Line Table

LINE	BEARING	DISTANCE
L1	S 88°32'40" E	70.40
L2	N 88°38'28" E	90.00
L3	N 88°38'28" E	40.00
L4	N 88°38'28" E	40.00
L5	N 01°21'32" E	80.00
L6	N 88°27'25" W	59.94
L7	S 88°34'17" E	120.00
L8	S 88°24'58" E	30.10
L9	N 01°15'00" E	50.19
L10	S 88°25'30" E	50.10

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	338.58	206.86	203.66	S 06°34'05" W	35°00'19"
C2	118.20	161.98	149.60	S 05°33'44" E	78°30'54"
C3	1125.15	266.04	265.42	S 54°39'20" E	13°32'50"
C4	210.04	307.82	281.01	S 14°47'48" E	83°58'03"
C5	203.32	150.30	146.90	S 06°00'32" W	42°21'22"
C6	233.33	83.73	83.28	S 00°00'56" W	20°33'39"


```
0    100    200

SCALE: 1 INCH =100 FEET
```

N

LEGEND

● SET PIN 1/2" MORELL ENG CA-742-LS)
○ FOUND PROPERTY CORNER (TYPE NOTED)
—x— FENCE LINE
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING

SITE VICINITY MAP
(NOT TO SCALE)
THIS TRACT OF LAND IS SITUATED IN
SECTION 27 TOWNSHIP 3 SOUTH RANGE 4 WEST
LIMESTONE COUNTY, ALABAMA
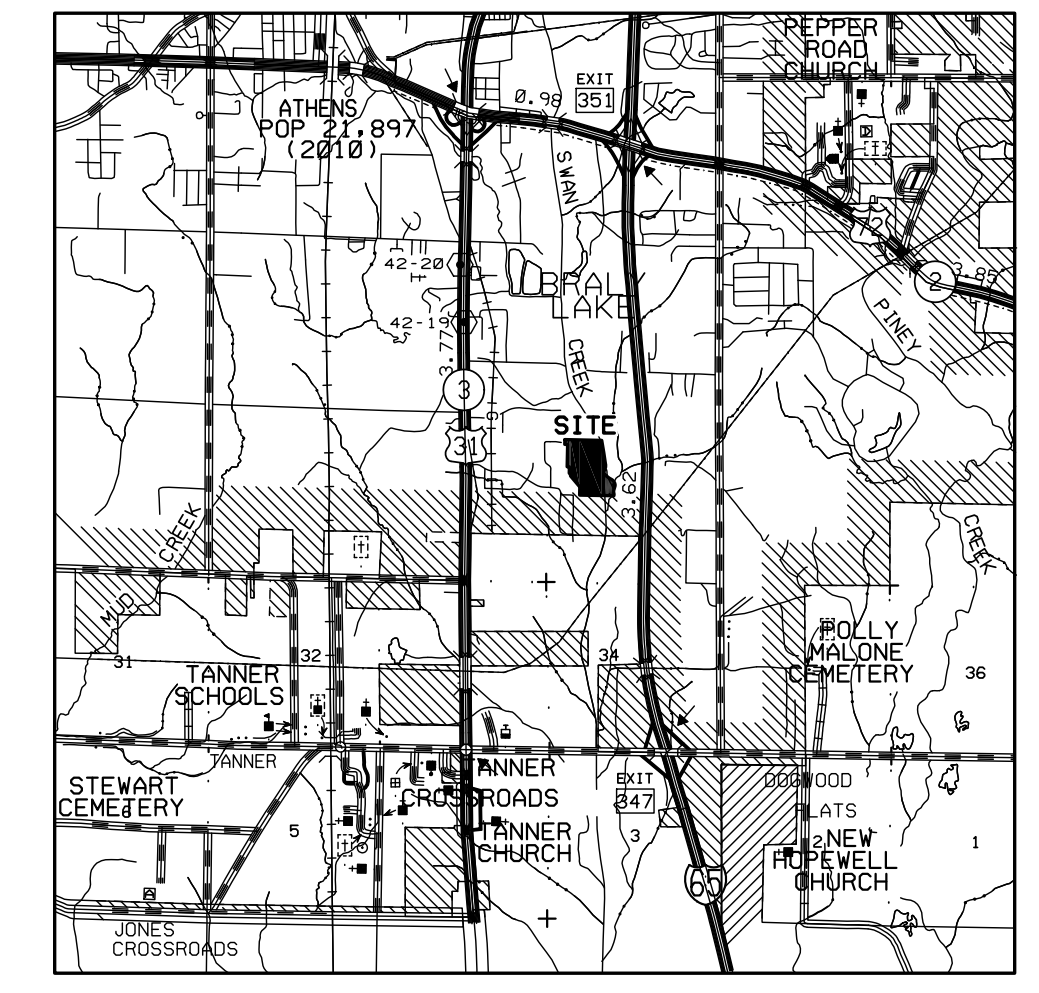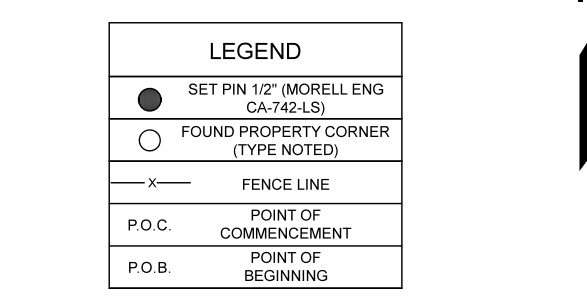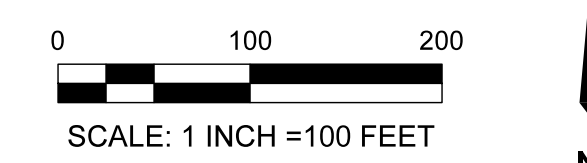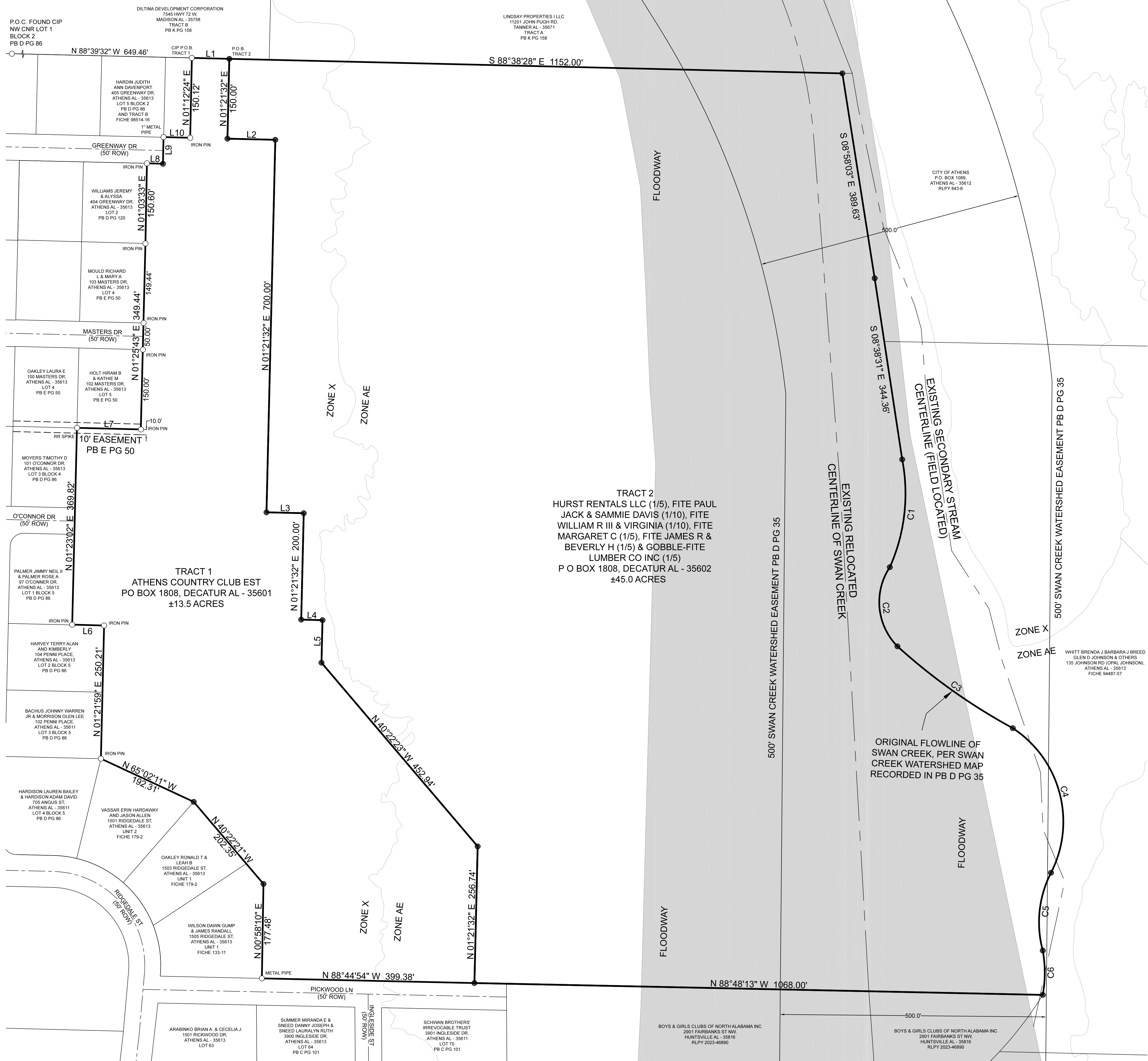
GENERAL NOTES:

