BOX RESERVED FOR RECORDING OFFICE

ALABAMA EAST ZONE GRID

AREA IS BELOW APC FLOOD EASEMENT
AREA IS IN FEMA FLOOD ZONE

PRELIMINARY SURVEY
NOT FOR RECORDING, CONSTRUCTION, NOR CONVEYANCE
SUBJECT TO CHANGE

PRELIMINARY SURVEY FOR: DEMPSEY AUCTION COMPANY

COMMON AREA AND LOTS 16 AND 17 OF MONEY BEND RECREATIONAL LOTS, SECTION 5, PER PLAT BOOK 13, PAGE 27 LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 31, AND IN THE SE1/4 OF THE SE1/4 OF SECTION 30, ALL IN TOWNSHIP 9 SOUTH, RANGE 10 EAST, OF THE HUNTSVILLE MERIDIAN CHEROKEE COUNTY ALABAMA CITY OF CEDAR BLUFF

LANDPRO LLC
4470 MAIN STREET
GAYLESVILLE, AL 35973
256-422-5263
CLAY@GOLANDPRO.COM

FILE: 23083-3 AL CHER PRE	
DRAFTED BY: CLAY RICHARDSON	
DATE OF COMPLETED FIELD WORK: TBD	
UNIT: US SURVEY FOOT	PLOT SIZE: 18X24 INCH
GEOID: CONTINENTALUS_NGS2018.GSB	
PROJECTION: USA_NAD83_AL EAST ZONE	

LEGEND

○	1/2" REBAR FOUND "UNLESS NOTED OTHERWISE"		
●	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

WEISS LAKE SUMMER POOL ELEVATION 564' ABOVE MSL
APPROXIMATE 564' CONTOUR
APPROXIMATE 565' CONTOUR
PAUL AND AUDREY CHAPMAN DB 414, PG153
34'±
50'±
46'±
64'±
MONEY BEND RECREATIONAL LOTS, SECTION 5 PB13, PG27 SURVEY BY MARK BAKER LS 20628 RECORD DATE: 06-23-2004
99'±
COMMON AREA FOR LOTS 9-21
EXISTING GRAVEL DRIVE
APPROXIMATE SECTION LINE
ALABAMA POWER COMPANY PROPERTY
40'±
106'±
41'±
29'±
38'±
96'±
35'±
20'±
30'±
95'±
57'±
88'±
173'±
244'±
117'±
30'±
SE1/4-SE1/4 SECTION 30 T-9-S, R-10-E
NE1/4-NE1/4 SECTION 31 T-9-S, R-10-E
PRIVATE DRIVE AKA "CIRCLE DRIVE"
EXISTING GRAVEL DRIVE
COMMON AREA FOR LOTS 9-21
FISCHER SERVICES AND INVESTMENT LLC INSTRUMENT #234808
MARGARET FULMER AND JAMYE MCDONALD INSTRUMENT #231291
SUNSET SHORES OF CEDAR BLUFF LLC INSTRUMENT #210002
EXISTING GRAVEL DRIVE
*SEE NOTE 3 NO LEGAL ACCESS FOUND BY THIS SURVEYOR
APPROXIMATE APC FLOOD EASEMENT
BELOW
ABOVE
MONEYS BEND ROAD

9	OUT	
10	OUT	
11	OUT	
12	OUT	
13	OUT	
14	OUT	
15	OUT	
16	0.12±AC	PIN#: 24350
17	0.15±AC	PIN#: 24365? "NULL"
18	OUT	
19	OUT	
20	OUT	
21	OUT	
TRACT 2	0.71±AC	PIN#: 12939? & 13504?

SURVEY NOTES:

1. SOURCE OF SURVEY: DEED BOOK 150/282; PLAT BOOK 13, PAGE 27
2. SEE TAX PIN #: 24350 (LOT 16), "NULL" (LOT17), COMMON AREA SHOWS NO TAX PIN #.
3. 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.
4. NO OWNERSHIP IS DETERMINED BY THIS SURVEYOR.
5. A FULL TILE SEARCH IS RECOMMENDED PRIOR TO PURCHASE OR DEVELOPMENT.
6. NO ATTEMPT WAS MADE TO LOCATE ALL UTILITIES NOR UNDERGROUND ENCROACHMENTS.
7. THIS SURVEY IS BASED UPON EXISTING MONUMENTS AND ACCEPTED CORNERS AND MAY OR MAY NOT REPRESENT THE ALIQUOT PORTIONS OF THE SECTION.
8. BEARINGS, DISTANCES AND ACREAGE SHOWN ARE APPROXIMATE.
9. 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.
10. CONTACT LOCALE UTILITIES FOR AVAILABILITY OF SERVICES.
11. 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.
12. CARLSON BRX7 GNSS UNITS USED

FLOOD NOTES:

1. PROPERTY IS NOTED FLOOD ZONE "AE" AND SUBJECT TO THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA FLOOD HAZARD BOUNDARY MAP 01019C0253C EFFECTIVE DATE 01/19/2011 TOWN OF CEDAR BLUFF 015010.
2. PROPERTY SHOWN HERE ON IS SUBJECT TO THE 573' CONTOUR (ALABAMA POWER COMPANY FLOOD EASEMENT). CONTACT SAID ALABAMA POWER COMPANY FOR RESTRICTIONS & GUIDELINES FOR USE AND SHORELINE PRIVILEGES.
3. FLOOD EASEMENT SHOWN IS APPROXIMATE AND DRAWN FROM AVAILABLE PUBLIC MAPS.

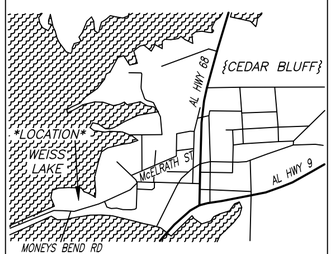
"ABBREVIATIONS"
N-NORTH, S-SOUTH, E-EAST, W-WEST: IN DIRECTION
' -FEET, " -INCHES: IN DISTANCE
° -DEGREES, ' -MINUTES, " -SECONDS: IN BEARING
S-SECTION, T-TOWNSHIP, R-RANGE, D-DISTRICT, LL-LAND LOT
* -SPECIAL EMPHASIS, DB-DEED BOOK, PB-PLAT BOOK, PG-PAGE
AKA-ALSO KNOWN AS, UNO-UNLESS NOTED OTHERWISE,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

_____DATE_SIGNED:_____
CLAY RICHARDSON ALABAMA LS#50057;LSCA#50219

PRELIMINARY SURVEY
NOT FOR RECORDING, CONSTRUCTION, NOR CONVEYANCE
SUBJECT TO CHANGE

VICINITY MAP



NOT TO SCALE

GRAPHIC SCALE
0 30 60 90