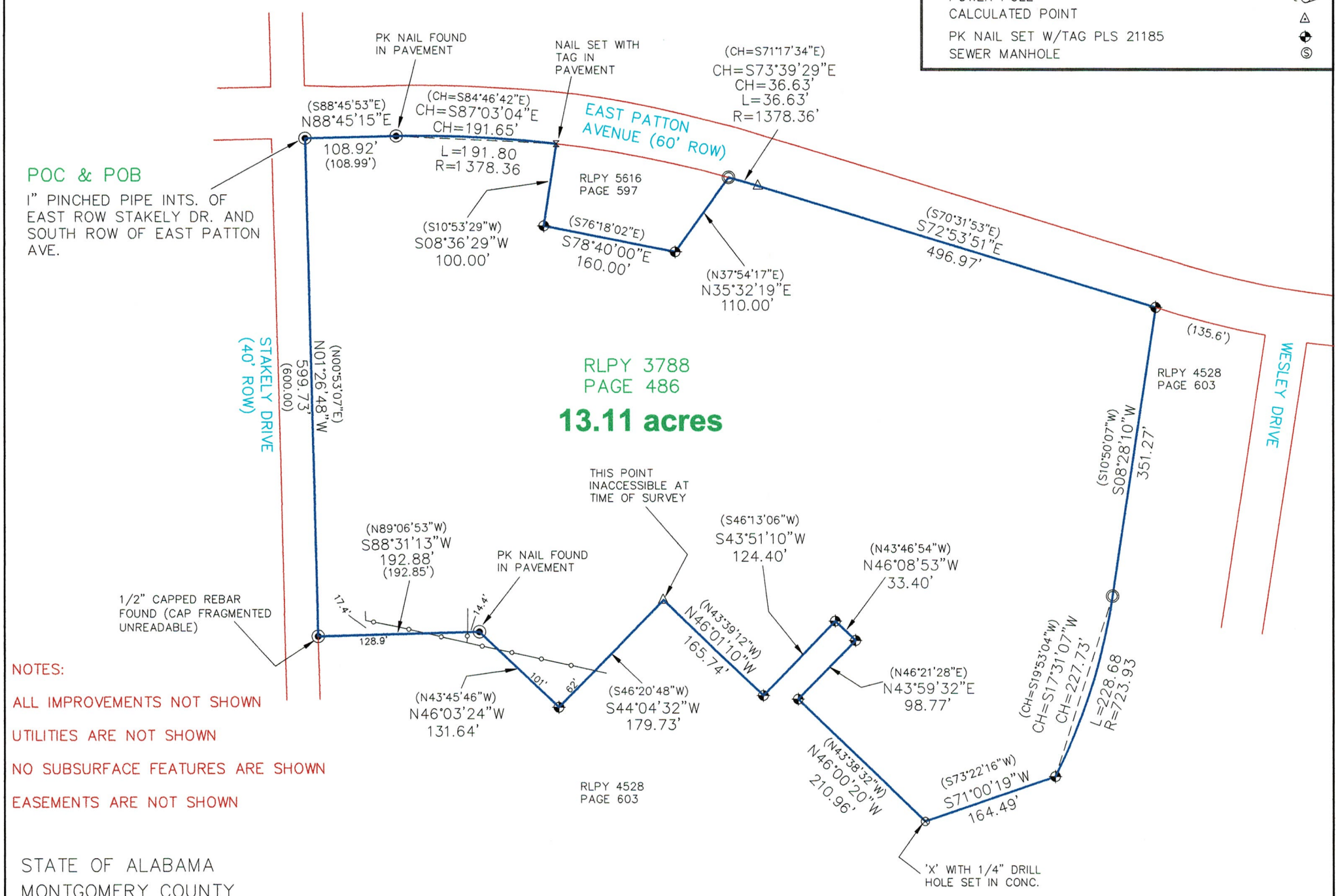
BOUNDARY SURVEY

SCALE 1"=150'

BASIS OF BEARING
GNSS OBSERVATION
AL. EAST ZONE
N.A.D 1983

SOURCE OF INFORMATION
AS SHOWN ON SURVEY

FENCE LINE	
IRON PIN FOUND (AS DESCRIBED)	
1/2" REBAR SET W/CAP (WILLIFORD PLS 21185)	
CONCRETE MARKER FOUND	
PROPERTY LINE	
POINT OF BEGINNING	POB
POINT OF COMMENCEMENT	POC
POINT OF ENDING	POE
DEED OR PLAT CALL	( )
POWER POLE	
CALCULATED POINT	
PK NAIL SET W/TAG PLS 21185	
SEWER MANHOLE	



NOTES:

ALL IMPROVEMENTS NOT SHOWN

UTILITIES ARE NOT SHOWN

NO SUBSURFACE FEATURES ARE SHOWN

EASEMENTS ARE NOT SHOWN

STATE OF ALABAMA
MONTGOMERY COUNTY

COMMENCE AT THE A 1" PINCHED IRON PIPE FOUND AT THE INTERSECTIONS OF THE EAST ROW OF STAKELY DRIVE (40' ROW) AND SOUTH ROW OF EAST PATTON AVENUE (60' ROW) IN THE CITY OF MONTGOMERY ALABAMA AND THE "POINT OF BEGINNING" OF THE PROPERTY HEREIN DESCRIBED.