1. NORTH BASED ON ALABAMA STATE COORDINATE GRID-WEST ZONE (NAD 1983) AS DETERMINED BY GNSS OBSERVATIONS. BENCHMARK USED FOR CONTOUR INTERVALS: VERTICAL AND HORIZONTAL SURVEY CONTROL DATUM IS BASED UPON THE CONTINUOUSLY OPERATION REFERENCE STATION (CORS) WITH ALL DATA PROVIDED IN NAD 83 (NSRS2007) USING NAVD 88 GEOID 09.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN.
3. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES.
4. SUBSTANTIAL FEATURES AND UTILITIES OBSERVED WHILE CONDUCTING SURVEY ARE SHOWN ON THE SURVEY MAP.
5. NO SEARCH OF PUBLIC RECORD HAS BEEN PERFORMED TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.
6. FIELD WORK COMPLETED: OCTOBER 2023.

FLOOD PLAIN:

AREAS LOCATED WITHIN THIS SITE FALL WITHIN THE 100 YEAR FLOOD PROJECTION PER FEMA MAP NUMBER 01083C0199F, EFFECTIVE 09/16/2018. THIS PROPERTY IS LOCATED WITHIN ZONES X, AE, AND THE FLOODWAY PER THE ABOVE FEMA MAP NUMBER.

SURVEYED LEGAL DESCRIPTION

STATE OF ALABAMA
COUNTY OF LIMESTONE

I, BENJAMIN C. PIERCE, A LICENSED SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF ATHENS COUNTRY CLUB ESTATES AND HURST RENTALS LLC (1/5), FITE PAUL JACK & SAMMIE DAVIS (1/10), FITE WILLIAM R III & VIRGINIA (1/10), FITE MARGARET C (1/5), FITE JAMES R & BEVERLY H (1/5) & GOBBLE-FITE LUMBER CO INC (1/5), SITUATED IN SECTION 27 TOWNSHIP 3 SOUTH, RANGE 4 WEST, LIMESTONE COUNTY, ALABAMA AND THAT I ALSO CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS AND PRACTICES FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND DESCRIBED AS FOLLOWS, TO WIT:

