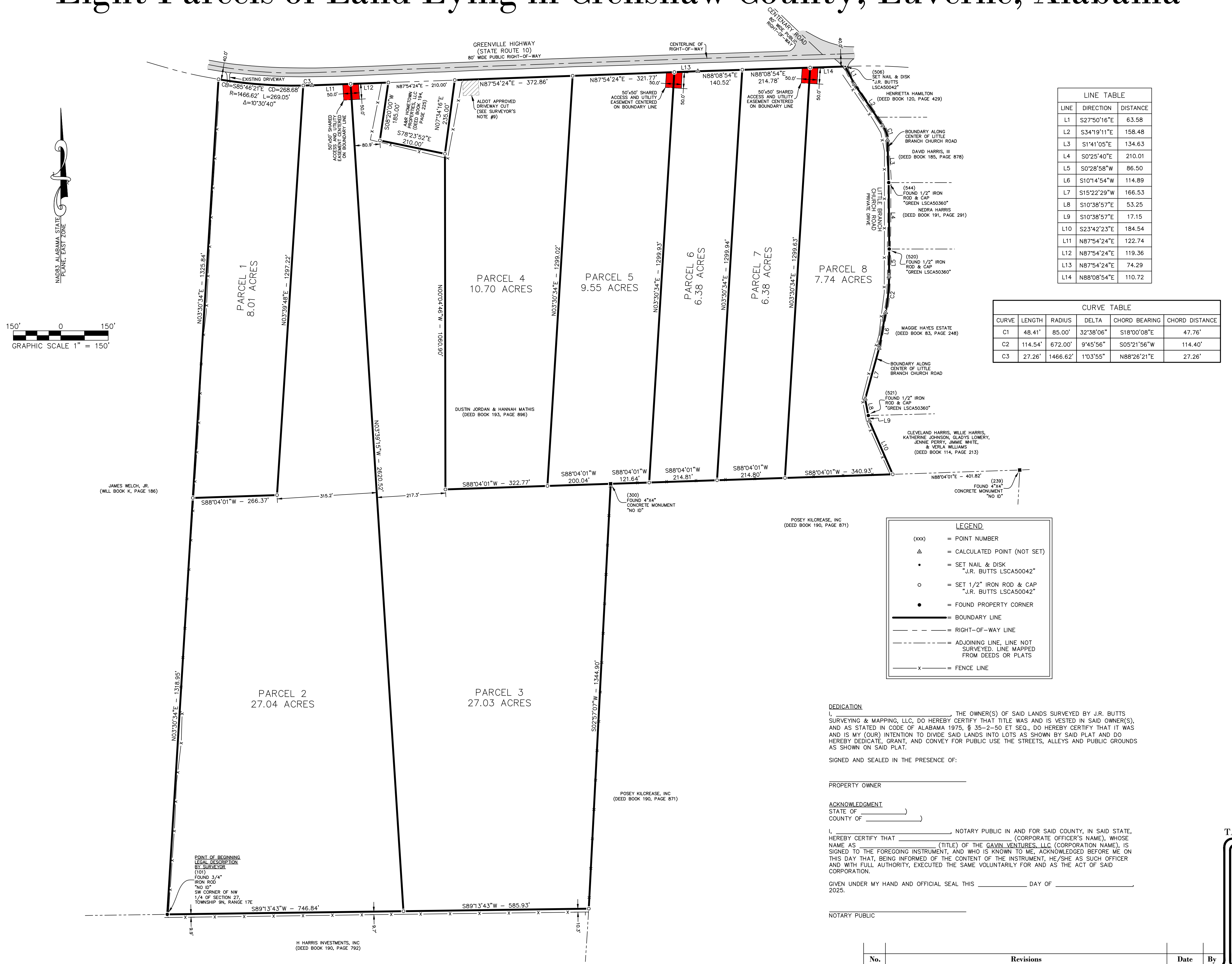


Plat of the Gavin Ventures, LLC Property

Being A Subdivision of the Property Described in Deed Book 197, Page 693

Eight Parcels of Land Lying in Crenshaw County, Luverne, Alabama



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 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.
- THE PROPERTY IS LOCATED ON GREENVILLE HIGHWAY (STATE ROUTE 10), LUVERNE, ALABAMA 36046.
- FIELD WORK WAS PERFORMED
- THE DRIVEWAYS AND/OR ANY WORK PERFORMED ON ALDOT RIGHT-OF-WAY, SHALL BE PERMITTED BY THE ALABAMA DEPARTMENT OF TRANSPORTATION, DISTRICT 75 - TROY OFFICE, CONTACT NUMBER 334-670-2474.
- THE DRIVEWAY CUTS AS SHOWN ARE DUAL USE DRIVEWAY CUTS TO BE USED BY THE OWNERS OF EACH TRACT AND ARE THE ONLY APPROVED ENTRANCE BY ALDOT FOR THE TRACTS IN WHICH THEY JOIN. IT IS THE RESPONSIBILITY OF THE PURCHASER(S) TO PROPERLY PERMIT THROUGH ALDOT AND INSTALL THE ENTRANCES TO THE PROPERTY AS PER ALDOT GUIDELINES. THESE DRIVEWAYS CUTS ARE FOR RESIDENTIAL USE ONLY, NO COMMERCIAL USES ARE PERMITTED WITHOUT KNOWLEDGE AND PERMISSION THROUGH THE ALABAMA DEPARTMENT OF TRANSPORTATION.
- PARCEL 4 HAS A SINGULAR DRIVEWAY CUT APPROVED BY ALDOT. IF THE PURCHASER/OWNER WISHES TO UTILIZE THIS CUT, LOWERING OF THE BANK TOPOGRAPHY FOR THE DRIVE ENTRANCE, WHICH IS REQUIRED BY ALDOT, AND POTENTIAL LOWERING OF ANY UTILITIES DURING THE DIRT REMOVAL PROCESS WILL BE AT THE PROPERTY OWNER'S EXPENSE.
- THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR CRENSHAW COUNTY UNINCORPORATED AREAS. SAID MAP BEING DESIGNATED AS MAP NUMBER 10141C0275C, EFFECTIVE OCTOBER 16, 2009.
- 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