THENCE N88°45'15"E ALONG THE SOUTH ROW OF PATTON AVENUE A DISTANCE OF 108.92' TO A PK NAIL FOUND IN PAVEMENT AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1378.36' AND A LENGTH OF 191.80'. THENCE ALONG THE CHORD S87°03'04"E A DISTANCE OF 191.65' TO A NAIL AND TAG SET IN PAVEMENT (PLS 21185) ON SAID ROW; THENCE S08°36'29"W LEAVING ROW A DISTANCE OF 100.00' TO A PK NAIL SET WITH TAG IN PAVEMENT (PLS 21185); THENCE S78°40'00"E A DISTANCE OF 160.00' TO A PK NAIL SET WITH TAG IN PAVEMENT (PLS 21185); THENCE N35°32'19"E A DISTANCE OF 110.00' TO A 1/2" CAPPED REBAR SET (WILLIFORD PLS 21185) ON THE SOUTH ROW OF EAST PATTON AVENUE IN A SLIGHT CURVE TO THE RIGHT HAVING A RADIUS OF 1378.36' AND A LENGTH OF 36.63' THENCE ALONG THE CHORD S73°39'29"E A DISTANCE OF 36.63' TO A CAL. POINT (P.T.); THENCE S72°53'51"E ALONG SAID ROW A DISTANCE OF 496.97' TO A PK NAIL SET WITH TAG (PLS 21185); THENCE S08°28'10"W LEAVING ROW A DISTANCE OF 351.27' TO A 1/2" CAPPED REBAR SET (WILLIFORD PLS 21185) AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 723.93' AND A LENGTH OF 228.68' THENCE ALONG THE CHORD S17°31'07"W A DISTANCE OF 227.73' TO A PK NAIL SET WITH TAG IN PAVEMENT (PLS 21185) ; THENCE S71°00'19"W A DISTANCE OF 164.49' TO A 'X' WITH A 1/4" DRILL HOLE SET IN CONCRETE; THENCE N46°00'20"W A DISTANCE OF 210.96' TO A PK NAIL SET WITH TAG IN CONCRETE (PLS 21185) ; THENCE N43°59'32"E A DISTANCE OF 98.77' TO A PK NAIL SET WITH TAG IN CONCRETE (PLS 21185) ; THENCE N46°08'53"W A DISTANCE OF 33.40' TO A PK NAIL SET WITH TAG IN CONCRETE (PLS 21185) ; THENCE S43°51'10"W A DISTANCE OF 124.40' TO A PK NAIL SET WITH TAG IN CONCRETE (PLS 21185); THENCE N46°01'10"W A DISTANCE OF 165.74' TO A CAL. POINT; THENCE S44°04'32"W A DISTANCE OF 179.73' TO A PK NAIL SET WITH TAG IN PAVEMENT (PLS 21185); THENCE N46°03'24"W A DISTANCE OF 131.64' TO A PK NAIL FOUND IN PAVEMENT; THENCE S88°31'13"W A DISTANCE OF 192.88' TO A 1/2" CAPPED REBAR FOUND (UNREADABLE) ON THE EAST ROW OF STAKELR DRIVE (40' ROW); THENCE N01°26'48"W ALONG SAID ROW A DISTANCE OF 599.73' BACK TO THE "POINT OF BEGINNING".

THUS DESCRIBING A TRACT OR PARCEL OF LAND CONTAINING 13.11 ACRES MORE OR LESS LYING AND BEING SITUATED IN THE WEST 1/2 OF THE SE 1/4 OF SECTION 30, T-16-N R-18-E, MONTGOMERY COUNTY , ALABAMA.

"I Michael J. Williford 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 Surveying in the State of Alabama to the best of my knowledge, information, and belief."

According to my Survey this the 18th day of May , 2022.

ALABAMA LICENSE No. 21185 PROFESSIONAL LAND SURVEYOR MICHAEL J. WILLIFORD

Michael J. Williford
AL. Lic. No. 21185

DRAWN BY: MJW	PROJECT		FIELD DATES:
DATE: 5-21-2022 (PLAT DATE)	13.11 Acres Survey ADDRESS 500 PATTON AVE. MONTGOMERY. AL 36111 in the WEST 1/2 of the SE 1/4 of SEC. 30 T-16-N, R-18-E. MONTG. CO. AL.	MICHAEL J. WILLIFORD PLS 3844 FAUNSDALE DR. MONTGOMERY AL 36109 WORK: (334) 272-0222	5-16-2022 5-18-2022
DWG. NO.: FB-31 PG-28			
APPROVED BY:			