

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

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

ALABAMA EAST  
 ZONE GRID

\*BOX RESERVED FOR RECORDING OFFICE\*

**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

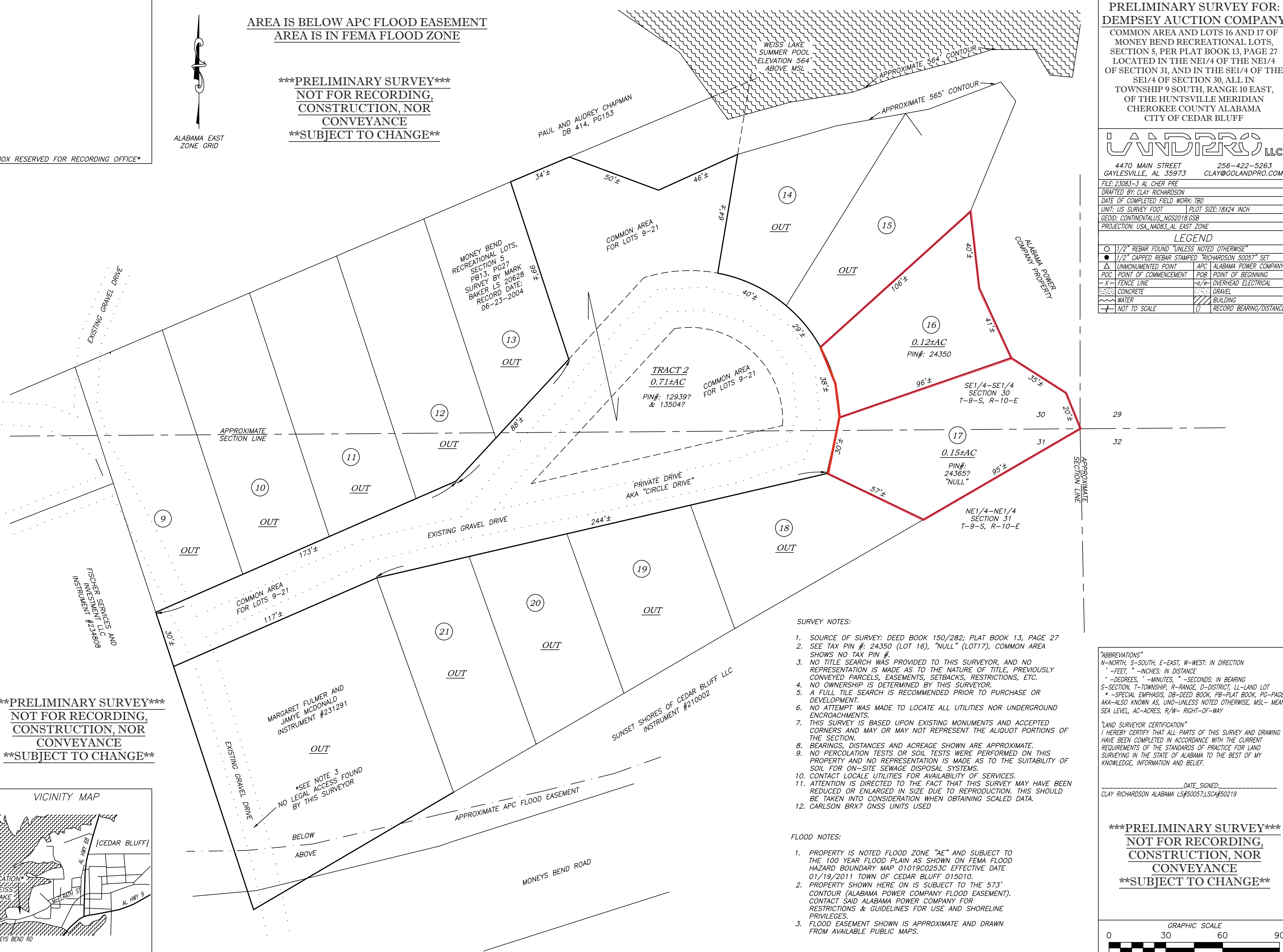
**LANDPRO LLC**

4470 MAIN STREET 256-422-5263  
 GAYLESVILLE, AL 35973 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  
 GEOD: 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- OVERHEAD ELECTRICAL
▨	CONCRETE ▨ GRAVEL
~	WATER BUILDING
+	NOT TO SCALE ( ) RECORD BEARING/DISTANCE



