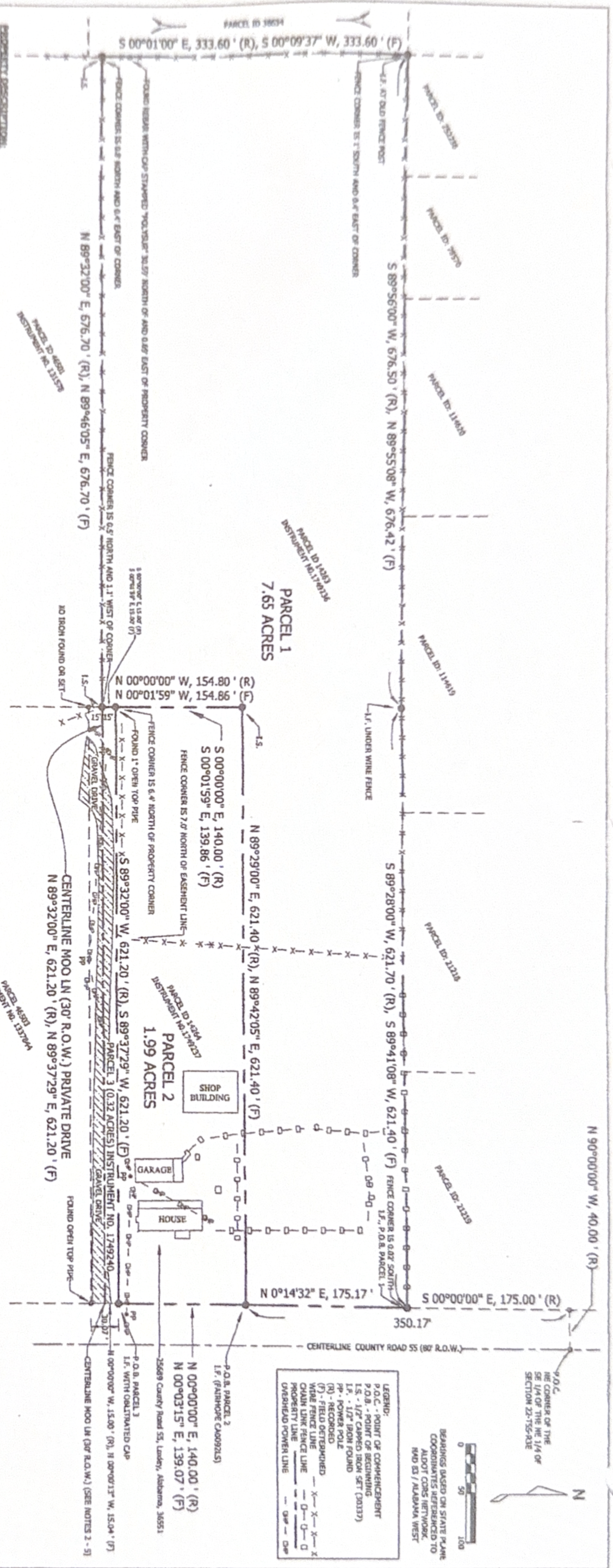




PROPERTY DESCRIPTION:
PARCEL 1:
COMMENCING AT A POINT ON THE CENTRELINE OF COUNTY ROAD 55, THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE N 90°00'00" W ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22 FOR 40.00 FEET TO AN IRON PIN ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 55; THENCE S 00°00'00" E ALONG THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 55, 175.00 FEET TO AN IRON PIN (1/2 INCH REBAR); THE POINT OF BEGINNING OF THE PARCEL, HEREIN DESCRIBED; THENCE S 89°41'08" W FOR 621.40 FEET TO AN IRON PIN (1/2 INCH REBAR); THENCE N 89°55'08" W FOR 676.42 FEET TO AN IRON PIN (1/2 INCH REBAR); THENCE N 89°46'05" E FOR 676.70 FEET TO AN IRON PIN (1/2 INCH REBAR); THENCE N 89°32'00" E FOR 676.70 FEET TO AN IRON PIN (1/2 INCH REBAR); THENCE N 89°32'00" E, 676.70' (R), N 89°46'05" E, 676.70' (F) TO THE POINT OF BEGINNING, CONTAINING 7.65 ACRES, BALDWIN COUNTY, ALABAMA, TAD PARCEL NUMBER 42-05-22-0-000-017-001, PIN NUMBER 34921, RECORDED IN BALDWIN COUNTY, ALABAMA BOOK 503, PAGE 464 AND INSTRUMENT NUMBER 1749236.