TRACT 1

A TRACT OF LAND BEING SITUATED IN SECTION 27 IN TOWNSHIP 3 SOUTH RANGE 4 WEST, LIMESTONE COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND CAPPED IRON PIN SITUATED ON THE NORTHWEST CORNER OF LOT 1 BLOCK 2 OF ATHENS COUNTRY CLUB ESTATES SUBDIVISION, AS RECORDED IN PLAT BOOK D PAGE 86, IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA; THENCE ALONG THE NORTH BOUNDARY OF SAID SUBDIVISION RUN SOUTH 88°39'32" EAST AT A DISTANCE OF 649.46 FEET TO A FOUND CAPPED IRON PIN, SAID CAPPED IRON PIN ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE FROM THE POINT OF BEGINNING RUN SOUTH 88°32'40" EAST AT A DISTANCE OF 70.40 FEET TO A SET 1/2 INCH CAPPED IRON PIN STAMPED "MORELL ENG CA-742-LS"; THENCE RUN SOUTH 01°21'32" WEST AT A DISTANCE OF 150.00 FEET TO A SET 1/2 INCH CAPPED IRON PIN STAMPED "MORELL ENG CA-742-LS"; THENCE RUN SOUTH 88°38'28" EAST AT A DISTANCE OF 90.00 FEET TO A SET 1/2 INCH CAPPED IRON PIN STAMPED "MORELL ENG CA-742-LS"; THENCE RUN SOUTH 01°21'32" WEST AT A DISTANCE OF 700.00 FEET TO A SET 1/2 INCH CAPPED IRON PIN STAMPED "MORELL ENG CA-742-LS"; THENCE RUN SOUTH 88°38'28" EAST AT A DISTANCE OF 70.00 FEET TO A SET 1/2 INCH CAPPED IRON PIN STAMPED "MORELL ENG CA-742-LS"; THENCE RUN SOUTH 01°21'32" WEST AT A DISTANCE OF 200.00 FEET TO A SET 1/2 INCH CAPPED IRON PIN STAMPED "MORELL ENG CA-742-LS"; THENCE RUN SOUTH 88°38'28" EAST AT A DISTANCE OF 40.00 FEET TO A SET 1/2 INCH CAPPED IRON PIN STAMPED "MORELL ENG CA-742-LS"; THENCE RUN SOUTH 01°21'32" WEST AT A DISTANCE OF 80.00 FEET TO A SET 1/2 INCH CAPPED IRON PIN STAMPED "MORELL ENG CA-742-LS"; THENCE RUN SOUTH 40°22'23" EAST AT A DISTANCE OF 452.94 FEET TO A SET 1/2 INCH CAPPED IRON PIN STAMPED "MORELL ENG CA-742-LS"; THENCE RUN SOUTH 01°21'32" WEST AT A DISTANCE OF 256.74 FEET TO A SET 1/2 INCH CAPPED IRON PIN STAMPED "MORELL ENG CA-742-LS" ON THE NORTHERN RIGHT OF WAY OF PICKWOOD LANE; THENCE ALONG SAID RIGHT OF WAY RUN NORTH 88°44'54" WEST AT A DISTANCE OF 399.38 FEET TO A FOUND METAL PIPE; THENCE LEAVING SAID RIGHT OF WAY RUN NORTH 00°58'10" EAST AT A DISTANCE OF 177.48 FEET TO A SET 1/2 INCH CAPPED IRON PIN STAMPED "MORELL ENG CA-742-LS"; THENCE RUN NORTH 40°22'21" WEST AT A DISTANCE OF 202.35 FEET TO A SET 1/2 INCH CAPPED IRON PIN STAMPED "MORELL ENG CA-742-LS"; THENCE RUN NORTH 65°02'11" WEST AT A DISTANCE OF 192.31 FEET TO A FOUND IRON PIN; THENCE RUN NORTH 01°21'59" EAST AT A DISTANCE OF 250.21 FEET TO A FOUND IRON PIN; THENCE RUN NORTH 88°27'25" WEST AT A DISTANCE OF 59.94 FEET TO A FOUND IRON PIN; THENCE RUN NORTH 01°23'02" EAST AT A DISTANCE OF 369.62 FEET TO A FOUND RAILROAD SPIKE; THENCE RUN SOUTH 88°34'17" EAST AT A DISTANCE OF 120.00 FEET TO A FOUND IRON PIN; THENCE RUN NORTH 01°25'43" EAST AT A DISTANCE OF 349.44 FEET TO A FOUND IRON PIN, PASSING TWO FOUND IRON PINS AT DISTANCES OF 150.00 FEET AND 200.00 FEET; THENCE RUN NORTH 01°03'33" EAST AT A DISTANCE OF 150.60 FEET TO A FOUND 1 INCH METAL PIPE; THENCE LEAVING SAID RIGHT OF WAY RUN SOUTH 88°24'58" EAST AT A DISTANCE OF 30.10 FEET TO A SET 1/2 INCH CAPPED IRON PIN STAMPED "MORELL ENG CA-742-LS"; THENCE ALONG SAID RIGHT OF WAY RUN NORTH 01°15'00" EAST AT A DISTANCE OF 50.19 FEET TO A FOUND 1 INCH METAL PIPE; THENCE LEAVING SAID RIGHT OF WAY RUN SOUTH 88°25'30" EAST AT A DISTANCE OF 50.10 FEET TO A FOUND IRON PIN; THENCE RUN NORTH 01°12'24" EAST AT A DISTANCE OF 150.12 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 13.5 ACRES, MORE OR LESS.

