

NOTES

1. All bearings shown hereon are relative to GRID NORTH. GRID NORTH was obtained by G.P.S. observations.
2. Corner monuments shown as set iron pins are 5/8" reinforcing bars with a durable plastic cap stamped "26623".
3. Only Select Fixed Interior Improvements shown hereon.
4. This survey was prepared for the client shown and is not to be used for any other purpose without prior approval from this surveyor.
5. No instruments of record reflecting easements, right of ways, and/or ownership were furnished this surveyor. except as shown or noted.
6. No underground installations or improvements have been located. except as shown or noted.
7. This survey was prepared without the benefit of an abstract of title or a title search unless stated hereon. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract, title search, or legal judgement rendered on the property.
8. Liability of the undersigned for the survey shown shall not exceed the amount paid for this survey.

PARCEL A
DESCRIPTION OF SURVEY

Commencing at a N.W. CORNER OF THE FRACTIONAL S.W. 1/4 OF THE N.E. 1/4 OF SEC. 22, T-6-S, R-6-E, BALDWIN COUNTY, AL; thence S.00°07'41"W., a distance of 451.00 feet to a POINT; thence S.89°52'19"E., a distance of 210.10 feet to a PAINTED CORNER POST and the POINT OF BEGINNING; thence N.00°14'30"W., a distance of 333.41 feet to a 5/8" REBAR SET AS A REFERENCE; thence continue Northerly along said line, a distance of 6.02 feet to a POINT ON THE TOP BANK OF STYX RIVER; thence along said TOP BANK, S.53°29'16"E., a distance of 59.64 feet to a POINT; thence S.88°46'55"E., a distance of 29.31 feet to a POINT; thence N.71°53'00"E., a distance of 136.78 feet to a POINT ON SAID TOP BANK; thence South, leaving said TOP BANK, a distance of 30.00 feet to a SET 5/8" CAPPED REBAR SET AS REFERENCE; thence continue Southerly along said line, a distance of 316.31 feet to a 1/2" CAPPED REBAR (ILLEGIBLE); thence N.89°52'19"W., a distance of 205.80 feet to the POINT OF BEGINNING. Said parcel containing 1.52 acres, more or less.

PARCEL B
DESCRIPTION OF SURVEY

Commencing at a N.W. CORNER OF THE FRACTIONAL S.W. 1/4 OF THE N.E. 1/4 OF SEC. 22, T-6-S, R-6-E, BALDWIN COUNTY, AL; thence S.00°07'41"W., a distance of 451.00 feet to a POINT; thence S.89°52'19"E., a distance of 210.10 feet to a PAINTED CORNER POST; thence S.89°52'19"E., a distance of 205.80 feet to a 1/2" CAPPED REBAR (ILLEGIBLE) and the POINT OF BEGINNING; thence North, a distance of 316.31 feet to a SET 5/8" CAPPED REBAR SET AS REFERENCE; thence continue Northerly along said line, a distance of 30.00 feet to a POINT ON THE SOUTHERLY TOP BANK OF STYX RIVER; thence along said TOP BANK, N.51°52'08"E., a distance of 102.56 feet to a POINT ON SAID TOP BANK; thence N.55°33'34"E., a distance of 87.17 feet to a POINT ON SAID TOP BANK; thence S.00°17'46"W., leaving said TOP BANK, a distance of 8.03 feet to a 1/2" CAPPED REBAR "ZANDER" SET AS REFERENCE; thence continue Southerly along said line, a distance of 451.25 feet to a 1/2" CAPPED REBAR "BEASLEY"; thence N.89°52'19"W., a distance of 150.19 feet to the POINT OF BEGINNING. Said parcel containing 1.40 acres, more or less.

