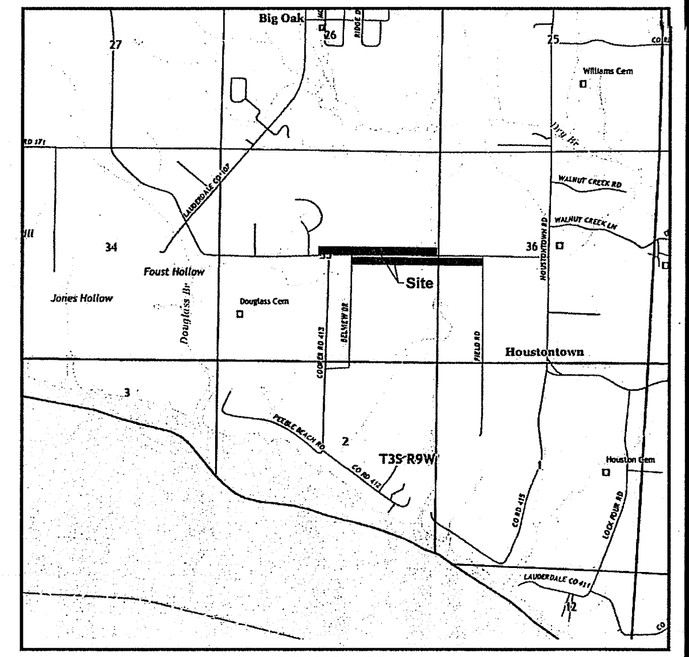
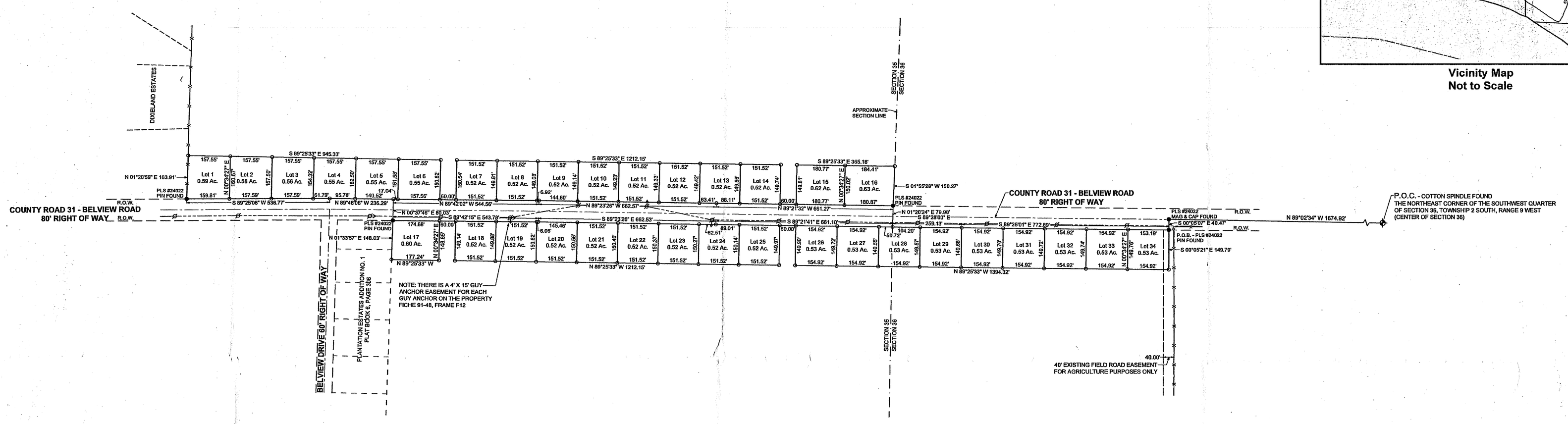
CUNNINGHAM PLANTATION

FINAL PLAT

PART OF THE EAST 1/2 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 9 WEST
PART OF THE WEST 1/2 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 9 WEST
LAUDERDALE COUNTY, ALABAMA



Vicinity Map
Not to Scale



STATE OF ALABAMA
COUNTY OF LAUDERDALE

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED

I, James E. Alexander, a Licensed Professional Land Surveyor in the State of Alabama, for James E. Alexander Land Surveying, LLC state that this is a plat of an actual field survey of Lots 1 through 34, inclusive of **Cunningham Plantation**, more particularly described as follows:

