



LEGEND	
● IRON PIN FOUND	▲ "PK" NAIL SET
○ IRON PIN SET WITH CAP	R/W RIGHT-OF-WAY
STAMPED "J DOWDY 18979"	= EQUALS
"SP" IRON PIN "SET PREVIOUS SURVEY"	IN INCH
POB POINT OF COMMENCEMENT	— LINE NOT TO SCALE
POB POINT OF BEGINNING	-O/E- OVERHEAD ELECTRIC LINES
(R) RECORD (BEARING, DISTANCE, OR ANGLE)	○ POWER POLE
(M) MEASURED (BEARING, DISTANCE, OR ANGLE)	⊗ SECURITY LIGHT
(C) CALCULATED (BEARING, DISTANCE, OR ANGLE)	
◆ CALCULATED POINT	

GENERAL NOTES

STATE OF ALABAMA
 COUNTY OF CALHOUN
 LEGAL DESCRIPTION

TRACT 1: Commence at the Northeast corner of the SE 1/4 of the NE 1/4, Section 15, T-13-S, R-8-E of Huntsville Meridian and run S89°12'48"W, along the North line thereof, 400.00 feet to an existing 1/2" rebar and the point of beginning of the property described herein; thence run S01°04'23"W, leaving said North line, 872.16 feet to an existing capped rebar; thence run S01°02'30"W, 453.52 feet to an existing 1/2" rebar; thence run S73°24'12"W, 60.13 feet (M) 60.41 feet (R) to an existing capped rebar; thence run S73°28'29"W, 249.88 feet (M) 250.00 feet (R) to an existing capped rebar; thence run N82°21'15"W, 627.69 feet to an existing 5/8" rebar; thence run N00°49'01"W, 1317.10 feet to an existing 5/8" rebar on the North line of said 1/4; thence run N89°12'48"E, along said North line, 962.74 feet to the point of beginning. Said property being a portion of the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4, Section 15, T-13-S, R-8-E, Calhoun County, Alabama and contains 29.45 acres (more or less).

TRACT 2: Commence at the Northeast corner of the SE 1/4 of the NE 1/4, Section 15, T-13-S, R-8-E of Huntsville Meridian and run S89°12'48"W, along the North line thereof, 400.00 feet to an existing 1/2" rebar; thence run S01°04'23"W, leaving said North line, 872.16 feet to an existing capped rebar; thence run S01°02'30"W, 453.52 feet to an existing 1/2" rebar and the point of beginning of the property described herein; thence run S09°49'43"E, 725.41 feet to an existing 1 1/2" pipe; thence run S36°49'23"E, 835.35 feet to a point on the Northwesterly R/W of Dogwood Lane (60' R/W); thence run S49°03'00"W (M) S49°01'40"W (R) along said R/W, 200.00 feet to an existing "Bailey" capped rebar; thence run N36°48'10"W, leaving said R/W, 250.00 feet to an existing 1/2" pipe; thence run N53°13'30"E, 50.00 feet to an existing "Bailey" capped rebar; thence run N57°49'39"W, 545.05 feet to an existing "Bailey" capped rebar; thence run N85°32'10"W, 410.71 feet to an existing "Bailey" capped rebar; thence run S32°09'17"W, 478.60 feet to an existing "Bailey" capped rebar on the South line of the NE 1/4 of the SE 1/4; thence run S89°26'00"W, along the South line of the North-Half of the SE 1/4, 472.91 feet to a point on the centerline of Cowen Springs Branch; thence leaving said South line run the following along said branch centerline, N07°54'00"W, 111.80 feet; N09°03'00"W, 393.80 feet; N09°49'00"W, 282.80 feet; N07°38'25"W, 149.17 feet; N05°37'00"W, 211.00 feet; N02°42'00"W, 48.20 feet and N15°14'20"E, 185.28 feet to a point on the North line of the NW 1/4 of the SE 1/4; thence run N89°26'00"E, leaving said centerline and along said North line, 434.40 feet to an existing 5/8" rebar; thence run S82°21'15"E, leaving said North line, 627.69 feet to an existing capped rebar; thence run S09°52'04"E, 329.47 feet to an existing capped rebar; thence run N73°27'59"E, 249.83 feet to an existing capped rebar; thence run N09°51'34"W, 329.44 feet to an existing capped rebar; thence run N73°24'12"E, 60.13 feet (M) 60.41 feet (R) to the point of beginning. Said property being a portion of the NE 1/4 of the SE 1/4, the NW 1/4 of the SE 1/4 and the SE 1/4 of the SE 1/4, Section 15 and a portion of the NW 1/4 of the SW 1/4 and the SW 1/4 of the SW 1/4, Section 14, T-13-S, R-8-E, Calhoun County, Alabama and contains 38.75 acres (more or less).

EASEMENT: There is a 60.00 feet access and utility easement to Tract 1, and Tract 2 being subject to said easement, described as: Commence at the Northeast corner of the SE 1/4 of the NE 1/4, Section 15, T-13-S, R-8-E of Huntsville Meridian and run S89°12'48"W, along the North line thereof, 400.00 feet to an existing 1/2" rebar; thence run S01°04'23"W, leaving said North line, 872.16 feet to an existing capped rebar; thence run S01°02'30"W, 453.52 feet to an existing 1/2" rebar and the point of beginning of said easement; thence run S09°49'43"E, 725.41 feet to an existing 1 1/2" pipe; thence run S36°49'23"E, 835.35 feet to a point on the Northwesterly R/W of Dogwood Lane (60' R/W); thence run S49°03'00"W, along said R/W, 60.16 feet to a point; thence run N36°48'10"W, leaving said R/W, 854.08 feet to a point; thence run N09°48'21"W, 732.72 feet to an existing capped rebar; thence run N09°51'34"W, 329.44 feet to an existing capped rebar; thence run N73°24'12"E, 60.13 feet (M) 60.41 feet (R) to the end of said easement.

I, Jerry L. Dowdy, a Registered Land Surveyor in the State of Alabama, hereby report that the foregoing map or plat is true and correct as shown and has been completed in accordance with the requirements of the Standards for the Practice of Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

According to my survey this the 3 Day of MARCH, 2026.

JERRY L. DOWDY AL. REG. #18979

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BOUNDARY SURVEY FOR AUCTION
 FOR TARGET AUCTION

SEAL	DRAWN BY: JERRY L. DOWDY	GRAPHIC SCALE (IN FEET) 1 INCH = 200 FEET
	CHECKED BY: JERRY L. DOWDY	
	FIELD WORK BY: JERRY L. DOWDY & ROD BLEVINS	
	FIELD BOOK No. 03-26	DRAWING FILE NAME 032673 A.dwg 3-18-26 12:15:49 pm EST
	FIELD WORK DATE: 03/04/26	SHEET 1 OF 1