BEING SUBJECT TO A 10 FOOT EASEMENT RECORDED IN PLAT BOOK E PAGE 50;

AND ALSO SUBJECT TO ALL RIGHTS-OF WAY, EASEMENTS, RESTRICTIONS, AND COVENANTS THAT MAY OR MAY NOT BE OF RECORD.
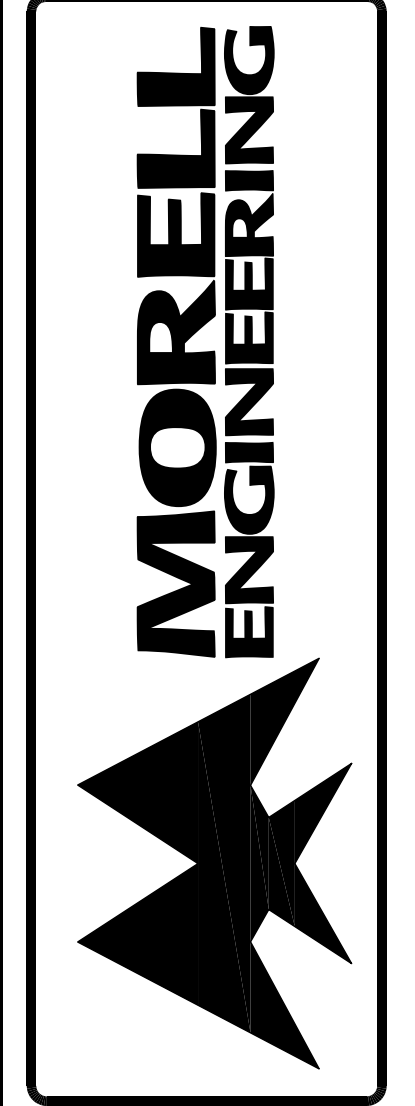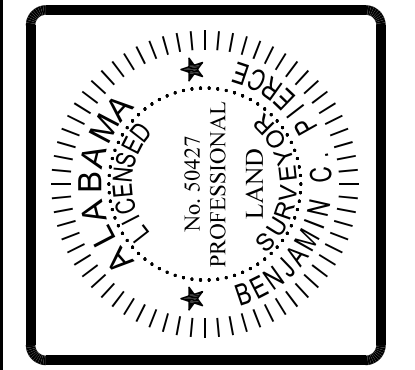
TRACT 2

