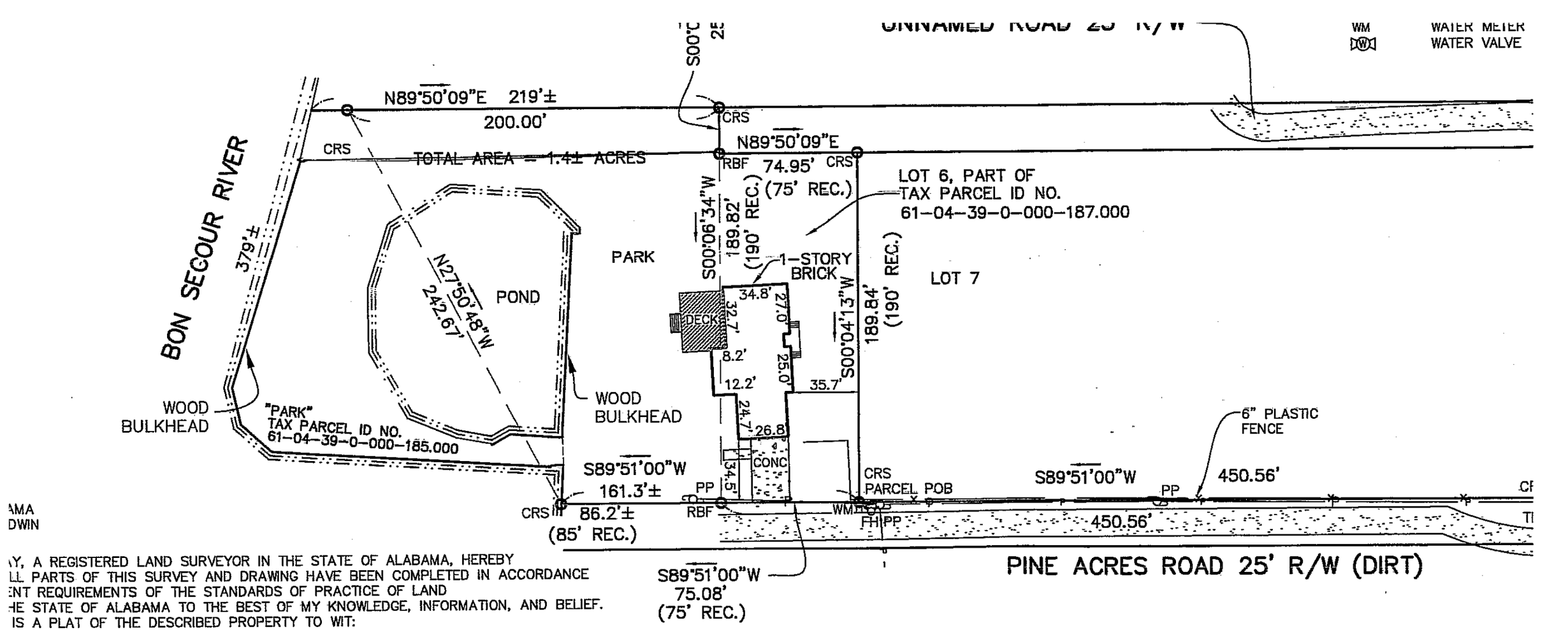

AMA
DWIN

Y, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY
LL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE
ENT REQUIREMENTS OF THE STANDARDS OF PRACTICE OF LAND
HE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.
IS A PLAT OF THE DESCRIBED PROPERTY TO WIT:

E PARCEL SHOWN AS PARK OF PINE ACRES SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED
OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA, ON SLIDE NO. 246-B TOGETHER

OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

61-04-39-0-000-185.000 AND A PART OF TAX PARCEL ID 61-04-39-0-000-187.000

THE SOUTHEAST CORNER OF AUGUSTINE LA COSTE GRANT SECTION 39, TOWNSHIP 8 SOUTH,
THENCE N00°00'00"E, 150.00 FEET TO A POINT; THENCE S89°51'00"W, 9.00 FEET TO AN IRON
ERSECTION OF THE NORTH RIGHT-OF-WAY OF PINE ACRES ROAD (25' R/W) AND THE WEST
OF AN UNNAMED ROAD (25' R/W); THENCE ALONG SAID RIGHT-OF-WAY OF PINE ACRES
"W, 450.56 FEET TO AN IRON PIN AND THE POINT OF BEGINNING; THENCE S89°51'00"W, 161.3
LESS TO A POINT ON THE EAST MARGIN OF BON SECOUR RIVER; THENCE NORTHERLY ALONG
ARGIN OF BON SECOUR RIVER, 379 FEET MORE OR LESS TO A POINT ON THE SAID MARGIN
RIVER; THENCE N89°56'38"E, 219 FEET MORE OR LESS TO AN IRON PIN; THENCE
.00 FEET TO AN IRON PIN; THENCE N89°50'09"E, 74.95 FEET TO AN IRON PIN; THENCE
9.84 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 1.4 ACRES MORE
YING IN AUGUSTINE LAS COSTE GRANT SECTION 39, TOWNSHIP 8 SOUTH, RANGE 4 EAST.

VISIBLE ENCROACHMENTS OF ANY IMPROVEMENTS OR UTILITIES. EXCEPT AS SHOWN.

CLOSURE STATEMENT

THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE
BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO
WITHIN ONE FOOT IN 237,622 FEET.

SURVEYOR'S NOTES:

1. NO TITLE SEARCH PROVIDED BY CLIENT OR DONE BY THIS FIRM.

PO
TAX PARCEL ID N
61-04-39-0-000-185.0
SE CORNER AUGUSTINE L
COSTE GRANT SECTION 3
T-8-S, R-4-