**SURVEY NOTES:**

- SOURCE OF SURVEY: DEED BOOK 150/282; PLAT BOOK 13, PAGE 27
- SEE TAX PIN #: 24350 (LOT 16), "NULL" (LOT 17), COMMON AREA SHOWS NO TAX PIN #.
- 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.
- NO OWNERSHIP IS DETERMINED BY THIS SURVEYOR.
- A FULL TILE SEARCH IS RECOMMENDED PRIOR TO PURCHASE OR DEVELOPMENT.
- NO ATTEMPT WAS MADE TO LOCATE ALL UTILITIES NOR UNDERGROUND ENCROACHMENTS.
- THIS SURVEY IS BASED UPON EXISTING MONUMENTS AND ACCEPTED CORNERS AND MAY OR MAY NOT REPRESENT THE ALIQUOT PORTIONS OF THE SECTION.
- BEARINGS, DISTANCES AND ACREAGE SHOWN ARE APPROXIMATE.
- 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.
- CONTACT LOCALE UTILITIES FOR AVAILABILITY OF SERVICES.
- 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.
- CARLSON BRX7 GNSS UNITS USED

**FLOOD NOTES:**

- 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.
- 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.
- 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

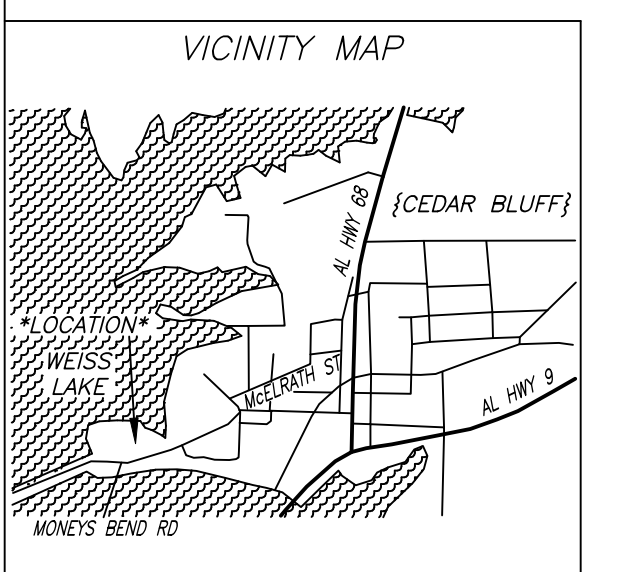
**"LAND SURVEYOR CERTIFICATION"**  
 I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