PARCEL 2:
COMMENCING AT A POINT ON THE CENTRELINE OF COUNTY ROAD 55, THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE N 90°00'00" W ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22 FOR 40.00 FEET TO AN IRON PIN ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 55; THENCE S 00°00'00" E ALONG THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 55, 175.00 FEET TO AN IRON PIN (1/2 INCH REBAR); THE POINT OF BEGINNING OF THE PARCEL, HEREIN DESCRIBED; THENCE S 89°41'08" W FOR 621.40 FEET TO AN IRON PIN (1/2 INCH REBAR); THENCE N 89°55'08" W FOR 676.42 FEET TO AN IRON PIN (1/2 INCH REBAR); THENCE N 89°46'05" E FOR 676.70 FEET TO AN IRON PIN (1/2 INCH REBAR); THENCE N 89°32'00" E FOR 676.70 FEET TO AN IRON PIN (1/2 INCH REBAR); THENCE N 89°32'00" E, 676.70' (R), N 89°46'05" E, 676.70' (F) TO THE POINT OF BEGINNING, CONTAINING 1.99 ACRES, BALDWIN COUNTY, ALABAMA, TAD PARCEL NUMBER 42-05-22-0-000-017-001, PIN NUMBER 34921, RECORDED IN BALDWIN COUNTY, ALABAMA BOOK 503, PAGE 464 AND INSTRUMENT NUMBER 1749236.

PARCEL 3:
COMMENCING AT A POINT ON THE CENTRELINE OF COUNTY ROAD 55, THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE N 90°00'00" W ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22 FOR 40.00 FEET TO AN IRON PIN ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 55; THENCE S 00°00'00" E ALONG THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 55, 175.00 FEET TO AN IRON PIN (1/2 INCH REBAR); THE POINT OF BEGINNING OF THE PARCEL, HEREIN DESCRIBED; THENCE S 89°41'08" W FOR 621.40 FEET TO AN IRON PIN (1/2 INCH REBAR); THENCE N 89°55'08" W FOR 676.42 FEET TO AN IRON PIN (1/2 INCH REBAR); THENCE N 89°46'05" E FOR 676.70 FEET TO AN IRON PIN (1/2 INCH REBAR); THENCE N 89°32'00" E FOR 676.70 FEET TO AN IRON PIN (1/2 INCH REBAR); THENCE N 89°32'00" E, 676.70' (R), N 89°46'05" E, 676.70' (F) TO THE POINT OF BEGINNING, CONTAINING 0.37 ACRES, BALDWIN COUNTY, ALABAMA, TAD PARCEL NUMBER 42-05-22-0-000-017-001, PIN NUMBER 34921, RECORDED IN BALDWIN COUNTY, ALABAMA BOOK 503, PAGE 464 AND INSTRUMENT NUMBER 1749236.

- NOTES:
- 1) FIELD WORK CONDUCTED 6/18/2024.
 - 2) OWNER PROVIDED SUBDIVISION PLAT BY CLAUDE W. ARNOLD OF FAIRHOPE TITLE & SURVEY CO. DATED 9/24/1976 SHOWING 30' ROAD R.O.W. LOCATED WHERE MOO LANE IS TODAY.
 - 3) THE NORTHERN 15' OF THE 30' R.O.W., A.K.A. MOO LANE, RECORDED IN BOOK 503 PAGE 412 DATED 10/26/1976.
 - 4) THE SOUTHERN 15' OF THE 30' R.O.W., A.K.A. MOO LANE, RECORDED IN BOOK 503 PAGE 382 DATED 10/26/1976.
 - 5) THE BALDWIN COUNTY PUBLIC WORKS DEPARTMENT CONTRIBUED MOO LANE IS A PRIVATE DRIVE WITH NO COUNTY OR CITY MAINTENANCE.

CERTIFICATION:
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, AND BELIEF.

Todd P. Chandler
TODD P. CHANDLER, P.L.S.
LICENSE NUMBER 30337
JUNE 27, 2024



TODD P. CHANDLER, P.L.S.			
6015 Bent Creek Circle, Mobile, AL 36608, 251-753-1900			
BOUNDARY SURVEY - BALDWIN COUNTY, AL			
JOB NO	24113	DATE	6-27-2024
OWN NO	24113-1	REV	
DATE REVISED		SCALE	1" = 100'
		SHEET	11 X 17"

2132733
BALDWIN COUNTY, ALABAMA
HARRY D OLIVE, JR, PROBATE JUDGE
Filed/cert. 07/01/2024 09:55 AM
TOTAL \$13.00 1 Pages

Michael Heusel
25864 Heusel Ln
Koxley, AL 36551
251.716.4245