

SURVEY SERVICES

LAURENCE H. ZANDER, PLS

22561 PUTTER LANE

FOLEY, AL 36535

PH. (251) 677-8727

E-MAIL: SURVEY-SERVICES@OUTLOOK.COM



(not valid without original signature)

OWNER N/F: SHAUN & SUMMER DORNSTADTER

STATE: ALABAMA COUNTY: BALDWIN

SECTION: 11 TOWNSHIP: 7 SOUTH RANGE: 5 EAST

PARCEL #: 53-01-11-0-000-004.003

PIN: 341212

ADDRESS: COMSTOCK ROAD
ELBERTA, AL 36530

Survey for:

SHAUN & SUMMER DORNSTADTER

Scale: 1"= 40'	Issue Date: February 15, 2025
Project Number: 244163	
	Revisions
Drawn By: LHZ	No. Date Description
Sheet Title: COMSTOCK FAMILY DIVISION	
Sheet Number: 1 of 1	

CERTIFICATION

I hereby state 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.

DATE: February 15, 2025

Laurence H. Zander

Alabama P.L.S. 25647

(not valid without original signature)

LEGEND

CRS	CAPPED REBAR SET (LIC # CA 0700)
CRF	CAPPED REBAR FOUND
CTPF	CRIMPED TOP PIPE FOUND
IPF	IRON PIPE FOUND
RBF	REBAR FOUND
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
R/W	RIGHT-OF-WAY
EL	PROPERTY LINE
EP	EDGE OF PAVEMENT
UP	UTILITY POLE
OHU	OVERHEAD UTILITIES
HYD	HYDRANT
WM	WATER METER
WV	WATER VALVE
-X-X-	FENCE LINE
AC	AIR CONDITIONER
BSL	BUILDING SETBACK LINE

PROPERTY DESCRIPTIONS

PARCEL "A"

Commencing at the purported Northeast corner of the West one-half of the Northeast Quarter of the Northwest Quarter of Section 11, Township 7 South, Range 5 East, Baldwin County, Alabama; thence South 00°00'00" East, a distance of 20 feet to a point on the South right-of-way line of Comstock Road (purported 60 foot right-of-way); thence run South 90°00'00" West, along said South right-of-way line a distance of 266.00 feet to the Point of Beginning; thence leaving said right-of-way line run South 00°00'00 West, a distance of 415.60 feet to a point; thence run South 05°00'55" East, a distance of 268.80 feet to a point; thence run North 81°01'06" West, a distance of 135.40 feet to a point; thence run North 40°30'33" West, a distance of 30.41 feet to a point; thence run North 00°00'00" East, a distance of 639.11 feet to a point on the above mentioned South right-of-way line of Comstock Road; thence run North 90°00'00" East, along said right-of-way line a distance of 130.00 feet to the Point of Beginning. Said parcel of land containing 2.06 acres of land more or less.

PARCEL "B"

Commencing at the purported Northeast corner of the West one-half of the Northeast Quarter of the Northwest Quarter of Section 11, Township 7 South, Range 5 East, Baldwin County, Alabama; thence South 00°00'00" East, a distance of 20 feet to a point on the South right-of-way line of Comstock Road (purported 60 foot right-of-way); thence run South 90°00'00" West, along said South right-of-way line a distance of 236.00 feet to the Point of Beginning; thence leaving said right-of-way line; thence run South 00°00'00 East, a distance of 415.60 feet to a point; thence run South 90°00'00" East, a distance of 236.00 feet to a point; thence run South 00°00'00" East, a distance of 379.19 feet to a point; thence run North 88°56'44" West, a distance of 232.09 feet to a point; thence run North 05°00'55" West, a distance of 376.46 feet to a point; thence run North 00°00'00" East, a distance of 415.60 feet to a point on the above mentioned South right-of-way line of Comstock Road; thence run North 90°00'00" East, along said right-of-way line a distance of 30.00 feet to the Point of Beginning. Said parcel of land containing 2.44 acres of land more or less.

PARCEL "C"

Commencing at the purported Northeast corner of the West one-half of the Northeast Quarter of the Northwest Quarter of Section 11, Township 7 South, Range 5 East, Baldwin County, Alabama; thence South 00°00'00" East, a distance of 20 feet to a point on the South right-of-way line of Comstock Road (purported 60 foot right-of-way); thence run South 90°00'00" West, along said South right-of-way line a distance of 100.00 feet to the Point of Beginning; thence leaving said right-of-way line run South 00°00'00 East, a distance of 415.60 feet to a point; thence run North 90°00'00" West, a distance of 136.00 thence run North 00°00'00" West, a distance of 415.60 feet to a point on the above mentioned South right-of-way line of Comstock Road; thence run North 90°00'00" East, along said right-of-way line a distance of 136.00 feet to the Point of Beginning. Said parcel of land containing 1.30 acres of land more or less.

SURVEYOR NOTES

- THE FIELD DATA UPON WHICH THIS PLAT IS BASED EXCEEDS SECOND ORDER CLASS 1 PRECISION AS OUTLINED BY THE AMERICAN CONGRESS ON SURVEY AND MAPPING.
- THE DATA SHOWN ON THIS MAP INDICATING ACTUAL PROPERTY LINES HAS BEEN CALCULATED FOR A CLOSURE AND IS FOUND TO HAVE A CLOSURE PRECISION OF GREATER THAN ONE FOOT IN 10,000.
- THE LINEAR AND ANGULAR MEASUREMENTS NECESSARY FOR THIS SURVEY WERE OBTAINED IN THE FIELD WITH A SOKKIA IX SERIES TOTAL STATION AND NETWORK RTK GPS ALDOT CORS.
- THE BASIS OF THE BEARINGS AND NORTH ARROW OF THIS PLAT ARE RECORD AND BASED ON THE SOUTH RIGHT-OF-WAY LINE BEING SOUTH 90°00'00" EAST.
- ALL LINEAR DISTANCES SHOWN ON THIS PLAT ARE HORIZONTAL AND ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.
- THIS LAND LIES WITHIN ZONE "X" PER GRAPHIC LOCATION AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NO 01003C0835 M, BALDWIN CO. ALABAMA REVISED MAP DATED APRIL 19, 2019
- THIS PLAT IS SUBJECT TO ALL RESTRICTIONS, ENCUMBRANCES AND EASEMENTS WHICH MAY OR MAY NOT BE OF RECORD.
- THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION OR EXTENT OF UTILITIES OR SUB SURFACE FEATURES.
- NO TITLE SEARCH, OR ABSTRACT WAS FURNISHED TO NOR PERFORMED BY THIS FIRM FOR THE SUBJECT PROPERTY. SUCH A SEARCH OR ABSTRACT COULD AFFECT THE BOUNDARIES OF SAID PROPERTY.
- SOURCE OF INFORMATION USED IN PREPARATION OF THIS PLAT: DEEDS OF RECORD.

