

SET 5/8 INCH REBAR IN USE AS THE NW CORNER, E 1/2, SW 1/4, SECTION 2, T-4-S, R-3-W, LIMESTONE COUNTY, ALABAMA

HOWARD GRAY WINN JR. & DARREN SIDES
RLPY 2008, PAGES 9533 - 9535

NE CORNER, E 1/2, SW 1/4, SECTION 2, T-4-S, R-3-W, LIMESTONE COUNTY, ALABAMA (BASED ON FICHE 1346, PAGE 63 ON RECORD IN THE PROBATE OFFICE OF LIMESTONE COUNTY, ALABAMA)

OLD EXISTING FENCE CORNER

N 89°48'36" E 1308.12' S 89°48'22" W 452.39' 4.20'
808.67' 30.24'

25.85 ACRES
1125896.96 SQ. FT.

25.85 ACRE TRACT SUBJECT TO A 30' PERMANENT SANITARY SEWER EASEMENT AS DESCRIBED IN RLPY 2008, PAGES 20757 - 20758 (NOT LOCATED)

1. Unless stated otherwise, jurisdictional areas, if any, which might impact on the use of the premises were not located. No liability is assumed by the undersigned for any loss resulting from the exercise of any jurisdiction affecting the use of the premises.

2. Unless stated otherwise hereon, this survey was prepared without benefit of an abstract of title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract or title search of the property.

3. Unless stated otherwise hereon, only evidence of easements or structures thereto which are apparent from a casual above ground inspection of the premises are shown.

4. Unless stated otherwise hereon, no evidence of any type of easements, including prescriptive easements or any structures thereto were located during the survey of the premises. If easement information is needed, an abstract of title and detailed inspection of the premises is required to be performed at an additional fee. No liability is assumed by the undersigned for any loss that may be associated with the existence of any type of easement.

5. No investigation was made during the performance of the survey to discover evidence of the existence of any structure which may indicate the location of buried utilities on the premises. Buried utilities may or may not exist. Interested parties should investigate the existence of utilities, if any, and verify.

6. The premises shown and described hereon are subject to any existing easements, right-of-ways, restrictions and setback lines whether or not recorded in the public records.

Note: There was no request or attempt made to locate nor show on this plat any improvements on this tract of land.

The accuracy of the measurements has been substantiated by the computations of a closed field traverse as the relative error of closure was not greater than one foot in 10,000 feet.

I hereby state that this survey and drawing has been completed in accordance with the requirements of the current Standards of Practice for Land Surveying in the State of Alabama.

WANDA KAY POWELL
FICHE 1346, PAGES 063 - 065

WANDA KAY POWELL
NICOLE ALLEN
RLPY 2001, PAGES
13042 - 13044

POINT OF COMMENCEMENT EXISTING RAILROAD SPIKE IN USE AS THE SE CORNER, E 1/2, SW 1/4, SECTION 2, T-4-S, R-3-W, LIMESTONE COUNTY, ALABAMA

POINT OF TRUE BEGINNING (6.58 AC.)

