

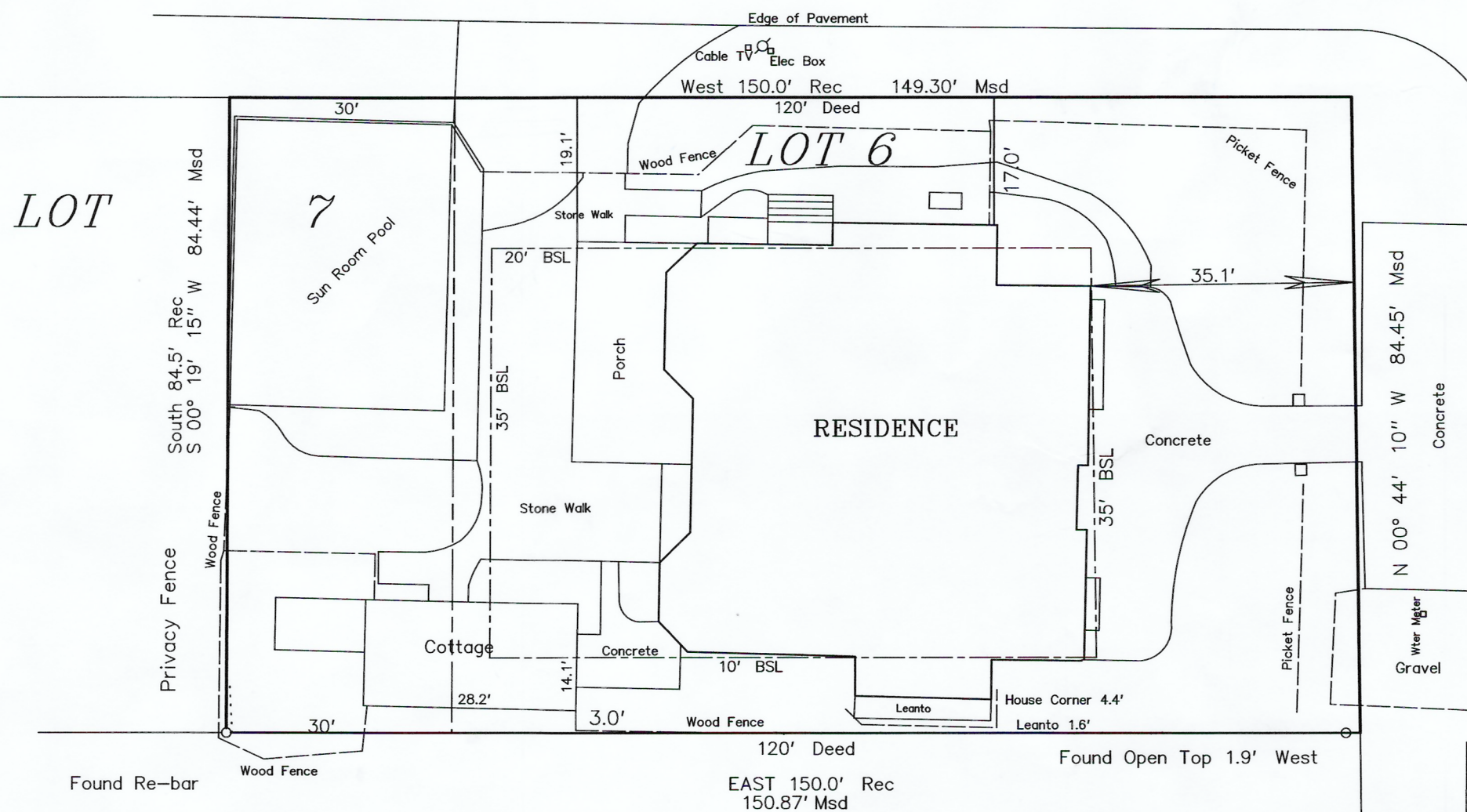
ATKINSON LANE

a.k.a. BAY VIEW COURT

40' Right-of-way Paved Street

SURVEYORS NOTES:

1. All measurements were made in accordance with U.S. Standards.
2. Description as furnished by Client.
3. There may be Recorded or Unrecorded Deeds, Easements, right-of-ways, or other instruments that could affect the Boundaries of said properties.
4. there was NO attempt to determine the existence, location or extent of any Sub-surface features such as Septic Tanks, Underground Utilities, Footings, etc.
5. Bearings and Distances shown hereon were "Computed" from actual field traverses.
6. The Basis of Bearings are Based on Grid North as established by G. P. S. Real Time Net Work R. T. K., referenced to NAD 1983, Alabama West Zone.
7. There was NO attempt made to locate any Environmental issues such as but not limited to Wet Lands, Fuel Tanks, etc.
8. Owner Must Verify Wetlands Location if Shown on Survey with the proper authorities before any construction is to be started.
9. Refer to Recorded Deeds, Plats, Restrictive Covenants for any additional information.
10. Measurements of the Residence are exterior dimensions and are not to be used for calculating square footage of Residence.
11. Flood Zones are scaled from the current FEMA maps.
12. Limits of proposed Residence to be staked are as per clients instructions.
13. Verify any Building Setbacks and Building location with the proper authorities before any construction can begin.
14. This Plat or Map is the property of Moore Surveying Inc. and Seth Moore, and is solely for the use of the Client Named hereon and may not be used by a Third Party.
15. This Survey is Valid for 30 days from the date of survey and it is NOT Transferable to a Third Party and may NOT be used for any other purpose without prior written consent from Moore Surveying Inc., or Seth Moore.
16. This Survey is based upon existing monumentation found as hereon states and does not purport to represent a retracement of the Government Survey.



LOT 6 and the EAST 30 FEET of LOT 7 of ATKINSON Subdivision an Un-Recorded Subdivision

PROPERTY AS PER WARRANTY DEED RECORDED
IN INSTRUMENT #667649 IN THE JUDGE OF
PROBATE'S OFFICE, BALDWIN COUNTY, ALABAMA.

Parcel 1:

That certain lot of land in the Town of Fairhope, situated at the Southwest corner of Summit Street and Bay View Court with a front of 84 feet on Summit Street and extending back Westwardly along the South side of said Bay View Court 120 feet for depth, with the same width from front to rear; being the East half of that lot of land conveyed by Clara E. Atkinson to Right Reverend Edward P. Allen, Bishop of Mobile, on August 17, 1910 and recorded in Record Book 16, Page 532 in the records in the Office of the Judge of Probate of Baldwin County, Alabama.

Parcel 2:

From the Northwest corner of Magnolia Avenue and Summit Street, run North 307 feet to the Southwest corner of Summit Street and Bay View Court; thence run West 120 feet, for a POINT OF BEGINNING; thence run West 30 feet; thence run South 84 feet; thence run East 30 feet; thence run North 84 feet to the POINT OF BEGINNING. Lying in the City of Fairhope, Alabama in Section 37, Township 6 South, Range 2 East, Baldwin County, Alabama.

I, Seth W. Moore, a Licensed Professional Land Surveyor, hereby state that all parts of this survey and drawing have been completed in accordance with the requirements by the Standards of Practice for Land Surveying in the State of Alabama to the best of my Knowledge, information and belief, this is a true and correct map.

All according to my survey made this the 7th day
of March, 2026.

I also state that this drawing and or certification does not reflect any title or easement research, other than what is visible on the ground or provided by the clients at time of survey.

Seth W. Moore

Seth W. Moore, P.L.S.
Ala. Reg. No. 16671

MOORE SURVEYING, INC.

PROFESSIONAL LAND SURVEYING

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PP = Power Pole	
CL = Centerline	
UG = Underground	
REC = Record	
MSD = Measured	
CAL = Calculated	
FC = Fence Corner	
R = Radius	
ARC = Arc Length	
TEL = Telephone	
BM = Bench Mark	
ELEV = Elevation	
FRBC = Found Re-bar & Cap	
FP = Found Iron Pin	
SIP = Set Re-bar & Cap	

JOB NO.	2026 103
DATE	4/07/2026
FIELD WORK DATE	4/06, 07
DRAWN BY	swm
SCALE	1" = 20'

BOUNDARY SURVEY with IMPROVEMENTS FOR
TED & RENE MASHBURN

59 N. SUMMIT STREET
FAIRHOPE, ALABAMA