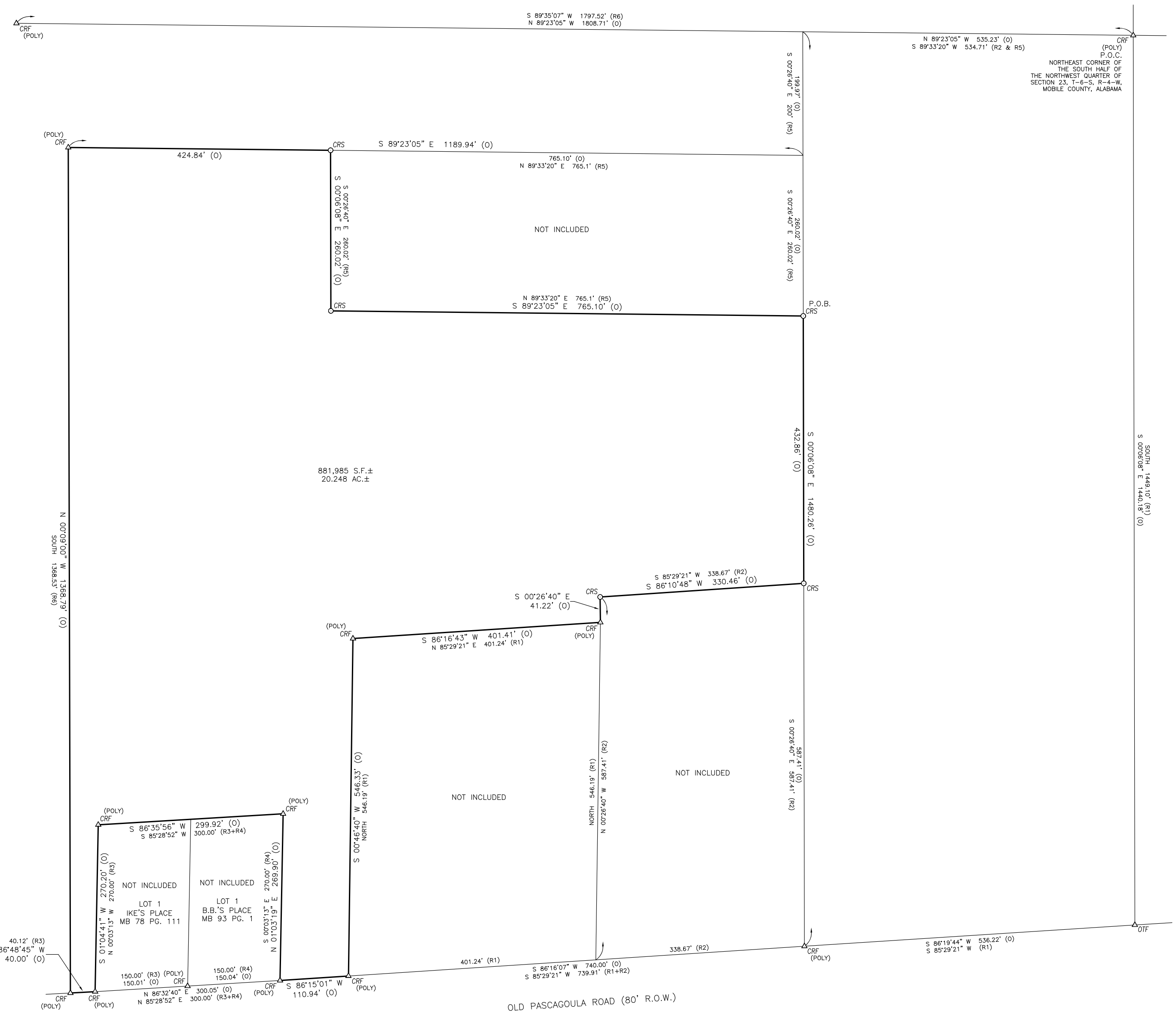

LEGEND

CRF	CAPPED IRON ROD FOUND
CTF	CRIMPED TOP PIPE FOUND
CMF	CONCRETE MONUMENT FOUND
OTF	OPEN TOP IRON PIPE FOUND
RBF	REBAR IRON FOUND
IPF	IRON PIN FOUND
CRS	CAPPED IRON ROD SET (LSCA-50199)
(R)	RECORD
(O)	OBSERVED
R.O.W.	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
—o—	CHAIN LINK FENCE
—x—	WIRE FENCE
—/—	WOOD FENCE

NOTES:

1. TYPE OF SURVEY: BOUNDARY
2. RECORD DIMENSIONS BASED ON THE FOLLOWING DOCUMENTS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA:
   R1 – WARRANTY DEED, REAL PROPERTY BOOK 4399 PAGE 1443
   R2 – WARRANTY DEED, REAL PROPERTY BOOK 4399 PAGE 1440
   R3 – PLAT OF SUBDIVISION, MAP BOOK 78 PAGE 111
   R4 – PLAT OF SUBDIVISION, MAP BOOK 93 PAGE 1
   R5 – WARRANTY DEED, REAL PROPERTY BOOK 4399 PAGE 1443
   R6 – WARRANTY DEED, INSTRUMENT NO. 2024000323
3. THIS DRAWING AND DESCRIPTION DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE OR PROVIDED BY THE CLIENT'S CONVEYANCE, SETBACK LINES ESTABLISHED BY STATUTE, ORDINANCE OR RESTRICTIVE COVENANTS ARE NOT SHOWN.
4. THIS DRAWING IS THE PROPERTY OF SMITH, CLARK & ASSOCIATES OF MOBILE. IT IS SOLELY FOR THE USE OF THE CLIENT NAMED HEREON AND IS NONTRANSFERABLE TO ANY OTHER PARTY, IT MAY NOT BE USED WITHOUT PRIOR CONSENT FROM SMITH, CLARK & ASSOCIATES OF MOBILE.
5. THIS DRAWING IS TO SCALE WHEN PRINTED ON 24X36 PAPER IN LANDSCAPE VIEW WITH NO SCALING.
6. FIELD WORK COMPLETED ON MARCH 26, 2025
7. BASIS OF BEARING: BEARINGS ESTABLISHED HEREON ARE REFERENCED TO THE ALABAMA WEST STATE PLANE COORDINATE SYSTEM AND ESTABLISHED BY REAL TIME KINEMATIC GPS OBSERVATIONS MADE USING THE ALDOT CORS NETWORK.

STATE OF ALABAMA
COUNTY OF MOBILE

COMMENCING AT A CAPPED REBAR AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 4 WEST, MOBILE COUNTY, ALABAMA; THENCE NORTH 89°23'05" WEST 535.23 FEET TO A POINT; THENCE SOUTH 00°06'08" EAST 459.99 FEET TO A CAPPED REBAR FOR THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE SOUTH 00°06'08" EAST 432.86 FEET TO A CAPPED REBAR; THENCE SOUTH 86°10'48" WEST 330.46 FEET TO A CAPPED REBAR; THENCE SOUTH 00°26'40" EAST 41.22 FEET TO A CAPPED REBAR; THENCE SOUTH 86°16'43" WEST 401.41 FEET TO A CAPPED REBAR; THENCE SOUTH 00°46'40" WEST 546.33 FEET TO A CAPPED REBAR ON THE NORTH LINE OF OLD PASCAGOULA ROAD; THENCE SOUTH 86°15'01" WEST ALONG SAID NORTH LINE 110.94 FEET TO A CAPPED REBAR AT THE SOUTHEAST CORNER OF LOT 1, B.B.'S PLACE, AS RECORDED IN MAP BOOK 93 PAGE 1, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA; THENCE NORTH 01°03'19" EAST 269.90 FEET TO A CAPPED REBAR AT THE NORTHEAST CORNER OF LOT 1, B.B.'S PLACE; THENCE SOUTH 86°35'56" WEST 299.92 FEET TO A CAPPED REBAR AT THE NORTHWEST CORNER OF LOT 1, IKE'S PLACE, AS RECORDED IN MAP BOOK 78 PAGE 111 OF SAID RECORDS; THENCE SOUTH 01°04'41" WEST 270.20 FEET TO A CAPPED REBAR AT THE SOUTHWEST CORNER OF LOT 1, IKE'S PLACE AND ON THE NORTH LINE OF OLD PASCAGOULA ROAD; THENCE SOUTH 86°48'45" WEST ALONG SAID NORTH LINE 40.00 FEET TO A CAPPED REBAR; THENCE NORTH 00°09'00" WEST 1368.79 FEET TO A CAPPED REBAR; THENCE SOUTH 89°23'05" EAST 424.84 FEET TO A CAPPED REBAR; THENCE SOUTH 00°06'08" EAST 260.02 FEET TO A CAPPED REBAR; THENCE SOUTH 89°23'05" EAST 765.10 FEET TO THE POINT OF BEGINNING.

I HEREBY 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, A

Matthew C. Roberts
2025.03.28
10:31:12-05'00'

MATTHEW ROBERTS, ALABAMA LICENSE NO. 30355

PARTY CHIEF:	DRAWN:	CHECKED:	CLIENT:
HB	AJ	BG	LISA MARIE SMITH
DATE: 3/27/25	SCALE: 1"=80'		TITLE: BOUNDARY SURVEY 13200 OLD PASCAGOULA ROAD GRAND BAY, ALABAMA
DRAWING NUMBER: 25BS024	FB/PG: N/A		

SMITH CLARK & ASSOCIATES OF MOBILE
dba BYRD SURVEYING
2609 Halls Mill Road
Mobile, Alabama 36606
(251) 476-5010
BYRD@BYRDSURVEYING.BIZ

ALABAMA LICENSED No. 30355 PROFESSIONAL LAND SURVEYOR MATTHEW C. ROBERTS