

ATHENS LAND SURVEYING COMPANY
 100-A EAST WASHINGTON STREET
 ATHENS, ALABAMA 35611
 OFFICE: 256-232-3668 FAX: 256-230-2000
 EMAIL: ATHENSLANDSURVEY@BELLSOUTH.NET
 AL. REG. NO. CA-0292-LS

NEITHER ATHENS LAND SURVEYING CO. NOR THE REGISTERED LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, REGULATIONS, CONDITIONS, EASEMENTS, LIENS, AND OTHER RIGHTS OF WHATEVER NATURE RECORDED AND / OR UNRECORDED.

TOMMY MITCHELL WAS IN RESPONSIBLE CHARGE OF THE FIELD SURVEY, DATA REDUCTION, AND PREPARATION OF THE PLAT OF SURVEY.

ALTHOUGH SOME DEED RESEARCH HAS BEEN DONE TO DISCOVER ANY TITLE DISCREPANCIES, THIS SURVEY DOES NOT GUARANTEE THAT TITLE ERRORS DO NOT EXIST WHICH COULD ALTER PROPERTY LINES.

COUNTY ROAD 95 IS A NON-DEDICATED ROAD AND AS SUCH THE RIGHT-OF-WAY IS PRESCRIPTIVE AND THEREFORE ALL RIGHT-OF-WAY DISTANCES/CALCULATIONS ARE APPROXIMATE.

ZONING RESTRICTIONS WHICH MAY AFFECT THIS PROPERTY HAVE NOT BEEN SHOWN.

UTILITIES AND/OR IMPROVEMENTS LOCATED WITHIN THE BOUNDARIES OF THIS PROPERTY HAVE NOT BEEN LOCATED.

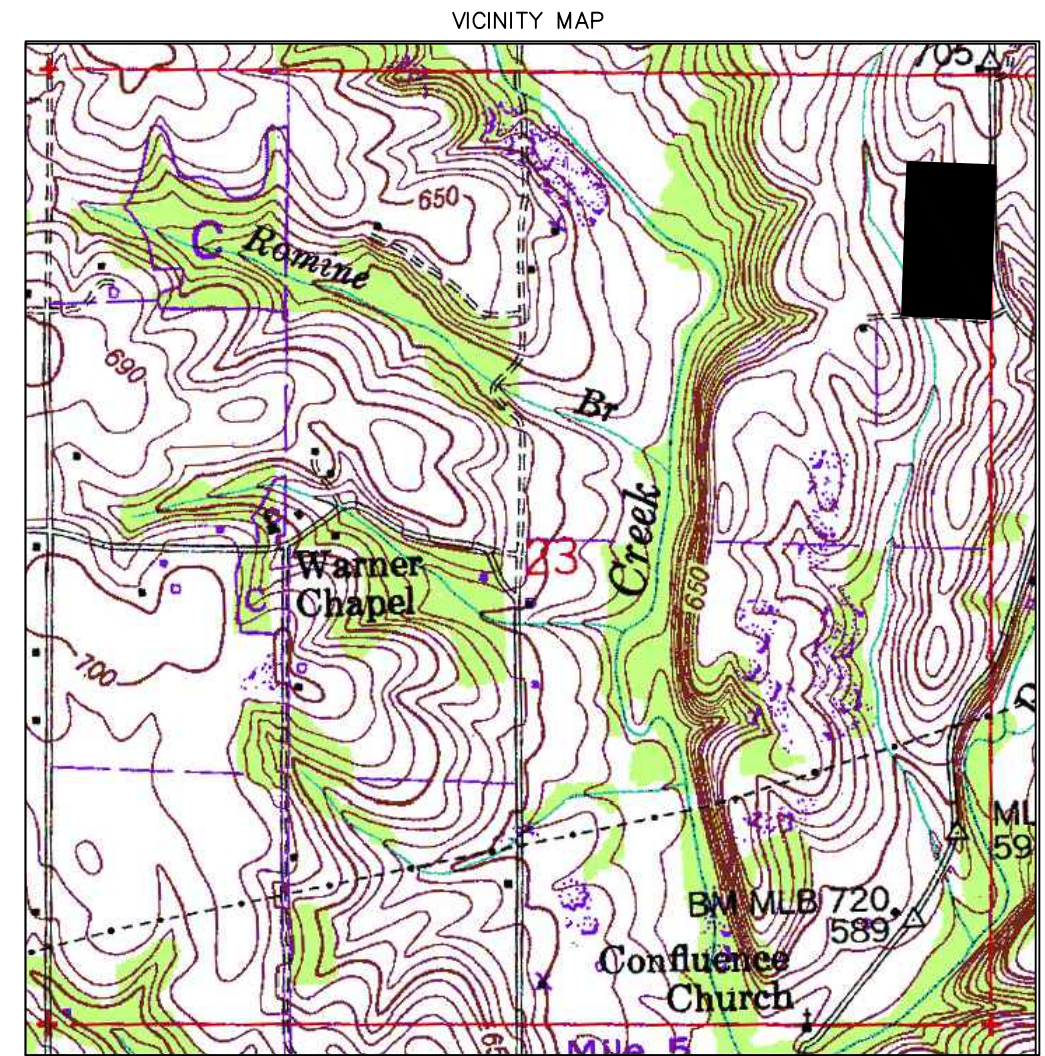
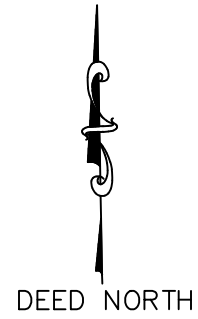
ALTHOUGH PROPERTY CORNERS HAVE BEEN SET OR FOUND, NO REQUEST WAS MADE TO CUT OR STAKE PROPERTY LINES, THEREFORE PROPERTY LINES HAVE NOT BEEN CUT OR STAKED.

UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED.

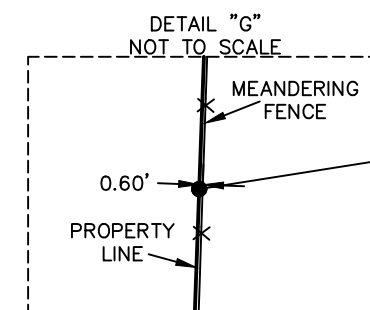
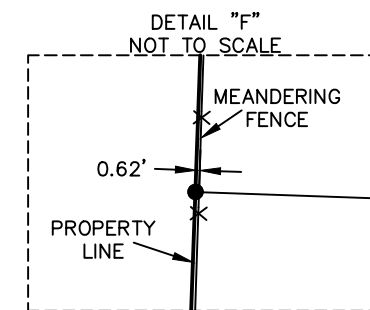
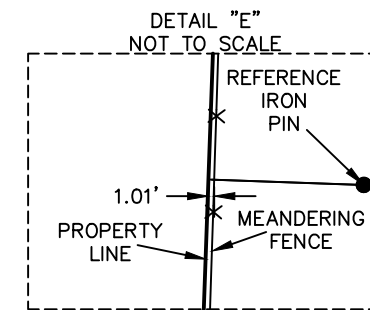
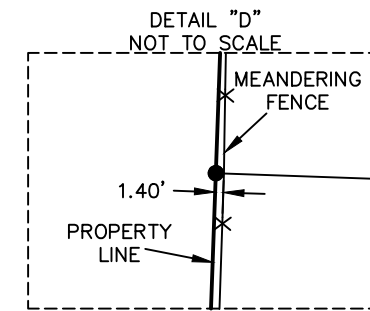
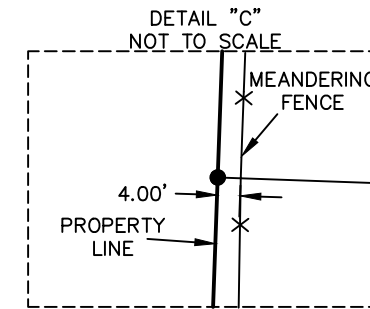
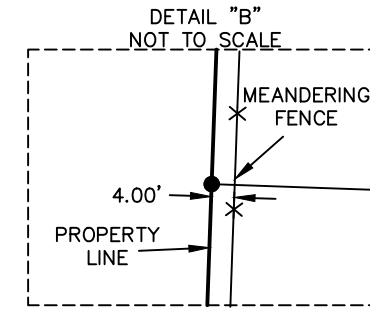
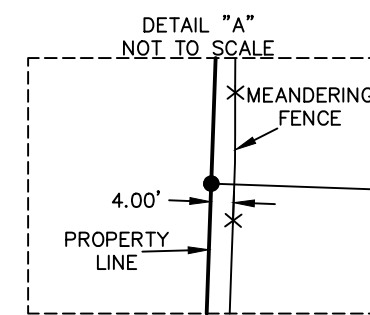
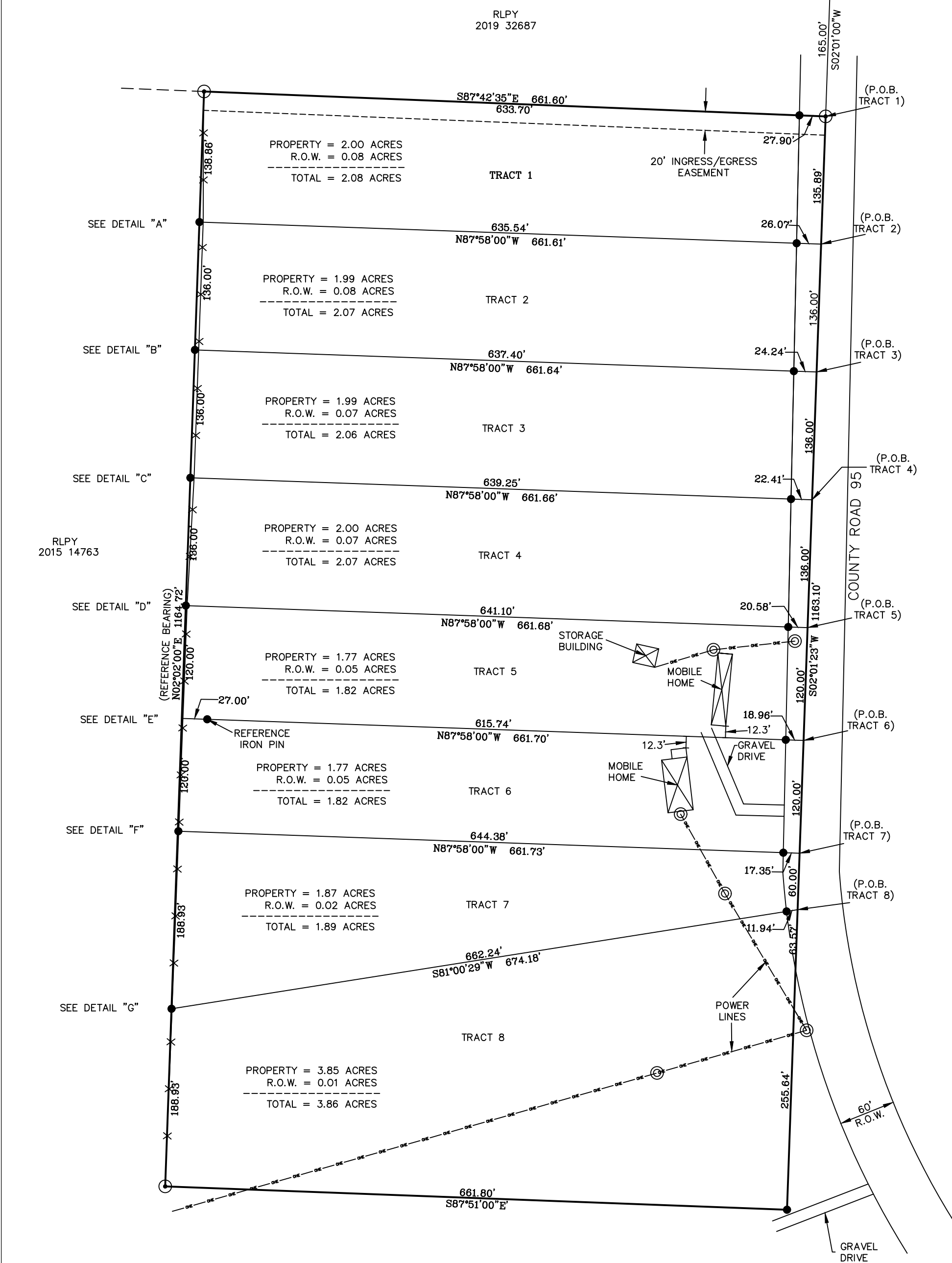
"I HEREBY CERTIFY (OR STATE) THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF"

