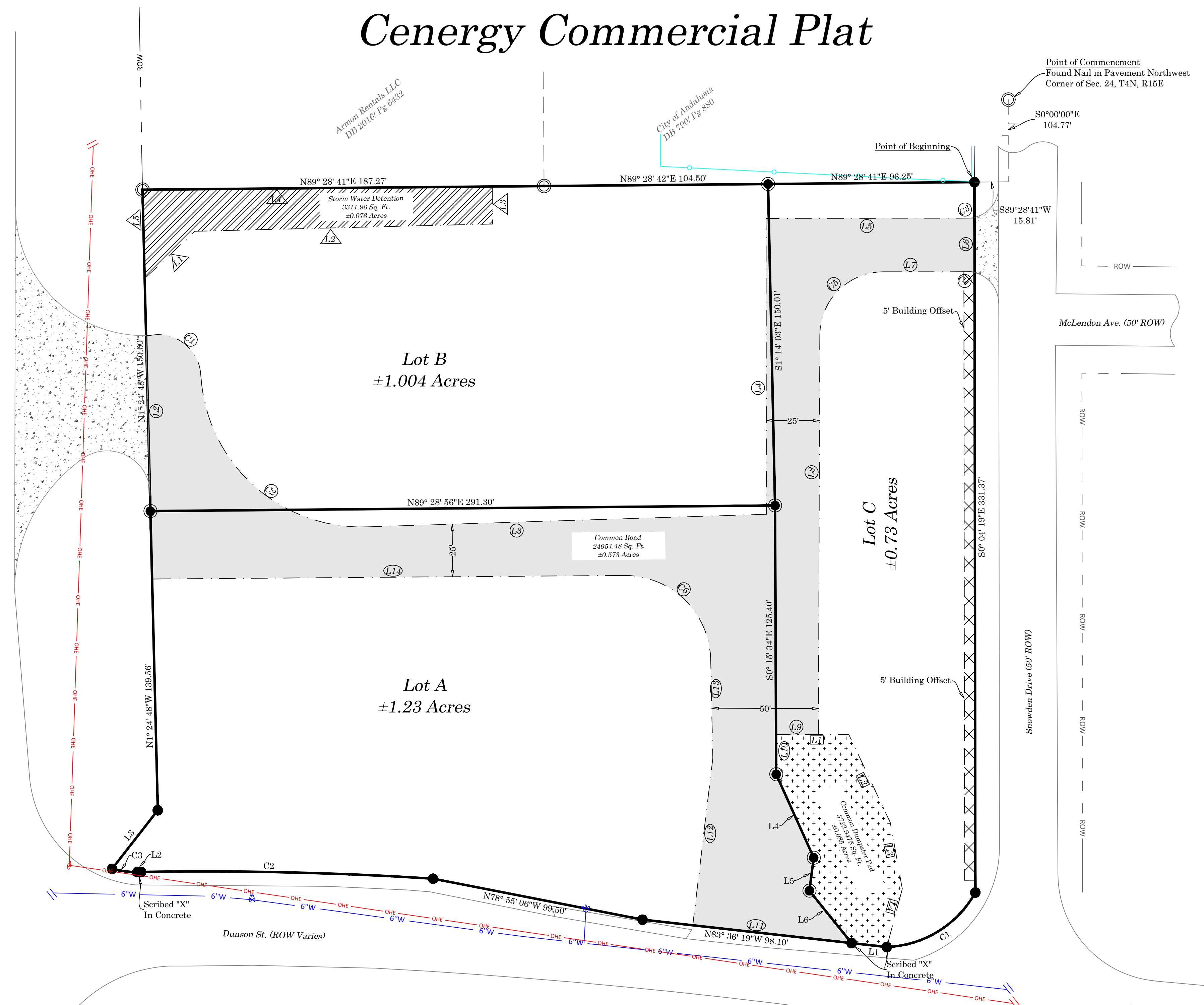
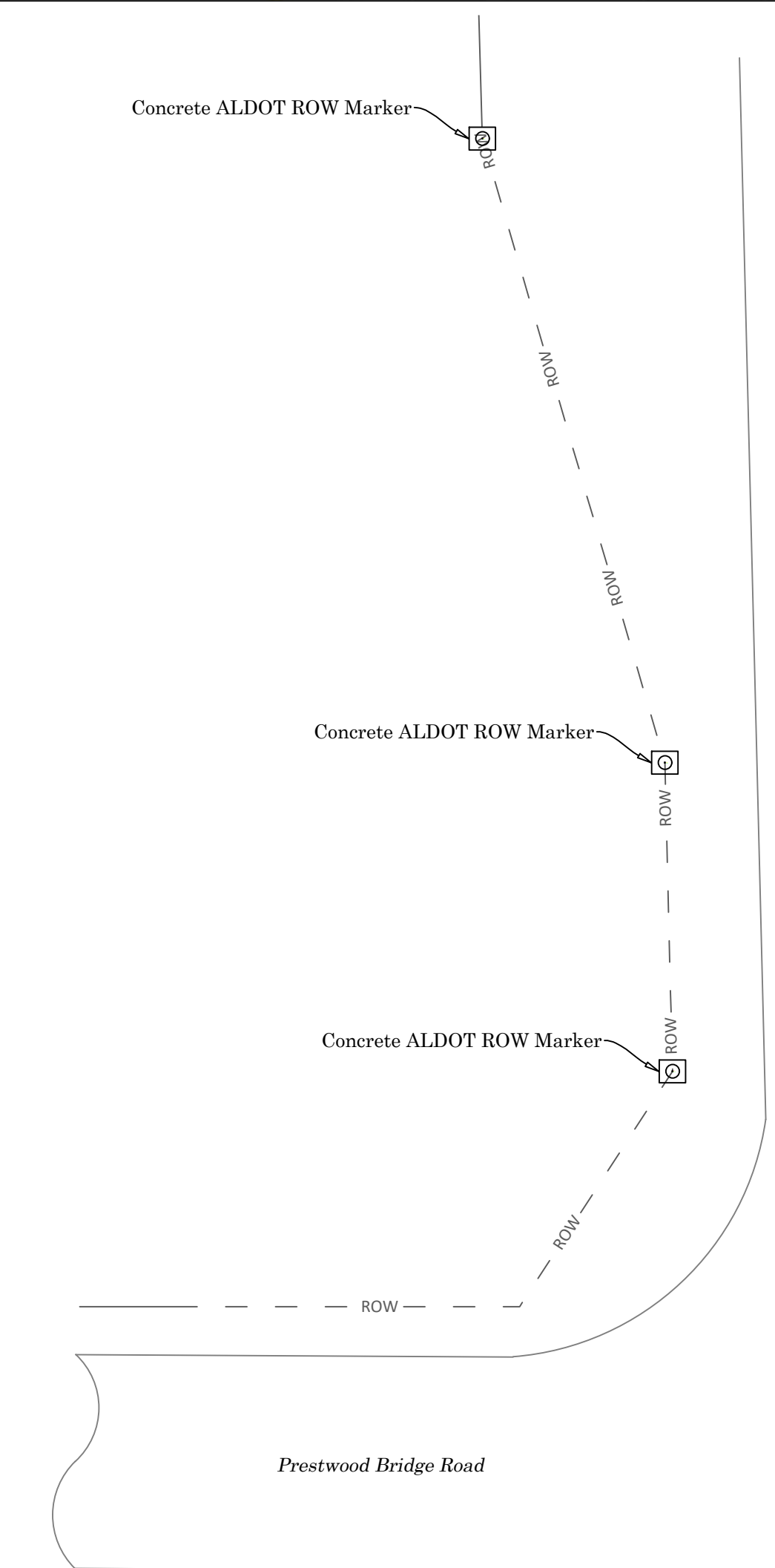
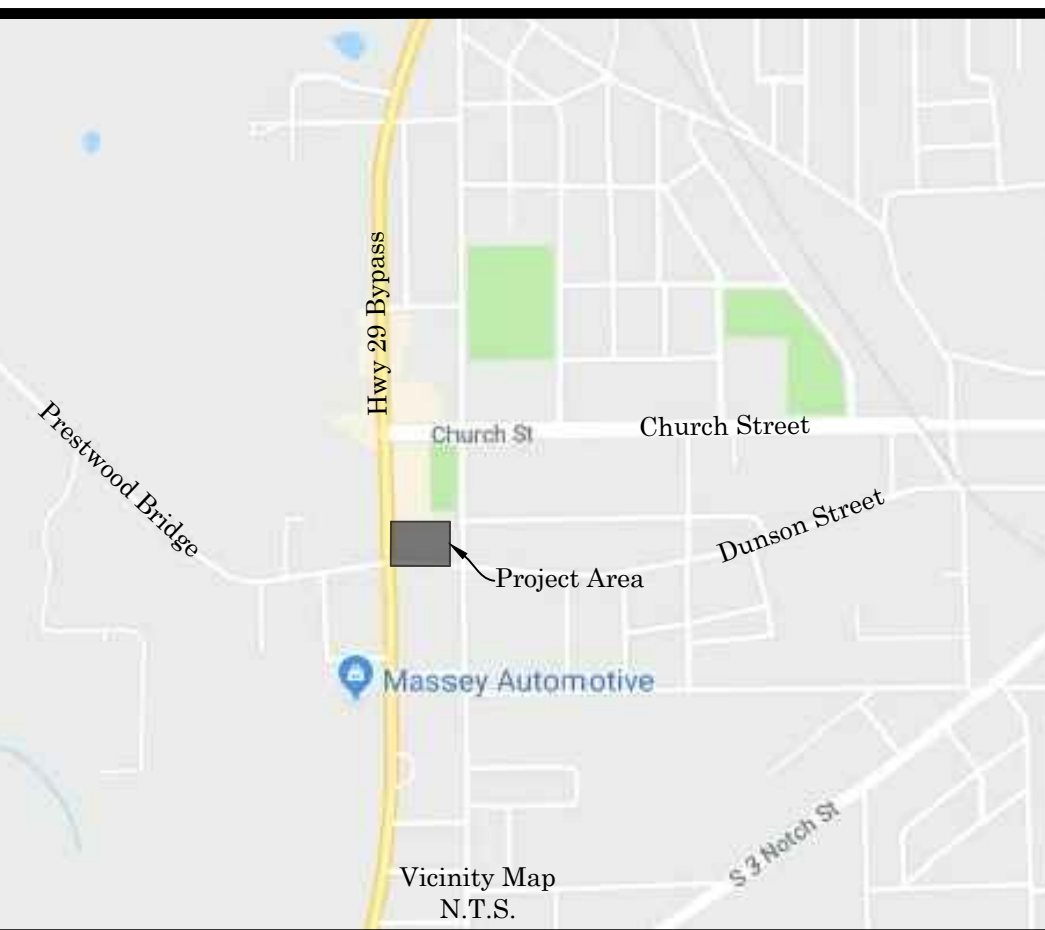
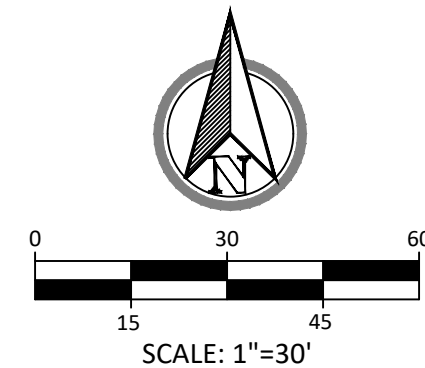
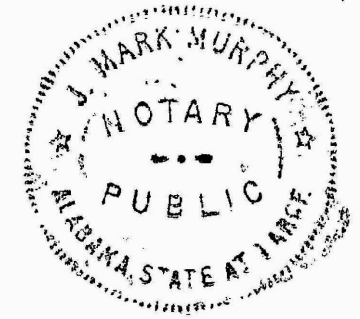


