



SCALE: 1"=60'

Point of Commencement
Found Nail in Pavement Northwest
Corner of Sec. 24, T4N, R15E

FIP 5/8" Cap
"0026"

FIP 5/8" Cap
"ALS"

City of Andalusia

S0°00'00"E
104.77'

Parcel Description (As Surveyed)

A parcel of land located in the NE 1/4 of Section 24, Township 4N, Range 15E, Covington County, Alabama and being more particularly described as follows.

Commencing at a Nail in the pavement of Snowden Drive being the NE Corner Section 24, T4N, R15E; thence S00°00'00"E a distance of 104.77 feet to a point thence S89°28'41"W a distance of 15.81 feet to a 5/8" Capped Iron Rebar (#35523) marking the West Right-of-Way of Snowden Drive, also being the Point of Beginning; thence S00°04'19"E along West Right-of-Way a distance of 331.37 feet to an "X" scribed in concrete sidewalk; thence along Right-of-Way and a curve to the right transitioning to the North Right-of-Way of Dunson Street, a curve having a radius of 49.30 feet, chord bearing of S58°21'24"W a chord distance of 48.51 feet to an "X" scribed in concrete sidewalk, thence N83°36'19"W continuing along North Right-of-Way a distance of 114.63 feet to a 5/8" Capped Iron Rebar(#35523); thence N78°55'06"W a distance of 99.50 feet to an "X" scribed in concrete sidewalk; thence along a curve to the right having a radius of 1661.32 feet, a chord bearing of N88°41'02"W and a chord distance of 136.21 feet to an "X" scribed in concrete sidewalk; thence S89°04'19"W a distance of 1.70 feet to an "X" scribed in concrete sidewalk; thence along a curve to the right having a radius of 42.50 feet, a chord bearing of N82°43'48"W, and a chord distance of 11.92 feet to a 5/8" Capped Iron Rebar (#35523) set at the intersection of said North Right-of-Way and East Right-of-Way of Andalusia Bypass; thence N37°55'51"E along said East Right-of-Way a distance of 34.62 feet to a 5/8" Capped Iron Rebar (#35523), thence N01°24'48"W a distance of 289.56 feet to a 5/8" Capped Iron Rebar(#0026); thence N89°28'41"E departing said East Right-of-Way a distance of 388.02 feet back to the Point of Beginning. Said parcel of contains ±2.96 Acres.

LEGEND

	PL	Property Lines
	ROW	Right-of-Way
		Existing Fence
		Found Monuments
		Set 5/8" Capped Rebar #35523

±2.96 Acres

LineTable

Curve/Line	Bearing	Distance
L1	S89°04'19"W	1.70'
L2	N37°55'51"E	34.62'

Curve Table

Curve/Line	Chord Bearing	Chord Distance	Radius
C1	S58°21'24"W	48.51'	49.30'
C2	N88°41'02"W	136.21'	1661.32'
C3	N82°43'48"W	11.92'	42.50'

SURVEY NOTES

1. Property is subject of Deeds: (Book/Page) 2002/15633, 2002/14296, 2007/26176, & 2003/6894.
2. Property was subject to a State ROW Aquisition referenced in Book 2007/26176.
3. Property was subject to a City ROW Aquisition referenced in Book 2003/6894.

SURVEY REPORT:

1. Bearings are referenced to the State Plane Coordinate System, Alabama East Zone, NAD 83 (2011) Datum (Alabama CORS Network)
2. Field work completed on 09-29-17. Survey drafted on 10-5-17.
3. There may be additional restrictions that are not shown on this survey that may be found in the public records of this county.
4. Additions or deletions to the survey maps or reports by any other that the signing party or parties is prohibited without written consent of the signing party or parties.
5. No environmental jurisdiction lines have been determined by this company.
6. Information obtained from deeds of record in the Covington County Courthouse
7. Visible evidence of easements will be shown hereon, but no certification is given that easements, underground improvements, above ground improvements, or apparent uses do not exist.

ROW

ROW

ROW

Found Concrete
ROW Marker

Andalusia Bypass
Alabama Hwy. 100

Snowden Drive 50' R/W

0+00

1+00

2+00

3+00

4+00

Scribed "X"

4+97

Dunson Street R/W Varies

Centerline as Surveyed
"Reference line for 2003 ROW
Aquisition"

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

F. THOMAS HINES, PLS
AL LIC. #35523

10/05/17
DATE



DIAMOND H
LAND SURVEYING, LLC

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(334)343-4185
diamondhsurveying@gmail.com
CA #1127 LS

Boundary Survey
Cenergy Oil and Gas LLC
Scale: 1"=60'
Date: 10/5/17

170909