

Sales Plat Only

PARCEL 1
CONTAINS 43.19
ACRES, MORE OR
LESS

PARCEL 2
CONTAINS 43.19
ACRES, MORE OR LESS

PARCEL 3
CONTAINS 60.00
ACRES, MORE OR LESS

OLD CLAIBORNE ROAD
(UNPAVED)
PRIVATE RIGHT-OF-WAY

Final Plat of the Gavin Ventures, LLC Property

Being a Subdivision of the Property Described in Deed Book 2024, Page 264
Three Parcels of Land Lying in Conecuh County, Georgiana, Alabama



LOCATION MAP
NOT-TO-SCALE

- SURVEYOR'S NOTES**
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), ADJUSTMENT 2011, ALABAMA STATE PLANE WEST ZONE COORDINATE SYSTEM.
 - ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND ARE MEASURED IN U.S. SURVEY FEET, UNLESS NOTED.
 - SURVEY PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS (WRITTEN OR IMPLIED), RIGHT-OF-WAYS (WRITTEN OR IMPLIED) OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT TIME OF SURVEY.
 - ALL ABOVE GROUND IMPROVEMENTS WITHIN 5 FEET OF ALL PROPERTY LINES HAVE BEEN LOCATED AND ARE SHOWN HEREON. THERE HAS BEEN NO ATTEMPT TO LOCATE UNDERGROUND IMPROVEMENTS OR UTILITIES UNLESS SHOWN HEREON.
 - THE PROPERTY IS LOCATED ON OLD CLAIBORNE ROAD (PRIVATE), GEORGIANA, ALABAMA 36033.
 - FIELD WORK WAS PERFORMED MARCH 24, 2024.
 - NO ATTEMPT HAS BEEN MADE TO DETERMINE IF THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD AREA.
 - THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PERSON(S) OR ENTITY NAMED HEREON AND IS NOT TRANSFERABLE. THIS SURVEY MAY NOT BE REVISED, REPRODUCED OR USED FOR ANY PURPOSE WITHOUT EXPRESS WRITTEN CONSENT OF J.R. BUTTS SURVEYING & MAPPING. THIS SURVEY IS NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE.
 - THIS SURVEY IS CERTIFIED TO:
GAVIN VENTURES, LLC

