

STATE OF ALABAMA  
COUNTY OF GENEVA

PARCEL "A"  
A PARCEL OF LAND LOCATED IN THE SOUTH 70 FEET OF LOT 3, & THE NORTH 35 FEET OF LOT 6, OF BLOCK 23 OF THE CITY OF HARTFORD, GENEVA COUNTY, ALABAMA AS RECORDED IN PLAT BOOK 1, PAGE 4-B WITH THE JUDGE OF PROBATE GENEVA COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CAPPED ROD FOUND, 27401 MARKING THE INTERSECTION OF THE EAST R/W OF FIFTH AVENUE (60' R/W) & THE SOUTH R/W OF BIRCH STREET (60' R/W) BEING THE NORTHWEST CORNER OF BLOCK 23 OF THE CITY OF HARTFORD; THENCE S00°10'11"E ALONG THE EAST R/W OF FIFTH AVENUE A DISTANCE OF 209.80 FEET TO THE POINT OF BEGINNING (CRF, 27401); THENCE N89°46'23"E A DISTANCE OF 143.80 FEET (CXF IN WALL); THENCE S03°14'28"W A DISTANCE OF 105.09 FEET (CRS, 27401); THENCE S89°43'43"W A DISTANCE OF 137.55 FEET TO THE EAST R/W OF FIFTH AVENUE (CRS, 27401); THENCE N00°10'11"W ALONG SAID EAST R/W A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.34 ACRES MORE OR LESS.

PARCEL "B"  
A PARCEL OF LAND LOCATED IN THE SOUTH 70 FEET OF LOT 3, THE NORTH 35 FEET OF LOT 6, & THE WEST 5 FEET OF A VACATED ALLEY, ALL OF BLOCK 23 OF THE CITY OF HARTFORD, GENEVA COUNTY, ALABAMA AS RECORDED IN PLAT BOOK 1, PAGE 4-B WITH THE JUDGE OF PROBATE GENEVA COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CAPPED ROD FOUND, 27401 MARKING THE INTERSECTION OF THE EAST R/W OF FIFTH AVENUE (60' R/W) & THE SOUTH R/W OF BIRCH STREET (60' R/W) BEING THE NORTHWEST CORNER OF BLOCK 23 OF THE CITY OF HARTFORD; THENCE S00°10'11"E ALONG THE EAST R/W OF FIFTH AVENUE (60' R/W) & THE SOUTH R/W OF BIRCH STREET (60' R/W) BEING THE NORTHWEST CORNER OF BLOCK 23 OF THE CITY OF HARTFORD; THENCE S00°10'11"E ALONG THE EAST R/W OF FIFTH AVENUE A DISTANCE OF 209.80 FEET TO THE POINT OF BEGINNING (CRF, 27401); THENCE N89°46'23"E A DISTANCE OF 143.80 FEET TO THE POINT OF BEGINNING (CXF IN WALL); THENCE N89°38'09"E A DISTANCE OF 64.15 FEET (CRF, 6010); THENCE N89°38'09"E A DISTANCE OF 5.00 FEET (CRF, 27401); THENCE S00°18'26"E A DISTANCE OF 105.00 FEET (CRS, 27401); THENCE S89°43'43"W A DISTANCE OF 75.65 FEET (CRS, 27401); THENCE N03°14'28"E A DISTANCE OF 105.09 FEET TO THE POINT OF BEGINNING, CONTAINING 0.17 ACRES MORE OR LESS.