DATE SIGNED: \_\_\_\_\_  
 CLAY RICHARDSON ALABAMA LS#50057/LSCA#50219

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



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FISCHER SERVICES AND INVESTMENT LLC  
 INSTRUMENT #234808

MARGARET FULMER AND JAMYE McDONALD  
 INSTRUMENT #231291

SUNSET SHORES OF CEDAR BLUFF LLC  
 INSTRUMENT #210002

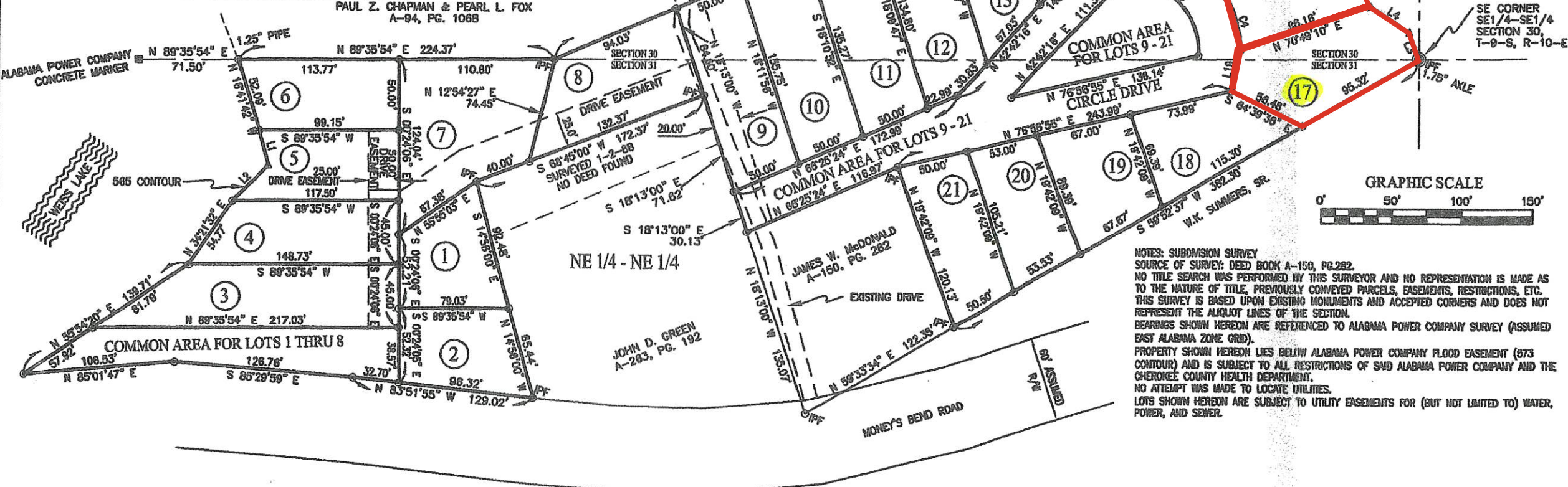
\*SEE NOTE 3  
 NO LEGAL ACCESS FOUND  
 BY THIS SURVEYOR

BELOW  
 ABOVE

**MONEY BEND RECREATIONAL LOTS, SECTION 5**  
**CHEROKEE COUNTY, ALABAMA**  
**TOWN OF CEDAR BLUFF**  
 LYING IN THE SE 1/4 OF THE SE 1/4 OF SECTION 30  
 & LYING IN THE NE 1/4 OF THE NE 1/4 OF SECTION 31, T-9-S, R-10-E

LOT NO.	SQ. FT.	LINE	BEARING	DISTANCE
1	8004	L1	S 14°34'07" E	25.87'
2	8007	L2	S 4°19'36" W	35.07'
3	7282	L3	N 21°17'28" W	19.98'
4	8025	L4	N 56°52'14" W	34.50'
5	8323	L5	N 24°39'36" W	41.00'
6	8503	L6	N 06°50'30" W	39.94'
7	7104	L7	N 22°22'32" E	63.21'
8	8749	L8	N 37°44'37" W	12.88'
9	8534	L9	S 69°17'42" W	40.97'
10	8459	L10	S 79°49'10" W	12.18'
11	8088	L11	S 79°49'10" W	17.31'
12	8759	L12	S 79°49'10" W	20.00'
13	8347	L13	S 73°49'38" W	53.82'
14	8685	L14	S 65°41'53" W	46.03'
15	8283	L15	N 69°31'34" W	50.14'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	79.00'	39.38'	38.97'	N 86°27'19" E
C2	79.00'	40.41'	39.97'	S 64°36'44" E
C3	79.00'	28.67'	28.52'	S 39°33'39" E
C4	79.00'	38.78'	38.39'	S 15°06'04" E
C5	49.00'	87.96'	78.62'	S 48°10'56" E