A TRACT OF LAND BEING SITUATED IN SECTION 27 IN TOWNSHIP 3 SOUTH RANGE 4 WEST, LIMESTONE COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND CAPPED IRON PIN SITUATED ON THE NORTHWEST CORNER OF LOT 1 BLOCK 2 OF ATHENS COUNTRY CLUB ESTATES SUBDIVISION, AS RECORDED IN PLAT BOOK D PAGE 86, IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA; THENCE ALONG THE NORTH BOUNDARY OF SAID SUBDIVISION RUN SOUTH 88°39'32" EAST AT A DISTANCE OF 649.46 FEET TO A FOUND CAPPED IRON PIN; THENCE RUN SOUTH 88°32'40" EAST AT A DISTANCE OF 70.40 FEET TO A SET 1/2 INCH CAPPED IRON PIN STAMPED "MORELL ENG CA-742-LS", SAID SET CAPPED IRON PIN ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE FROM THE POINT OF BEGINNING RUN SOUTH 88°38'28" EAST AT A DISTANCE OF 1152.00 FEET TO A SET 1/2 INCH CAPPED IRON PIN STAMPED "MORELL ENG CA-742-LS" ON THE CENTERLINE OF THE OLD SWAN CREEK, PRIOR TO THE REALIGNMENT; THENCE ALONG THE OLD SWAN CREEK CENTERLINE THE FOLLOWING CALLS: RUN SOUTH 08°58'03" EAST AT A DISTANCE OF 389.63 FEET TO A SET 1/2 INCH CAPPED IRON PIN STAMPED "MORELL ENG CA-742-LS"; THENCE RUN SOUTH 08°38'31" EAST AT A DISTANCE OF 344.36 FEET TO A SET 1/2 INCH CAPPED IRON PIN STAMPED "MORELL ENG CA-742-LS"; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 206.86 FEET, WITH A RADIUS OF 338.58 FEET, WITH A CHORD BEARING OF SOUTH 06°34'05" WEST, AND A CHORD LENGTH OF 203.66 FEET TO A SET 1/2 INCH CAPPED IRON PIN STAMPED "MORELL ENG CA-742-LS"; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 161.98 FEET, WITH A RADIUS OF 118.20 FEET, WITH A CHORD BEARING OF SOUTH 05°33'44" EAST, AND A CHORD LENGTH OF 149.60 FEET TO A SET 1/2 INCH CAPPED IRON PIN STAMPED "MORELL ENG CA-742-LS"; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 266.04 FEET, WITH A RADIUS OF 1125.15 FEET, WITH A CHORD BEARING OF SOUTH 54°39'20" EAST, AND A CHORD LENGTH OF 265.42 FEET TO A SET 1/2 INCH CAPPED IRON PIN STAMPED "MORELL ENG CA-742-LS"; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 307.82 FEET, WITH A RADIUS OF 210.04 FEET, WITH A CHORD BEARING OF SOUTH 14°47'48" EAST, AND A CHORD LENGTH OF 281.01 FEET TO A SET 1/2 INCH CAPPED IRON PIN STAMPED "MORELL ENG CA-742-LS"; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 150.30 FEET, WITH A RADIUS OF 203.32 FEET, WITH A CHORD BEARING OF SOUTH 06°00'32" WEST, AND A CHORD LENGTH OF 146.90 FEET TO A SET 1/2 INCH CAPPED IRON PIN STAMPED "MORELL ENG CA-742-LS"; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 83.73 FEET, WITH A RADIUS OF 233.33 FEET, WITH A CHORD BEARING OF SOUTH 00°00'56" WEST, AND A CHORD LENGTH OF 83.28 FEET TO A SET 1/2 INCH CAPPED IRON PIN STAMPED "MORELL ENG CA-742-LS"; THENCE LEAVING SAID OLD SWAN CREEK CENTERLINE RUN NORTH 88°48'13" WEST AT A DISTANCE OF 1068.00 FEET TO A SET 1/2 INCH CAPPED IRON PIN STAMPED "MORELL ENG CA-742-LS"; THENCE RUN NORTH 01°21'32" EAST AT A DISTANCE OF 256.74 FEET TO A SET 1/2 INCH CAPPED IRON PIN STAMPED "MORELL ENG CA-742-LS"; THENCE RUN NORTH 40°22'23" WEST AT A DISTANCE OF 452.94 FEET TO A SET 1/2 INCH CAPPED IRON PIN STAMPED "MORELL ENG CA-742-LS"; THENCE RUN NORTH 01°21'32" EAST AT A DISTANCE OF 80.00 FEET TO A SET 1/2 INCH CAPPED IRON PIN STAMPED "MORELL ENG CA-742-LS"; THENCE RUN NORTH 88°38'28" WEST AT A DISTANCE OF 40.00 FEET TO A SET 1/2 INCH CAPPED IRON PIN STAMPED "MORELL ENG CA-742-LS"; THENCE RUN NORTH 01°21'32" EAST AT A DISTANCE OF 200.00 FEET TO A SET 1/2 INCH CAPPED IRON PIN STAMPED "MORELL ENG CA-742-LS"; THENCE RUN NORTH 88°38'28" WEST AT A DISTANCE OF 70.00 FEET TO A SET 1/2 INCH CAPPED IRON PIN STAMPED "MORELL ENG CA-742-LS"; THENCE RUN NORTH 01°21'32" EAST AT A DISTANCE OF 700.00 FEET TO A SET 1/2 INCH CAPPED IRON PIN STAMPED "MORELL ENG CA-742-LS"; THENCE RUN NORTH 88°38'28" WEST AT A DISTANCE OF 90.00 FEET TO A SET 1/2 INCH CAPPED IRON PIN STAMPED "MORELL ENG CA-742-LS"; THENCE RUN NORTH 01°21'32" EAST AT A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 45.0 ACRES, MORE OR LESS.