DESCRIPTION

A tract of land lying in part of the East ½ of Section 35 and part of the West ½ of Section 36, Township 2 South, Range 9 West, being more particularly described as follows: Commence at a cotton spindle found on the Northeast corner of the Southwest ¼ of said Section 36; thence North 89° 02' 34" West, 1674.92 feet to a PLS #24022 mag nail and cap found in the centerline of County Road #31, also known as Belview Road (80' right of way); thence leave said centerline, South 00° 05' 07" East, 40.47 feet to a PLS #24022 pin found and **POINT OF BEGINNING** of the tract of land hereby described; thence South 00° 05' 21" East, 149.79 feet to an iron pin set (capped typical Jamey Alexander PLS# 24022); thence North 89° 25' 33" West, 1394.32 feet to an iron pin set; thence North 00° 34' 27" East, 149.90 feet to an iron pin set; thence North 89° 21' 41" West, 60.00 feet to an iron pin set; thence South 00° 34' 27" West, 149.97 feet to an iron pin set; thence North 89° 25' 33" West, 1212.15 feet to an iron pin set; thence North 00° 34' 27" East, 149.14 feet to an iron pin set; thence North 89° 42' 15" West, 60.00 feet to an iron pin set; thence South 00° 34' 27" West, 148.85 feet to an iron pin set; thence North 89° 25' 33" West, 177.24 feet to an iron pin set; thence North 01° 33' 57" East, 148.03 feet to a PLS #24022 pin found; thence North 00° 37' 46" East, 80.03 feet to an iron pin set; thence North 89° 46' 06" West, 236.29 feet to an iron pin set; thence South 89° 25' 08" West, 536.77 feet to a PLS #24022 pin found; thence North 01° 20' 59" East, 163.91 feet to an iron pin set; thence South 89° 25' 33" East, 945.33 feet to an iron pin set; thence South 00° 34' 27" West, 150.82 feet to an iron pin set; thence South 89° 42' 02" East, 60.00 feet to an iron pin set; thence North 00° 34' 27" East, 150.54 feet to an iron pin set; thence North 89° 25' 33" East, 1212.15 feet to an iron pin set; thence South 00° 34' 27" West, 149.74 feet to an iron pin set; thence South 89° 21' 32" East, 60.00 feet to an iron pin set; thence North 00° 34' 27" East, 149.81 feet to an iron pin set; thence South 89° 25' 33" East, 365.18 feet to an iron pin set; thence South 01° 55' 27" West, 150.27 feet to a PLS #24022 pin found; thence South 01° 20' 24" West, 79.98 feet to an iron pin set; thence South 89° 28' 00" East, 259.13 feet to an iron pin set; thence South 89° 26' 01" East, 772.89 feet to the **POINT OF BEGINNING** of the tract of land hereby described; said tract of land contains 21.79 acres ± and is subject to County Road #31 as it runs through said property and is subject to an existing field road easement for agricultural purposes only off the Eastside thereof and is subject to any and all easements or restrictions of record or unrecorded affecting said property.

I further state that this survey and plat meets the Minimum Technical Standards as set forth by the Alabama State Board of Licensure for Professional Engineers and Land Surveyors in Rule 330-X-14-.05 (G) on March 31, 1990 (or most current revised rule) to the best of my knowledge, information and belief.

This the 2nd day of February, 2023.

James E. Alexander, P.L.S.
Alabama License No. 24022

ALABAMA REGISTERED No. 24022 PROFESSIONAL LAND SURVEYOR JAMES E. ALEXANDER

STATE OF ALABAMA
COUNTY OF LAUDERDALE

We, Bobo Family Group, LLC, the owner of said lands surveyed by James E. Alexander do hereby certify that title was and is vested in said owner and join in the foregoing statement made by said owner, and as stated in Code of Alabama 1975 § 35-2-50 et. seq., do hereby certify that it was and is my (our) intention to divide said lands into lots as shown by said plat and do hereby dedicate, grant and convey for public use the streets, alleys and public grounds as shown on said plat.

Given under my hand this the 15th day of March, 2023.

Bobo Family Group, LLC

STATE OF ALABAMA
COUNTY OF LAUDERDALE

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that the persons whose names are signed to the foregoing and who are known to me, acknowledged before me that being informed of the contents of said instruments, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 15th day of March, 2023.