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. THE OUTER BOUNDARY OF THE PROPERTY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 3/4 INCH IRON ROD AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 17 EAST, CRENSHAW COUNTY, ALABAMA; THENCE WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27 NORTH 03°30'34"E, A DISTANCE OF 2644.79 FEET TO A SET 1/2 INCH IRON ROD AND CAP STAMPED "J.R. BUTTS LSCA50042" ON THE SOUTH RIGHT-OF-WAY OF GREENVILLE HIGHWAY (STATE ROUTE 10); THENCE DEPARTING SAID QUARTER SECTION LINE AND WITH THE SOUTH RIGHT-OF-WAY OF GREENVILLE HIGHWAY AND A CURVE TO THE LEFT HAVING A RADIUS OF 1466.62 FEET AND A LENGTH OF 296.32 FEET, CHORD BEARING OF SOUTH 86°18'19"E, A CHORD DISTANCE OF 295.82 FEET TO A POINT; THENCE CONTINUE WITH SAID RIGHT-OF-WAY NORTH 87°54'24"E, A DISTANCE OF 242.10 FEET TO A SET 1/2 INCH IRON ROD AND CAP STAMPED "J.R. BUTTS LSCA50042"; THENCE DEPARTING SAID RIGHT-OF-WAY SOUTH 08°20'00" WEST, A DISTANCE OF 185.00 FEET TO A SET 1/2 INCH IRON ROD AND CAP STAMPED "J.R. BUTTS LSCA50042"; THENCE SOUTH 78°23'52"E, A DISTANCE OF 210.00 FEET TO A SET 1/2 INCH IRON ROD AND CAP STAMPED "J.R. BUTTS LSCA50042"; THENCE NORTH 07°34'16"E, A DISTANCE OF 235.00 FEET TO A SET 1/2 INCH IRON ROD AND CAP STAMPED "J.R. BUTTS LSCA50042" ON THE AFOREMENTIONED SOUTH RIGHT-OF-WAY OF GREENVILLE HIGHWAY; THENCE WITH SAID RIGHT-OF-WAY NORTH 87°54'24"E, A DISTANCE OF 768.92 FEET TO A POINT; THENCE CONTINUE WITH SAID RIGHT-OF-WAY NORTH 88°08'54"E, A DISTANCE OF 466.02 FEET TO A SET NAIL AND DISK STAMPED "J.R. BUTTS LSCA50042" IN THE CENTER OF LITTLE BRANCH CHURCH ROAD; THENCE DEPARTING SAID RIGHT-OF-WAY AND ALONG THE CENTER OF LITTLE BRANCH CHURCH ROAD SOUTH 27°50'16"E, A DISTANCE OF 63.58 FEET TO A POINT; THENCE CONTINUE ALONG THE CENTER OF LITTLE BRANCH CHURCH ROAD SOUTH 34°19'11"E, A DISTANCE OF 158.48 FEET TO A POINT; THENCE CONTINUE ALONG THE CENTER OF LITTLE BRANCH CHURCH ROAD AND A CURVE TO THE RIGHT HAVING A RADIUS OF 85.00 FEET AND A LENGTH OF 48.41 FEET, CHORD BEARING OF SOUTH 18°00'08"E, A CHORD DISTANCE OF 47.76 FEET TO A POINT; THENCE CONTINUE ALONG THE CENTER OF LITTLE BRANCH CHURCH ROAD SOUTH 01°41'05"E, A DISTANCE