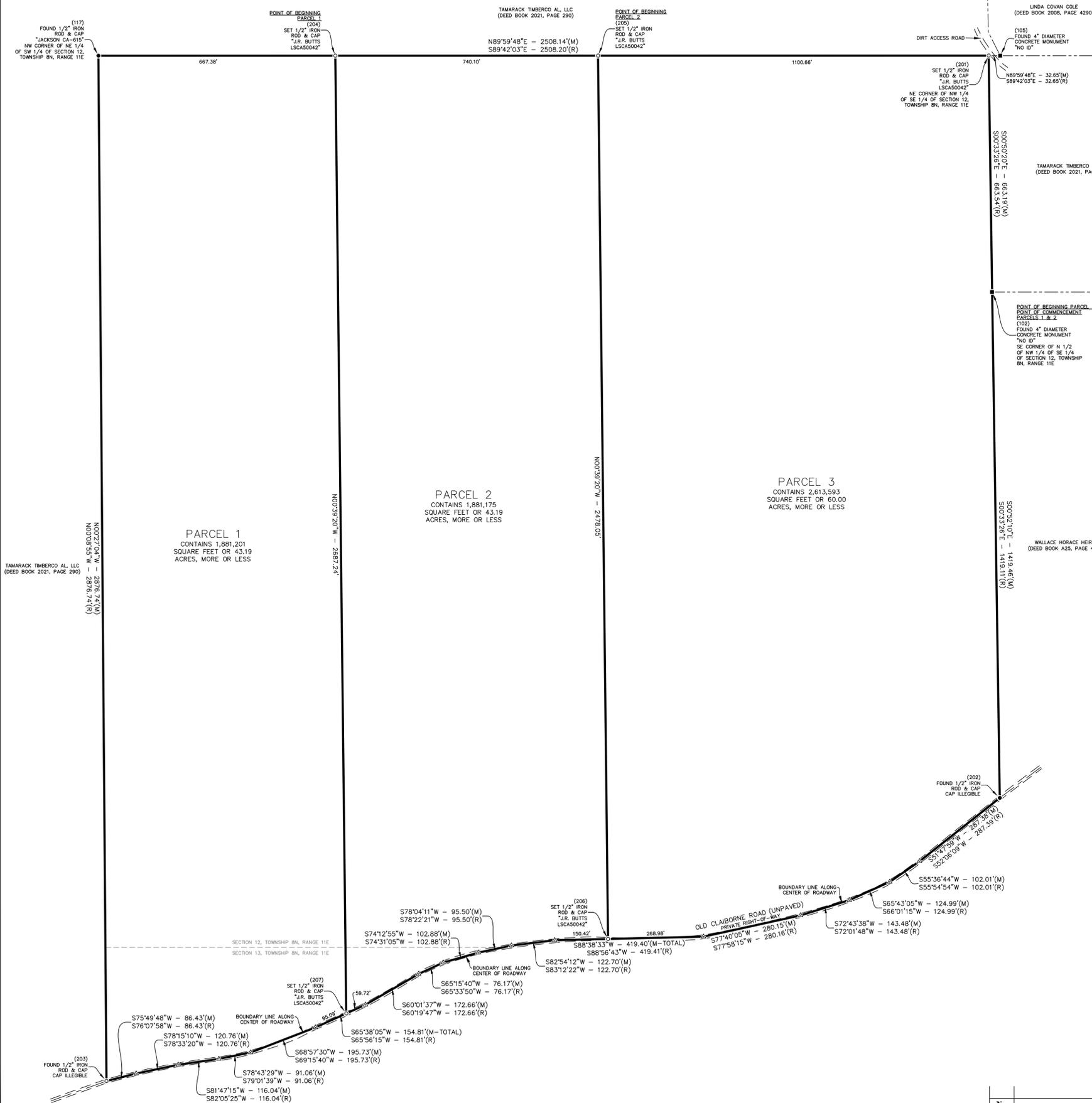
PARCEL 1 LEGAL DESCRIPTION
COMMENCING AT A FOUND 4 INCH DIAMETER CONCRETE MONUMENT, BEING THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 8 NORTH, RANGE 11 EAST, CONECUH COUNTY, ALABAMA; THENCE WITH THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 12 NORTH 00°50'20" WEST, A DISTANCE OF 663.19 FEET TO A SET 1/2 INCH IRON ROD AND CAP STAMPED "J.R. BUTTS LSCA50042" AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE WITH THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 12 SOUTH 89°59'48" WEST, A DISTANCE OF 1840.76 FEET TO A SET 1/2 INCH IRON ROD AND CAP STAMPED "J.R. BUTTS LSCA50042", BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE SOUTH 00°39'20" EAST, A DISTANCE OF 2687.24 FEET TO A SET 1/2 INCH IRON ROD AND CAP STAMPED "J.R. BUTTS LSCA50042" IN THE CENTER OF OLD CLAIBORNE ROAD (UNPAVED); THENCE ALONG THE CENTER OF OLD CLAIBORNE ROAD THE FOLLOWING SIX (6) COURSES AND DISTANCES:
THENCE SOUTH 65°38'05" WEST, A DISTANCE OF 95.09 FEET TO A POINT;
THENCE SOUTH 68°57'30" WEST, A DISTANCE OF 195.73 FEET TO A POINT;
THENCE SOUTH 78°43'29" WEST, A DISTANCE OF 91.06 FEET TO A POINT;
THENCE SOUTH 81°47'15" WEST, A DISTANCE OF 116.04 FEET TO A POINT;
THENCE SOUTH 78°15'10" WEST, A DISTANCE OF 120.76 FEET TO A POINT;
THENCE SOUTH 75°49'48" WEST, A DISTANCE OF 86.43 FEET TO A FOUND 1/2 INCH IRON ROD AND ILLIGIBLE CAP IN THE CENTER OF OLD CLAIBORNE ROAD; THENCE DEPARTING THE CENTER OF SAID ROAD WITH THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 NORTH, RANGE 11 EAST AND THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12 NORTH 00°27'04" WEST, A DISTANCE OF 2876.74 FEET TO A FOUND 1/2 INCH IRON ROD AND CAP STAMPED "J.R. BUTTS LSCA50042" AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE WITH THE AFOREMENTIONED NORTH LINE OF THE SOUTH HALF OF SAID SECTION 12 NORTH 89°59'48" EAST, A DISTANCE OF 667.38 FEET TO THE POINT OF BEGINNING.
PARCEL CONTAINS 1,881,201 SQUARE FEET OR 43.19 ACRES, MORE OR LESS.