PLAT OF A BOUNDARY LINE SURVEY
PREPARED FOR

WHITWORTH
BALDWIN COUNTY, AL

DWG. NO.	SURVEY DATE	SCALE
25-216706	03/10/2025	1"=60'
DRAWN BY: R. TILLMAN		CHECKED BY: D. LOWERY

LEGEND AND SYMBOLS

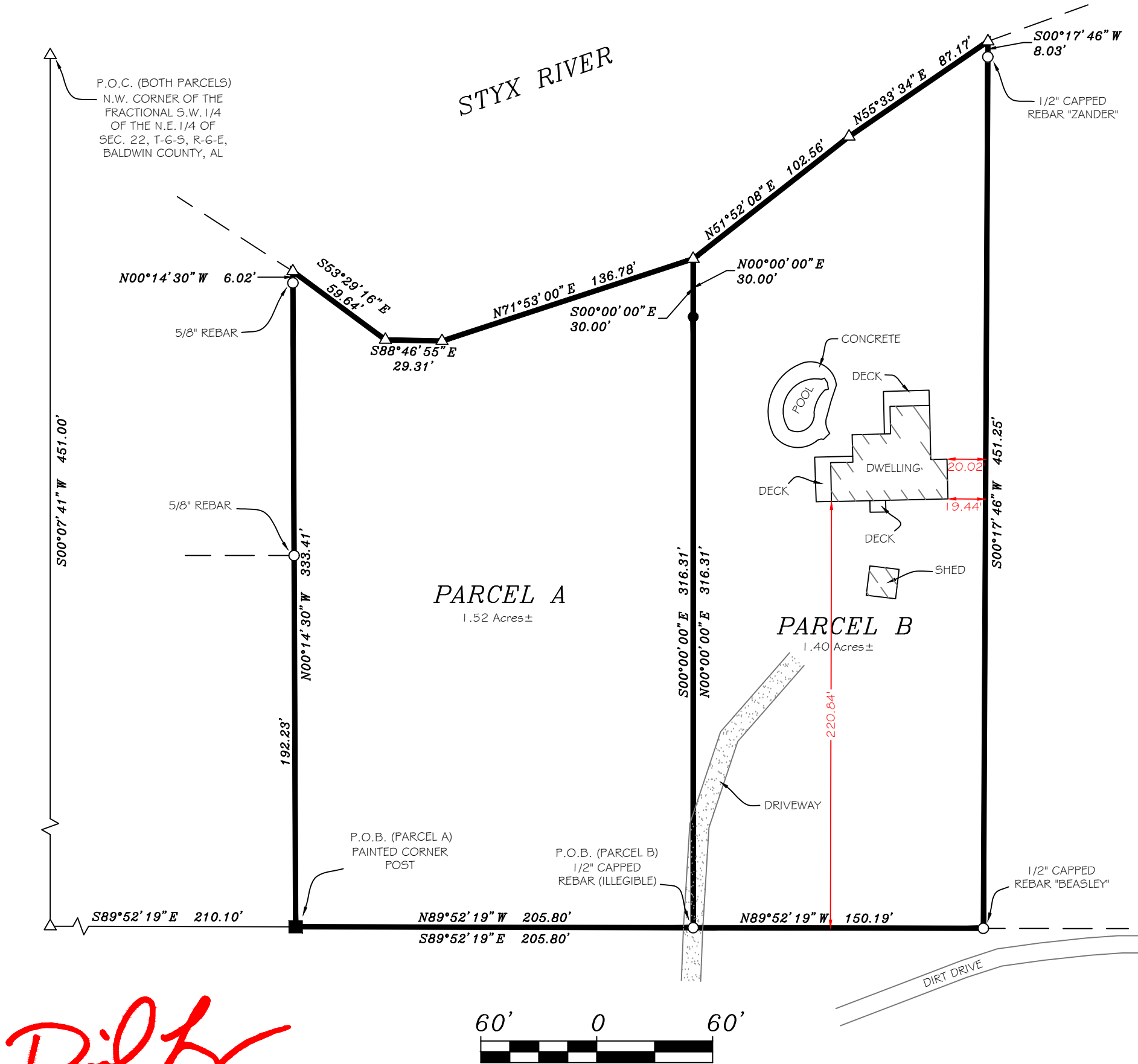
- (**) RECORD BEARING/DISTANCE
- OE OVERHEAD ELECTRIC
- SET IRON PIN
- FOUND IRON PIN
- △ PIN NOT SET
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- NOT TO SCALE
- FENCE
- FENCE CORNER POST
- CONCRETE MONUMENT

DAVID LOWERY
SURVEYING, L.L.C.

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*GRID NORTH
SCALE
1"=60'



D.L.H.

David Lowery
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Stockton, AL 36579
251-937-2757

CERTIFICATION

I, David Lowery, a licensed land surveyor in the State of Alabama, do hereby certify the foregoing to be a true plat or map of a survey performed by me or under my supervision, containing the acreage and being situate as both shown and stated herein. I further 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.

DAVID LOWERY SURVEYING, L.L.C.