OF 134.63 FEET TO A FOUND 1/2 INCH IRON ROD AND CAP STAMPED "GREEN LSCA50360"; THENCE CONTINUE ALONG THE CENTER OF LITTLE BRANCH CHURCH ROAD SOUTH 00°28'58"W, A DISTANCE OF 86.50 FEET TO A POINT; THENCE CONTINUE ALONG THE CENTER OF LITTLE BRANCH CHURCH ROAD AND A CURVE TO THE RIGHT HAVING A RADIUS OF 672.00 FEET AND A LENGTH OF 114.54 FEET, CHORD BEARING OF SOUTH 05°21'56"W, A CHORD DISTANCE OF 114.40 FEET TO A POINT; THENCE CONTINUE ALONG THE CENTER OF LITTLE BRANCH CHURCH ROAD SOUTH 10°14'54"W, A DISTANCE OF 114.89 FEET TO A POINT; THENCE CONTINUE ALONG THE CENTER OF LITTLE BRANCH CHURCH ROAD SOUTH 15°22'29"W, A DISTANCE OF 166.53 FEET TO A POINT; THENCE CONTINUE ALONG THE CENTER OF LITTLE BRANCH CHURCH ROAD SOUTH 10°38'57"E, A DISTANCE OF 53.25 FEET TO A FOUND 1/2 INCH IRON ROD AND CAP STAMPED "GREEN LSCA50360"; THENCE CONTINUE ALONG THE CENTER OF LITTLE BRANCH CHURCH ROAD SOUTH 10°38'57"E, A DISTANCE OF 17.15 FEET TO A POINT; THENCE CONTINUE ALONG THE CENTER OF LITTLE BRANCH CHURCH ROAD SOUTH 23°42'23"E, A DISTANCE OF 184.54 FEET TO A SET 1/2 INCH IRON ROD AND CAP STAMPED "J.R. BUTTS LSCA50042" ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE AFOREMENTIONED SECTION 27; THENCE WITH SAID QUARTER-QUARTER LINE SOUTH 88°04'01"W, A DISTANCE OF 892.18 FEET TO A FOUND 4 INCH SQUARE CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE WITH THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION SOUTH 89°13'43"W, A DISTANCE OF 1332.77 FEET TO THE POINT OF BEGINNING. SAID PARCEL LYING IN AND BEING PART OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27; TOWNSHIP 9 NORTH, RANGE 17 EAST, CRENSHAW COUNTY, ALABAMA, AND CONTAINING 102.84 ACRES, MORE OR LESS.

SURVEYOR'S SIGNATURE: PRELIMINARY ~ FOR REVIEW ONLY

ALABAMA LICENSE NUMBER: PLS50056 DATE: SEPTEMBER 3, 2025

TAX PARCEL NUMBER: 24 11 08 27 0 000 021.000

J.R. BUTTS SURVEYING & MAPPING

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(334) 399-7516
JRBUTTSURVEYING@GMAIL.COM
ALABAMA LSCA50042

PLAT OF THE
GAVIN VENTURES, LLC PROPERTY
SECTION 27-T9N-R17E, CRENSHAW COUNTY
LUVERNE, ALABAMA

Scale: 1"=150'	Date: 9/3/2025	File & Drawing No: 25-1044-01
Drawn By: JRB	Checked By: JRB	Sheet 1 of 1