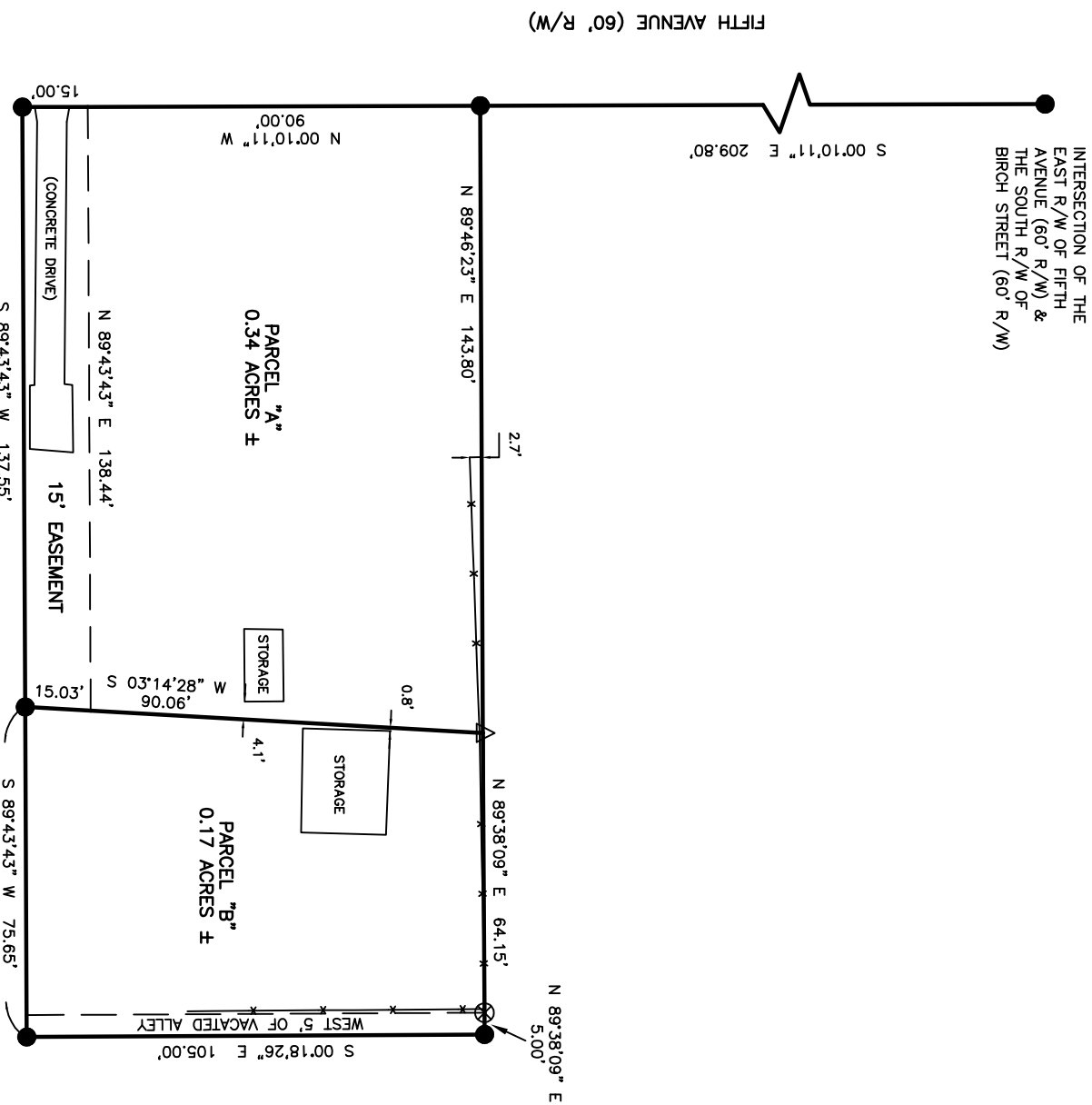
15' EASEMENT  
A 15' EASEMENT OF LAND LOCATED IN THE NORTH 35 FEET OF LOT 6, OF BLOCK 23 OF THE CITY OF HARTFORD, GENEVA COUNTY, ALABAMA AS RECORDED IN PLAT BOOK 1, PAGE 4-B WITH THE JUDGE OF PROBATE GENEVA COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CAPPED ROD FOUND, 27401 MARKING THE INTERSECTION OF THE EAST R/W OF FIFTH AVENUE (60' R/W) & THE SOUTH R/W OF BIRCH STREET (60' R/W) BEING THE NORTHWEST CORNER OF BLOCK 23 OF THE CITY OF HARTFORD; THENCE S00°10'11"E ALONG THE EAST R/W OF FIFTH AVENUE A DISTANCE OF 209.80 FEET; THENCE CONTINUING S00°10'11"E ALONG SAID EAST R/W A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING; THENCE N89°43'43"E A DISTANCE OF 138.44 FEET; THENCE S03°14'28"W A DISTANCE OF 15.03 FEET (CRS, 27401); THENCE S89°43'43"W A DISTANCE OF 137.55 FEET TO THE EAST R/W OF FIFTH AVENUE (CRS, 27401); THENCE N00°10'11"W A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

