NEW BROCKTON, ALABAMA

Scale: 1\"=200'	Date: 8/5/2025	File & Drawing No: 25-1043-01
Drawn By: JRB	Checked By: JRB	Sheet 2 of 2

No.	Revisions	Date	By