Diane S. Alexander Notary Public
My Commission Expires: 12/09/2025

Diane S. Alexander Notary Public State of Alabama at Large

CERTIFICATE OF APPROVAL BY THE LAUDERDALE COUNTY FLOOD MANAGEMENT DEPARTMENT

The undersigned, as authorized by the Lauderdale County Flood Management Department, Alabama, hereby approved the within plat for the recording of same in the Probate Office of Lauderdale County, Alabama.

This ____day of _____, 2023.

Lauderdale County Flood Management Director

STATE OF ALABAMA
COUNTY OF LAUDERDALE

I, Will Motlow, Probate Judge of Lauderdale County, Alabama, hereby certify that the annexed plat of **Cunningham Plantation**, was filed for recording and was duly recorded in Plat Book _____ Page _____, this the 16th day of April, 2023.

Will Motlow, Probate Judge, Lauderdale County, AL

STATE OF ALABAMA
COUNTY OF LAUDERDALE

The undersigned, as County Engineer of the County of Lauderdale, Alabama, hereby certifies approval of this plat for recording of same in the Probate Office of Lauderdale County, Alabama this _____ day of _____, 2023,

Eric Hill, County Engineer, Lauderdale County, AL

STATE OF ALABAMA
COUNTY OF LAUDERDALE

Approved for recording by the Lauderdale County E911 Board , City of Florence, Alabama, this the 16 day of March, 2023.

E911 Director

STATE OF ALABAMA
COUNTY OF LAUDERDALE

The undersigned, as authorized by the Lauderdale County Commission, Alabama, hereby approved the within plat for the recording of the same in the Probate Office of Lauderdale County, Alabama, this ____ day of _____, 2023.

Chairman, Lauderdale County Commission

STATE OF ALABAMA
COUNTY OF LAUDERDALE

The lot(s) on this plat are subject to approval or deletion by the Lauderdale County Health Department. No representation is made that any lot on this plat will accommodate an Onsite Sewage System (OSS). The appropriateness of a lot for wastewater (sewage) treatment and disposal shall be determined when an application is submitted. If permitted, the lot approval may contain certain conditions which restrict the use of the lot or obligate owners to special maintenance and reporting requirements, and these are on file with the said health department and are made a part of this plat as if set out here on.

Health Department, Lauderdale County, Alabama

STATE OF ALABAMA
LAUDERDALE COUNTY

The undersigned as authorized by the City of Florence Electricity Department, hereby approved the within plat for the recording of same in the Probate Office of Lauderdale County, Alabama, this the 16 day of March, 2023.

City of Florence Electricity Department

Note: This plat is not for lot creation. This plat is for Lauderdale County Health Department purposes only. These lots have already been created.

Note:
All lot corners are Iron Pin Set unless otherwise noted.
Not labeled on this plat for clarity.

ALABAMA WEST 83

200' 100' 0 200'
SCALE : 1"= 200'

SOURCE OF INFORMATION:
RLPY Book 2018, Page 521

LEGEND
POINT OF COMMENCEMENT - P.O.C.
POINT OF BEGINNING - P.O.B.
CAPPED IRON PIN SET - I.P.S. ○
IRON PIN FOUND - I.P.F. ●
BUILDING SETBACK LINE - BSL
CALCULATED CORNER - ⊠
MAG NAIL & WASHER SET - MNWS ○
MAG NAIL & WASHER FOUND - MNWF ●
LIGHT POLE
POWER POLE
GUY ANCHOR - →
POWER LINE
GRAVEL
FENCE —X—X—X—

SURVEYOR'S NOTES
1. IRON PIN SET ARE 1/2" REBAR CAPPED AND STAMPED WITH "JAMEY ALEXANDER PROPERTY CORNER PLS 24022"
2. PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS AFFECTING SAID PROPERTY.
CLASS OF SURVEY: Suburban
TYPE OF SURVEY: Subdivision

JAMES E. ALEXANDER LAND SURVEYING, LLC.
2923 N. Jackson Highway, P.O. Box 160, Sheffield, Alabama 35660
Phone: (256) 381-7009, Fax: (256) 381-7226, Email: jalex@hiway.net
www.alexanderlandsurveying.com

SCALE: 1"= 200'	APPROVED BY: James E. Alexander	SURVEY BY: AE	DWG BY: CDS	WO#: 22-237	REVISIONS:
DATE: 02/02/2023		SURVEY DATE: 01/16/2023	JOB FILE 22-237		
CLIENT: James Bobo			LOCATION: Sec 35-2-9 Lauderdale Co., Al		