POINT OF COMMENCEMENT NE CORNER, NW 1/4, SECTION 11, T-4-S, R-3-W, LIMESTONE COUNTY, ALABAMA

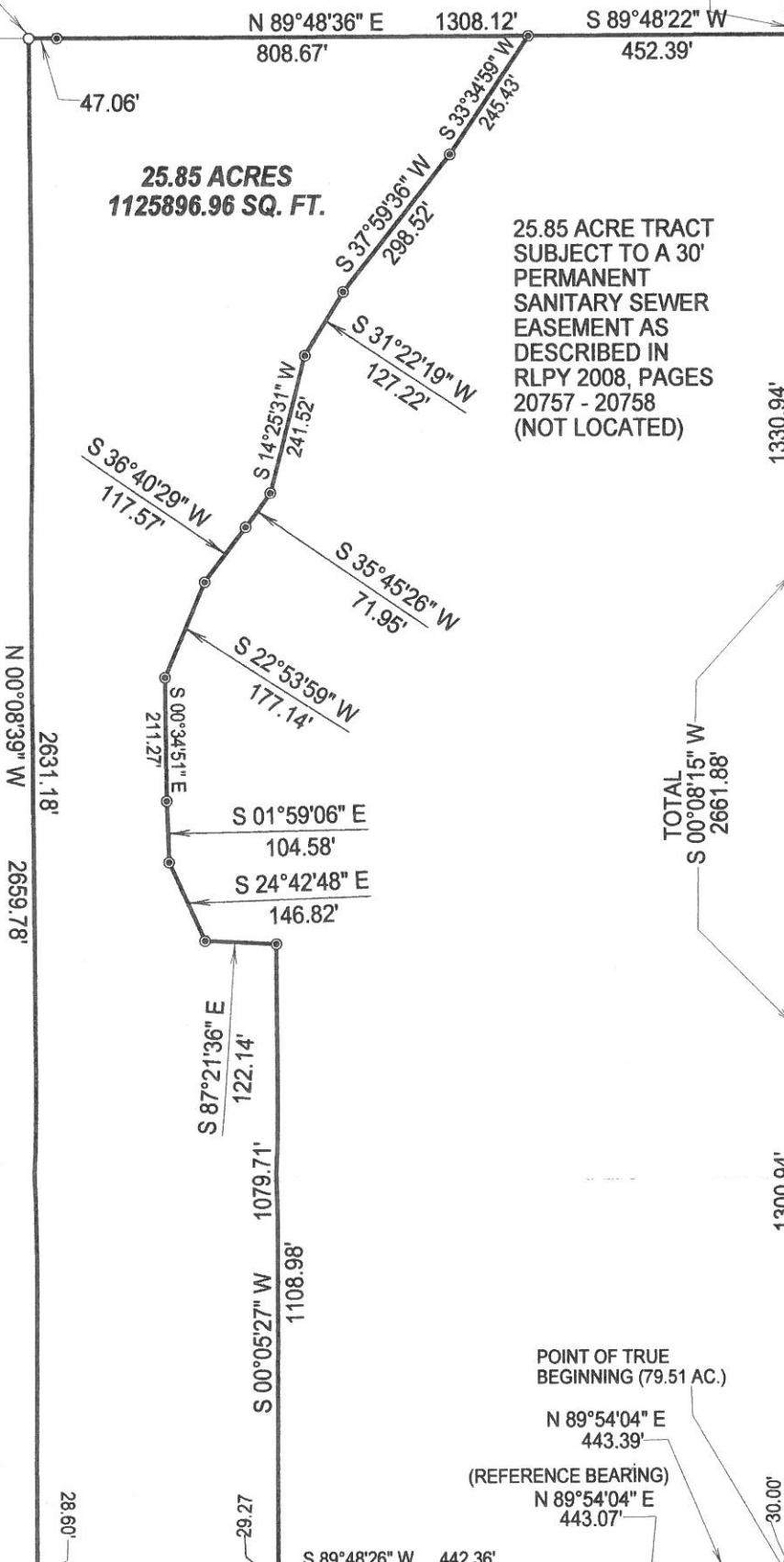
RIGHT-OF-WAY SEGERS ROAD & POWELL ROAD
0.65 ACRES
28415.17 SQ. FT.

SEGERS ROAD (60' PRESCRIPTIVE RIGHT-OF-WAY)

REFERENCE DEEDS = RLPY 2010, PAGE 26353 & RLPY 2000, PAGES 6056 - 6057.

NOTE: FIELD SURVEY COMPLETED FEBRUARY 14, 2013.

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RONNIE G. COFFMAN & CHARLES PETER BEDDOW JR.