AND ALSO SUBJECT TO ALL RIGHTS-OF WAY, EASEMENTS, RESTRICTIONS, AND COVENANTS THAT MAY OR MAY NOT BE OF RECORD.

BENJAMIN C. PIERCE   11/08/2023
REGISTRATION # 50427-PLS   DATE

Plan / Map Labels

P.O.C. FOUND CIP
NW CNR LOT 1
BLOCK 2
PB D PG 86

DILTNA DEVELOPMENT CORPORATION
7545 HWY 72 W,
MADISON AL - 35758
PB K PG 158

N 88°39'32" W 649.46'

CIP P.O.B. TRACT 1

LINDSAY PROPERTIES I LLC
11201 JOHN PUGH RD.,
TANNER AL - 35671
TRACT A
PB K PG 158

P.O.B. TRACT 2

S 88°38'28" E 1152.00'

HARDIN JUDITH ANN DAVENPORT
405 GREENWAY DR.,
ATHENS AL - 35613
LOT 5 BLOCK 2
PB D PG 86
AND TRACT B
FICHE 98514-16

GREENWAY DR (50' ROW)

WILLIAMS JEREMY & ALYSSA
404 GREENWAY DR.,
ATHENS AL - 35613
LOT 2
PB D PG 120

MOULD RICHARD L & MARY A
103 MASTERS DR.,
ATHENS AL - 35613
LOT 4
PB E PG 50

MASTERS DR (50' ROW)

OAKLEY LAURA E
100 MASTERS DR.,
ATHENS AL - 35613
LOT 4
PB E PG 50

HOLT HIRAM B & KATHIE M
102 MASTERS DR.,
ATHENS AL - 35613
LOT 5
PB E PG 50

10' EASEMENT
PB E PG 50

MOYERS TIMOTHY D
101 O'CONNOR DR.,
ATHENS AL - 35613
LOT 3 BLOCK 4
PB D PG 86

O'CONNOR DR (50' ROW)