Thomas S. Mitchell 3/27/2024
 THOMAS S. MITCHELL, ALABAMA LICENSE NO. 22680

THIS DOCUMENT INVALID UNLESS SIGNED IN RED.



THIS DOCUMENT COPYRIGHTED PER THIS DATE:



- ⊙ = EXISTING 1/2-INCH REBAR STAMPED "ATHENS LS CA 0292 LS"
- = SET IRON PIN (1/2-INCH REBAR STAMPED "ATHENS LS CA 0292 LS")
- ⊕ = EXISTING 5/8-INCH REBAR
- ▲ = EXISTING RAILROAD SPIKE
- ⊗ = EXISTING CONCRETE MONUMENT

PLAT OF BOUNDARY SURVEY FOR KEN GARNER		
IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 2-SOUTH, RANGE 7-WEST, LAUDERDALE COUNTY, ALABAMA		
SCALE: 1" = 100'	PLAT DATE: MAR. 12, 2024	FIELD SURVEY: MAR. 8, 2024
SURVEY & CHECKED BY: THOMAS S. MITCHELL		DRAWN BY: R.M.B.II
ATHENS LAND SURVEYING CO.		REF. # N/A
100-A EAST WASHINGTON ST., ATHENS, AL.		DRAWING # 12367.DWG