PARCEL 2 LEGAL DESCRIPTION
COMMENCING AT A FOUND 4 INCH DIAMETER CONCRETE MONUMENT, BEING THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 8 NORTH, RANGE 11 EAST, CONECUH COUNTY, ALABAMA; THENCE WITH THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 12 NORTH 00°50'20" WEST, A DISTANCE OF 663.19 FEET TO A SET 1/2 INCH IRON ROD AND CAP STAMPED "J.R. BUTTS LSCA50042" AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE WITH THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 12 SOUTH 89°59'48" WEST, A DISTANCE OF 1100.66 FEET TO A SET 1/2 INCH IRON ROD AND CAP STAMPED "J.R. BUTTS LSCA50042", BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE SOUTH 00°39'20" EAST, A DISTANCE OF 2478.05 FEET TO A SET 1/2 INCH IRON ROD AND CAP STAMPED "J.R. BUTTS LSCA50042" IN THE CENTER OF OLD CLAIBORNE ROAD (UNPAVED); THENCE ALONG THE CENTER OF OLD CLAIBORNE ROAD THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:
THENCE SOUTH 89°38'33" WEST, A DISTANCE OF 150.42 FEET TO A POINT;
THENCE SOUTH 82°54'12" WEST, A DISTANCE OF 122.70 FEET TO A POINT;
THENCE SOUTH 78°04'11" WEST, A DISTANCE OF 95.50 FEET TO A POINT;
THENCE SOUTH 74°12'55" WEST, A DISTANCE OF 102.88 FEET TO A POINT;
THENCE SOUTH 65°15'40" WEST, A DISTANCE OF 76.17 FEET TO A POINT;
THENCE SOUTH 60°01'37" WEST, A DISTANCE OF 172.66 FEET TO A POINT;
THENCE SOUTH 65°38'05" WEST, A DISTANCE OF 59.72 FEET TO A SET 1/2 INCH IRON ROD AND CAP STAMPED "J.R. BUTTS LSCA50042"; THENCE DEPARTING THE CENTER OF SAID ROAD NORTH 00°39'20" WEST, A DISTANCE OF 2687.24 FEET TO A SET 1/2 INCH IRON ROD AND CAP STAMPED "J.R. BUTTS LSCA50042" ON THE AFOREMENTIONED NORTH LINE OF THE SOUTH HALF OF SAID SECTION 12; THENCE NORTH 89°59'48" EAST, A DISTANCE OF 740.10 FEET TO THE POINT OF BEGINNING.
PARCEL CONTAINS 1,881,175 SQUARE FEET OR 43.19 ACRES, MORE OR LESS.

PARCEL 3 LEGAL DESCRIPTION
BEGINNING AT A FOUND 4 INCH DIAMETER CONCRETE MONUMENT, BEING THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 8 NORTH, RANGE 11 EAST, CONECUH COUNTY, ALABAMA; THENCE WITH THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 12 SOUTH 00°52'10" EAST, A DISTANCE OF 1419.46 FEET TO A FOUND 1/2 INCH IRON ROD AND ILLIGIBLE CAP IN THE CENTER OF OLD CLAIBORNE ROAD (UNPAVED); THENCE ALONG THE CENTER OF OLD CLAIBORNE ROAD THE FOLLOWING SIX (6) COURSES AND DISTANCES:
THENCE SOUTH 51°47'59" WEST, A DISTANCE OF 287.38 FEET TO A POINT;
THENCE SOUTH 55°36'44" WEST, A DISTANCE OF 102.01 FEET TO A POINT;
THENCE SOUTH 65°43'05" WEST, A DISTANCE OF 124.99 FEET TO A POINT;
THENCE SOUTH 72°43'38" WEST, A DISTANCE OF 143.48 FEET TO A POINT;
THENCE SOUTH 77°40'05" WEST, A DISTANCE OF 280.15 FEET TO A POINT;
THENCE SOUTH 83°18'33" WEST, A DISTANCE OF 268.98 FEET TO A SET 1/2 INCH IRON ROD AND CAP STAMPED "J.R. BUTTS LSCA50042"; THENCE DEPARTING THE CENTER OF OLD CLAIBORNE ROAD NORTH 00°39'20" WEST, A DISTANCE OF 2478.05 FEET TO A SET 1/2 INCH IRON ROD AND CAP STAMPED "J.R. BUTTS LSCA50042" ON THE AFOREMENTIONED NORTH LINE OF THE SOUTH HALF OF SAID SECTION 12; THENCE NORTH 89°59'48" EAST, A DISTANCE OF 1100.66 FEET TO A SET 1/2 INCH IRON ROD AND CAP STAMPED "J.R. BUTTS LSCA50042" AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE WITH THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 12 SOUTH 00°50'20" EAST, A DISTANCE OF 663.19 FEET TO THE POINT OF BEGINNING.
PARCEL CONTAINS 2,613,593 SQUARE FEET OR 60.00 ACRES, MORE OR LESS.