NOTES: SUBDIVISION SURVEY  
 SOURCE OF SURVEY: DEED BOOK A-150, PG.282.  
 NO TITLE SEARCH WAS PERFORMED BY THIS SURVEYOR AND NO REPRESENTATION IS MADE AS TO THE NATURE OF TITLE, PREVIOUSLY CONVEYED PARCELS, EASEMENTS, RESTRICTIONS, ETC.  
 THIS SURVEY IS BASED UPON EXISTING MONUMENTS AND ACCEPTED CORNERS AND DOES NOT REPRESENT THE ALIQUOT LINES OF THE SECTION.  
 BEARINGS SHOWN HEREON ARE REFERENCED TO ALABAMA POWER COMPANY SURVEY (ASSUMED EAST ALABAMA ZONE GRID).  
 PROPERTY SHOWN HEREON LIES BELOW ALABAMA POWER COMPANY FLOOD EASEMENT (573 CONTOUR) AND IS SUBJECT TO ALL RESTRICTIONS OF SAID ALABAMA POWER COMPANY AND THE CHEROKEE COUNTY HEALTH DEPARTMENT.  
 NO ATTEMPT WAS MADE TO LOCATE UTILITIES.  
 LOTS SHOWN HEREON ARE SUBJECT TO UTILITY EASEMENTS FOR (BUT NOT LIMITED TO) WATER, POWER, AND SEWER.

WE, J. DOYLE BUFFINGTON & JUNE BUFFINGTON, OWNERS OF THIS PROPERTY SHOWN HEREON AND DESIGNATED AS MONEY BEND RECREATIONAL LOTS, SECTION 5, DO HEREBY RATIFY, CONFIRM AND ADOPT THIS PLAT AS MONEY BEND RECREATIONAL LOTS, SECTION 5.

J. DOYLE BUFFINGTON \_\_\_\_\_ JUNE BUFFINGTON \_\_\_\_\_

THIS SUBDIVISION MEETS THE APPROVAL OF THE CHEROKEE COUNTY HEALTH DEPARTMENT SUBJECT TO CERTAIN CONDITIONS AND/OR LOT DELETIONS ON FILE WITH SAID HEALTH DEPARTMENT, WHICH SAID CONDITIONS ARE MADE PART OF THIS APPROVAL AS IF SET OUT HEREON.

DATE: \_\_\_\_\_

COUNTY ENVIRONMENTALIST \_\_\_\_\_

THIS PLAT MEETS THE CURRENT REQUIREMENTS OF CHEROKEE COUNTY, ALABAMA AND IS HEREBY APPROVED FOR RECORDING.

DATE: \_\_\_\_\_

ROGER HULL \_\_\_\_\_ COUNTY ENGINEER

I, ROBERT M. DAVIS, MAYOR OF THE TOWN OF CEDAR BLUFF, DO HEREBY ACCEPT THIS PLAT.

DATE: \_\_\_\_\_

ROBERT M. DAVIS \_\_\_\_\_ MAYOR

STATE OF ALABAMA:  
 COUNTY OF CHEROKEE:

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT J. DOYLE BUFFINGTON & JUNE BUFFINGTON, WHOSE NAMES ARE SIGNED TO THE FOREGOING PLAT AND WHO ARE KNOWN TO ME ACKNOWLEDGE BEFORE ME THIS DAY THAT THEY EXECUTED THE SAME VOLUNTARILY ON THE DAY THAT SAME BEARS DATE.

DATE: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

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

DATE OF COMPLETED FIELD WORK: MARCH 10, 2004

MARK BAKER REG. #20628

LEGEND	
IPF	IRON PIN FOUND - 1/2" IRON REBAR (UNLESS NOTED OTHERWISE)
○	IRON PIN SET - 1/2" CAPPED REBAR STAMPED "BAKER #20628" (UNLESS NOTED OTHERWISE)
△	UNMONUMENTED POINT

**BAKER LAND SURVEYING, LLC**  
 225 COUNTY ROAD 475 CENTRE, AL 35960  
 PHONE: (256) 921-2795 FAX: (256) 921-4759  
 FILE #: 04030 SCALE: 1"=60' DATE: 5/20/04 REV. # 0