NOTES

THIS SURVEY & PLAT WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH, EASEMENTS, RIGHTS-OF-WAY, AND OVERLAPPING CLOSURES, RECORDED OR UNRECORDED MAY EXIST.  
NO ENCROACHMENTS AFFECT SUBJECT PROPERTY EXCEPT AS SHOWN.  
THIS SURVEY WAS PREPARED FOR THE CLIENT'S USE AND PURPOSE AS SHOWN. USAGE FOR ANY OTHER PURPOSE, REPRODUCTIONS (IN WHOLE OR IN PART) SHALL NOT BE MADE WITHOUT THE EXPLICIT WRITTEN PERMISSION OF THE SURVEYOR.  
THIS DRAWING DOES NOT REFLECT ANY TITLE, EASEMENT OR RIGHT-OF-WAY RESEARCH OTHER THAN WHAT IS READILY VISIBLE ON THE SURFACE OR PROVIDED BY THE CLIENT.  
NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY.  
PROPERTY IS SUBJECT TO ZONING SETBACKS AND RESTRICTIONS OF RECORD.  
THERE ARE NO CEMENTERIES OR BURIAL GROUNDS OBSERVED ON THE SUBJECT PROPERTY OR DISCLOSED TO CHARLES PARKER SURVEYING, LLC AT THE TIME OF SURVEY.  
BEARINGS BASED ON NAD 83, ALABAMA EAST FIELD WORK COMPLETED ON OCTOBER 18, 2023  
SURVEY BASED ON CLIENT INSTRUCTIONS

LEGEND

- These standard symbols will be found in the drawing.
- CXF CHISELED X FOUND
  - CRS 1/2" REBAR CAPPED 27401
  - CRF CAPPED ROD FOUND, 6010
  - \* FENCE



STATE OF ALABAMA  
COUNTY OF GENEVA

"I, CHARLES D. PARKER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, 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."

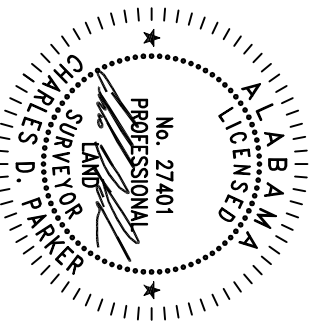
ELECTRONIC SIGNATURE IN SEAL

CHARLES D. PARKER, P.L.S.  
ALA. REG. NO. 27401

OCTOBER 18, 2023

DATE

NOT VALID WITHOUT EMBOSSED SEAL  
OR ELECTRONIC SEAL WITH SIGNATURE



# CHARLES PARKER SURVEYING, LLC

59 COUNTY ROAD 744 ENTERPRISE, AL 36330  
PHONE: (334) 347-3074 parkersurveying@gmail.com

JOB NO.  
H1111-1000

SCALE: 1"=40'

DATE: OCTOBER 18, 2023

DRAWN BY: CDP

APPROVED BY: CDP

SHEET 1 OF 1

## BOUNDARY SURVEY FOR JOHN HUGHES