LEGEND	
(xxx)	= POINT NUMBER
△	= CALCULATED POINT (NOT SET)
○	= SET 1/2" IRON ROD & CAP "J.R. BUTTS LSCA50042"
●	= FOUND PROPERTY CORNER
(M)	= FIELD MEASUREMENT FROM THIS SURVEY
(R)	= RECORD MEASUREMENT FROM DEEDS/PLATS
—	= BOUNDARY LINE
- - -	= ADJOINING LINE, LINE NOT SURVEYED, LINE MAPPED FROM DEEDS OR PLATS

SURVEYOR'S CERTIFICATION
I 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.
SURVEYOR'S SIGNATURE: *Joshua R. Butts*
ALABAMA LICENSE NUMBER: PLS50056 DATE: MARCH 26, 2024



J.R. BUTTS SURVEYING & MAPPING

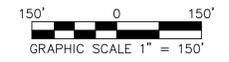
32 LEE DRIVE
LIVERNE, ALABAMA 36049
(334) 399-7516
JRBUTTSURVEYING@GMAIL.COM
ALABAMA LSCA50042

FINAL PLAT OF THE
GAVIN VENTURES, LLC PROPERTY
S12&13-78N-R11E, CONECUH COUNTY
GEORGIANA, ALABAMA

Scale: 1"=150'
Date: 3/26/2024
Drawn By: JRB
Checked By: JRB

File & Drawing No:
24-1013-01
Sheet
1 of 1

No.	Revisions	Date	By





(117)
FOUND 1/2" IRON
ROD & CAP
"JACKSON CA-615"
NW CORNER OF NE 1/4
OF SW 1/4 OF SECTION 12,
TOWNSHIP 8N, RANGE 11E

POINT OF BEGINNING
PARCEL 1
(204)
SET 1/2" IRON
ROD & CAP
"J.R. BUTTS
LSCA50042"

N89°59'48"E = 2508.14'(M)
S89°42'03"E = 2508.20'(R)

POINT OF BEGINNING
PARCEL 2
(205)
SET 1/2" IRON
ROD & CAP
"J.R. BUTTS
LSCA50042"

(201)
SET 1/2" IRON
ROD & CAP
"J.R. BUTTS
LSCA50042"
NE CORNER OF NW 1/4
OF SE 1/4 OF SECTION 12,
TOWNSHIP 8N, RANGE 11E

(105)
FOUND 4" DIAMETER
CONCRETE MONUMENT
"NO. 1"

S00°50'20"E = 663.19'(M)
S00°33'26"E = 663.54'(R)

POINT OF BEGINNING PARCEL 3
POINT OF COMMENCEMENT
PARCELS 1 & 2
(102)
FOUND 4" DIAMETER
CONCRETE MONUMENT
"NO. 10"

S00°32'10"E = 1419.46'(M)
S00°33'28"E = 1419.11'(R)

PARCEL 1
CONTAINS 1,881,201
SQUARE FEET OR 43.19
ACRES, MORE OR LESS

PARCEL 2
CONTAINS 1,881,175
SQUARE FEET OR 43.19
ACRES, MORE OR LESS

PARCEL 3
CONTAINS 2,613,593
SQUARE FEET OR 60.00
ACRES, MORE OR LESS

N00°27'04"W = 2876.74'(M)
N00°08'53"W = 2876.74'(R)

N00°39'20"W = 2687.24'

N00°59'20"W = 2478.05'

S78°04'11"W = 95.50'(M)
S78°22'21"W = 95.50'(R)
S74°12'55"W = 102.88'(M)
S74°31'05"W = 102.88'(R)

(206)
SET 1/2" IRON
ROD & CAP
"J.R. BUTTS
LSCA50042"

S88°38'33"W = 419.40'(M-TOTAL)
S88°56'43"W = 419.41'(R)
S82°54'12"W = 122.70'(M)
S83°12'22"W = 122.70'(R)

BOUNDARY LINE ALONG
CENTER OF ROADWAY

BOUNDARY LINE ALONG
CENTER OF ROADWAY

OLD CLAIBORNE ROAD (UNPAVED)
PRIVATE RIGHT-OF-WAY

S65°43'05"W = 124.99'(M)
S66°01'15"W = 124.99'(R)
S72°43'38"W = 143.48'(M)
S72°01'48"W = 143.48'(R)

S55°36'44"W = 102.01'(M)
S55°54'54"W = 102.01'(R)

(202)
FOUND 1/2" IRON
ROD & CAP
CAP ILLEGIBLE

S51°27'59"W = 287.38'(M)
S52°06'08"W = 287.38'(R)

(207)
SET 1/2" IRON
ROD & CAP
"J.R. BUTTS
LSCA50042"

S65°38'05"W = 154.81'(M-TOTAL)
S65°56'15"W = 154.81'(R)
S60°01'37"W = 172.66'(M)
S60°19'47"W = 172.66'(R)

S68°57'30"W = 195.73'(M)
S69°15'40"W = 195.73'(R)
S78°43'29"W = 91.06'(M)
S79°01'39"W = 91.06'(R)

S81°47'15"W = 116.04'(M)
S82°05'25"W = 116.04'(R)

S75°49'48"W = 86.43'(M)
S76°07'58"W = 86.43'(R)
S78°15'10"W = 120.76'(M)
S78°33'20"W = 120.76'(R)

(203)
FOUND 1/2" IRON
ROD & CAP
CAP ILLEGIBLE