# Cenergy Commercial Plat



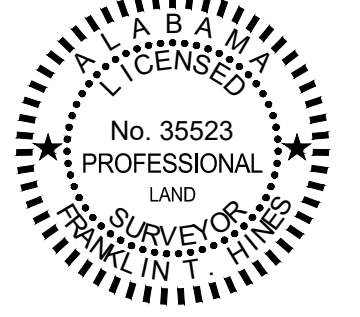
**Parcel Description (As Surveyed)**  
 A parcel of land located in the NE ¼ of Section 24, Township 4N, Range 15E, Covington County, Alabama and being more particularly described as follows:  
 Commencing at a Nail in the pavement of Snowden Drive being the NE Corner Section 24, T4N, R15E; thence S00°00'00"E 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 Danson Street, curving 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 42.50 feet to a "X" scribed in concrete sidewalk; thence N83°36'19"W a distance of 98.10 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 left 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 139.56 feet to a 1/2" Capped Iron Rebar (#1127); thence N01°24'48"W a distance of 150.00 feet to a 5/8" Capped Iron Rebar (#0026) thence N89°28'41"E departing said East Right-of-Way a distance of 187.27 feet to a 5/8" Capped Iron Rebar; thence N89°28'42"E a distance of 104.50 feet back to the Point of Beginning. Said parcel contains ±2.96 Acres.