TOTAL 2661.88' S 00°08'15\"/>

1300.94'

462.99'

440.59'

554.10'

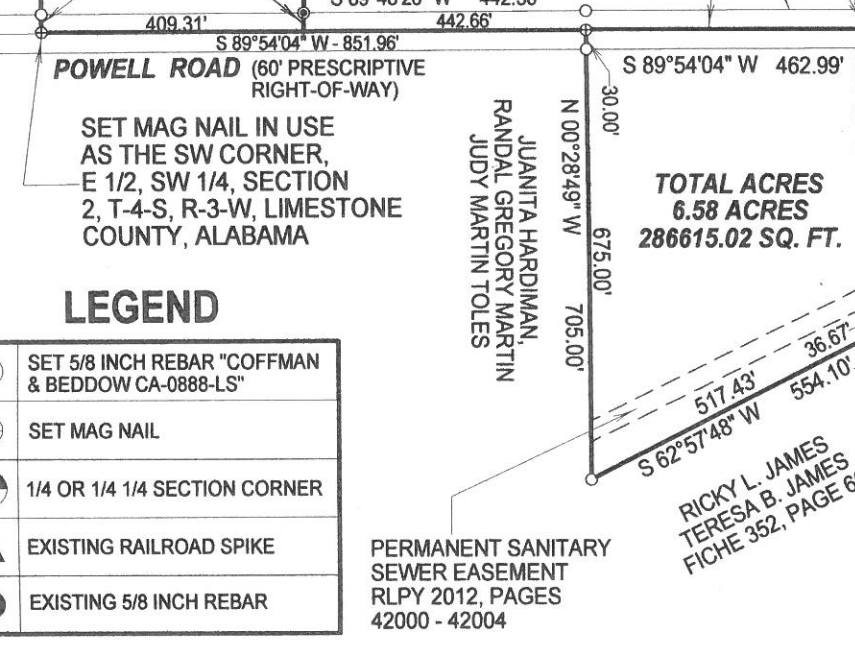
517.43'

36.67'

705.00'

675.00'

30.00'



TOTAL ACRES
6.58 ACRES
286615.02 SQ. FT.

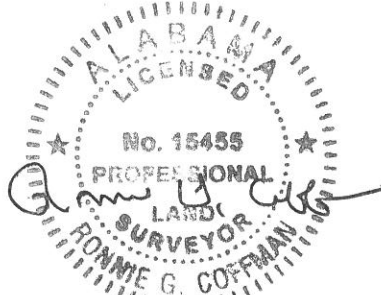
RICKY L. JAMES
TERESA B. JAMES
FICHE 352, PAGE 60

JUANITA HARDIMAN
RANDAL GREGORY MARTIN
JUDY MARTIN TOLES

PERMANENT SANITARY SEWER EASEMENT
RLPY 2012, PAGES
42000 - 42004

LEGEND

	SET 5/8 INCH REBAR "COFFMAN & BEDDOW CA-0888-LS"
	SET MAG NAIL
	1/4 OR 1/4 1/4 SECTION CORNER
	EXISTING RAILROAD SPIKE
	EXISTING 5/8 INCH REBAR



PROPERTY SURVEY FOR		
JAMES POWELL COLE, FREDDIE JEAN COLE, DANNY B. COLE & CATHY COLE BAUGHER		
SCALE: 1" = 300'	APPROVED BY: RONNIE G. COFFMAN	DRAWN BY: RGC
DATE: 2/14/2013	REVISED:	REVISED:
COFFMAN & BEDDOW LAND SURVEYORS LLC		
18960 UPPER FORT HAMPTON ROAD, ELKMONT, AL., 35620 PHONE (256) 732-4787		DRAWING NUMBER: 13-29

Coffman and Beddow Land Surveyors LLC

18960 Upper Fort Hampton Road, Elkmont, Alabama, 35620
Phone (256) 732-4787 Toll Free (866) 215-3066

PROPERTY DESCRIPTION BAUGHER

I, Ronnie G. Coffman, a competent Registered Land Surveyor in the State of Alabama, hereby state that the following land description has been completed in accordance with the requirements of the current Standards of Practice for land surveying in the State of Alabama as adopted by the Alabama Society of Professional Land Surveyors and was prepared by me or under my direction from a field survey made by me or under my direction of a tract of land described as follows:

A tract or parcel of land located in the East one - half of the Southwest Quarter of Section 2, Township - 4 - South, Range - 3 - West of the Huntsville Meridian, Limestone County, Alabama, and being more particularly described as follows:

Commencing at an existing railroad spike at the intersection of the centerline of Powell Road and Segers Road in use as the Southeast corner of the East one - half of the Southwest Quarter of Section 2, Township - 4 - South, Range - 3 - West, thence South 89 degrees 54 minutes 04 seconds West along the South boundary of said Section 2, a distance of 49.93 feet to a mag nail set, thence continue South 89 degrees 54 minutes 04 seconds West along the south boundary of said Section 2, a distance of 885.73 to a point, the Point of True Beginning of the herein described tract,

THENCE from the Point of True Beginning continue South 89 degrees 54 minutes 04 seconds West along the South boundary of said Section 2, a distance of 409.31 feet to a mag nail set in use as the Southwest corner of the East one - half of the Southwest Quarter of said Section 2,

THENCE North 00 degrees 08 minutes 39 seconds West, a distance of 2659.78 feet to a 5/8 inch rebar set with plastic cap stamped "Coffman & Beddow CA-0888-LS", in use as the Northwest corner of the East one - half of the Southwest Quarter of said Section 2, passing a 5/8 inch rebar set with plastic cap stamped "Coffman & Beddow CA-0888-LS", on the North right - of - way of Powell Road (60 foot right - of - way), at a distance of 28.60 feet,

THENCE North 89 degrees 48 minutes 36 seconds East, a distance of 855.73 feet to an existing 5/8 inch rebar,

THENCE South 33 degrees 34 minutes 59 seconds West, a distance of 245.43 feet to an existing 5/8 inch rebar,

THENCE South 37 degrees 59 minutes 36 seconds West, a distance of 298.52 feet to an existing 5/8 inch rebar,

THENCE South 31 degrees 22 minutes 19 seconds West, a distance of 127.22 feet to an existing 5/8 inch rebar,

THENCE South 14 degrees 25 minutes 31 seconds West, a distance of 241.52 feet to an existing 5/8 inch rebar,

THENCE South 35 degrees 45 minutes 26 seconds West, a distance of 71.95 feet to an existing 5/8 inch rebar,

THENCE South 36 degrees 40 minutes 29 seconds West, a distance of 117.57 feet to an existing 5/8 inch rebar,

THENCE South 22 degrees 53 minutes 59 seconds West, a distance of 177.14 feet to an existing 5/8 inch rebar,

THENCE South 00 degrees 34 minutes 51 seconds East, a distance of 211.27 feet to an existing 5/8 inch rebar,

THENCE South 01 degrees 59 minutes 06 seconds East, a distance of 104.58 feet to an existing 5/8 inch rebar,

THENCE South 24 degrees 42 minutes 48 seconds East, a distance of 146.82 feet to an existing 5/8 inch rebar,

THENCE South 87 degrees 21 minutes 36 seconds East, a distance of 122.14 feet to an existing 5/8 inch rebar,

THENCE South 00 degrees 05 minutes 27 seconds West, a distance of 1108.98 feet to the Point of True Beginning, passing an existing 5/8 inch rebar on the North right – of – way of Powell Road at a distance of 1079.71 feet, and containing 25.85 acres, more or less, with a relative error of closure no greater than one foot in ten thousand feet.

AND SUBJECT TO: A permanent sanitary sewer easement as described in RLPY 2008, Pages 20757 – 20758, recorded in the Probate Office of Limestone County, Alabama.

AND ALSO SUBJECT TO: That part lying on the South side of the above described property within the right – of – way of Powell road.

AND SUBJECT TO EASEMENTS AND RIGHT – OF – WAYS RECORDED OR UNRECORDED.

According to my survey this the 14th day of February, 2013.



Ronnie G. Coffman, Alabama PLS 15455
Coffman & Beddow Land Surveyor's LLC
18960 Upper Fort Hampton Road,
Elkmont, Alabama, 35620
Phone (256) 732-4787 Fax (256) 732-4229



Note: This is not a certified copy of this legal description, must be signed to be certified.