PALMER JIMMY NEIL E & PALMER ROSE A
97 O'CONNOR DR.,
ATHENS AL - 35613
LOT 2 BLOCK 4
PB D PG 86

HARVEY TERRY ALAN AND KIMBERLY
104 PENNI PLACE,
ATHENS AL - 35613
LOT 2 BLOCK 5
PB D PG 86

BACHUS JOHNNY WARREN JR & MORRISON OLEN LEE
100 PENNI PLACE,
ATHENS AL - 35613
LOT 3 BLOCK 5
PB D PG 86

HARDISON LAUREN BAILEY & HARDISON ADAM DAVID
705 ANGUS ST.,
ATHENS AL - 35611
LOT 4 BLOCK 5
PB D PG 86

VASSAR ERIN HARDAWAY AND JASON ALLEN
1501 RIDGEDALE ST.,
ATHENS AL - 35613
UNIT 2
FICHE 179-2

OAKLEY RONALD T & LEAH B
1503 RIDGEDALE ST.,
ATHENS AL - 35613
UNIT 1
FICHE 179-2

WILSON DAWN GUMP & JAMES RANDALL
1505 RIDGEDALE ST.,
ATHENS AL - 35613
UNIT 1
FICHE 133-11

RIDGEDALE ST (50' ROW)

PICKWOOD LN (50' ROW)

N 88°44'54" W 399.38'

ARABINKO BRIAN A. & CECELIA J.
1501 RICKWOOD DR.,
ATHENS AL - 35613
LOT 63

SUMMER MIRANDA E & SNEED DANNY JOSEPH & SNEED LAURALYN RUTH
3900 INGLESIDE DR.,
ATHENS AL - 35613
LOT 64
PB C PG 101

SCHWAN BROTHERS' IRREVOCABLE TRUST
3901 INGLESIDE DR.,
ATHENS AL - 35611
LOT 70
PB C PG 101

BOYS & GIRLS CLUBS OF NORTH ALABAMA INC
2901 FAIRBANKS ST NW,
HUNTSVILLE AL - 35816
RLPY 2023-46890

BOYS & GIRLS CLUBS OF NORTH ALABAMA INC
2901 FAIRBANKS ST NW,
HUNTSVILLE AL - 35816
RLPY 2023-46890

N 88°48'13" W 1068.00'

CITY OF ATHENS
P.O. BOX 1089,
ATHENS AL - 35612
RLPY 843-6

WHITT BRENDA J BARBARA J BREED GLEN D JOHNSON & OTHERS
135 JOHNSON RD (OPAL JOHNSON),
ATHENS AL - 35613
FICHE 94487-57

FLOODWAY

ZONE X
ZONE AE

EXISTING SECONDARY STREAM CENTERLINE (FIELD LOCATED)

EXISTING RELOCATED CENTERLINE OF SWAN CREEK

500' SWAN CREEK WATERSHED EASEMENT PB D PG 35

ORIGINAL FLOWLINE OF SWAN CREEK, PER SWAN CREEK WATERSHED MAP RECORDED IN PB D PG 35

TRACT 1
ATHENS COUNTRY CLUB EST
PO BOX 1808, DECATUR AL - 35601
±13.5 ACRES

TRACT 2
HURST RENTALS LLC (1/5), FITE PAUL JACK & SAMMIE DAVIS (1/10), FITE WILLIAM R III & VIRGINIA (1/10), FITE MARGARET C (1/5), FITE JAMES R & BEVERLY H (1/5) & GOBBLE-FITE LUMBER CO INC (1/5)
P O BOX 1808, DECATUR AL - 35602
±45.0 ACRES

Title Block

MORELL ENGINEERING
711 E. HOBBS STREET ATHENS, AL 35611
PHONE: (256) 867-4957
WWW.MORELLENGINEERING.COM

BOUNDARY SURVEY
for
ATHENS COUNTRY CLUB ESTATES PROPERTY

CLIENT: HURST RENTALS, LLC

MORELL PROJECT NUMBER: 23-0249
SCALE: 1"=100'
DATE: 11/08/2023
DRAWN BY: BCP
CHECKED BY: BCP

SHEET NUMBER
1 OF 1

REVISIONS