Cenergy Properties #4 LLC - Owner  
 By: M. Anthony King, Jr., Manager  
 STATE OF ALABAMA  
 COVINGTON COUNTY  
 I, the undersigned authority, a Notary Public in and for said County in said State hereby certify that M. Anthony King, Jr., whose name as Manager of Cenergy Properties #4 LLC is signed to the foregoing Plat, and who is known to me, acknowledged before me on this day that being informed of the contents of the Plat, he, as such Manager and with full authority executed the same voluntarily, for and as the act of said Cenergy Properties #4 LLC.



Witness my hand and seal this the \_\_\_ day of February, 2019.  
 Notary Public

**CERTIFICATE OF SURVEY ACCURACY**  
 I, Franklin Thomas Hines, a Registered Land Surveyor in the State of Alabama, hereby certify that this plat is a correct representation of the land subdivided and has been prepared in conformity with the Minimum Technical Standards and requirements of law; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all requirements of the Andalusia Administration regarding layout and lot size have been fully complied with.



F. Thomas Hines, PLS  
 Alabama Registered Land Surveyor No. 1127  
 Date of Execution \_\_\_\_\_

**CERTIFICATE OF FINAL APPROVAL**  
 This plat has the administrative approval as noted on this Date \_\_\_\_\_. All conditions of approval having been completed, this document is hereby accepted, and this certificate under the authority of such Regulation  
 Director of Planning and Development

	Common Roads Access
	Common Garbage Disposal
	Storm Water Detention Area
	Building Set Back

Line	Bearing	Length
L1	N46°33'12"E	32.09'
L2	N88°35'37"E	138.99'
L3	N00°31'19"W	17.49'
L4	S89°28'41"W	163.12'
L5	S01°24'48"E	41.50'

Line	Bearing	Length
L1	N89°55'41"E	33.93'
L2	S25°11'34"E	45.41'
L3	S10°17'13"E	31.38'
L4	S14°53'00"W	28.10'

Curve/Line	Bearing	Chord Distance	Length	Radius
C1	S58°21'24"W	48.51'	50.71'	49.30'
L1	N83°36'19"W		42.50'	
C2	N88°41'02"W	136.21'	136.25'	1661.32'
L2	S89°04'19"W		1.70'	
C3	N82°43'48"W	11.92'	11.96'	42.50'
L3	N37°55'51"E		34.62'	
L4	S24°10'49"E		42.67'	
L5	S07°25'20"W		15.51'	
L6	S38°50'32"E		31.35'	

Curve/Line	Bearing	Chord Distance	Length	Radius
L1	N01°24'48"W		31.68'	
L2	N01°24'48"W		81.87'	
C1	S52°40'51"E	30.41'	34.54'	20.00'
C2	S47°30'07"E	104.76'	115.98'	75.00'
L3	S88°11'49"W		186.60'	
L4	N00°04'19"W		138.01'	
L5	N89°55'41"E		94.79'	
C3	N85°07'22"E	2.43'	2.43'	14.50'
L6	S00°04'19"E		25.42'	
C4	N85°06'23"W	2.51'	2.51'	14.50'
L7	S89°55'41"W		40.21'	
C5	S44°55'41"W	41.72'	46.34'	29.50'
L8	S00°12'24"W		186.30'	
L9	S89°55'41"E		19.74'	
L10	S00°15'34"E		18.52'	
L11	N83°36'19"W		74.50'	
L12	N06°48'46"E		78.52'	
L13	N01°14'09"W		46.14'	
L14	N45°51'54"E	56.14'	62.23'	40.00'
L15	N89°34'03"E		220.21'	



- Survey Notes:**
- No title or easement research performed
  - Improvements not shown
  - There may be additional restrictions not shown on this plat that may be found in the Public Records of this County.
  - Bearing Referenced= Alabama East Zone-State Plane Coordinate System

	Property Lines
	Right-of-Way
	Existing Edge of Pavement
	Common Area Lot Lines
	Found Monuments
	Set 5/8" Capped Iron Rebar #35523
	Set 1/2" Capped Iron Rebar #1127

Tom Hines  
 19846 Oliver Taylor Road  
 Andalusia, AL 36421  
 (334) 343-4185  
 diamondhsurveying@gmail.com  
 CA #1127 LS

Subdivision Plat  
**Cenergy Commercial Plat**  
 Scale: 1"=30'  
 Date: 02/04/2019