



BASE BEARING  
NORTH LINE, LOT 57  
BEING S69°38'07"E

### LEGEND

|      |                                      |
|------|--------------------------------------|
| CRF  | CAPPED REBAR FOUND (1/2")            |
| CRS  | CAPPED REBAR SET (1/2")              |
| RBF  | REBAR FOUND                          |
| B/L  | BUILDING LINE                        |
| CL   | CENTERLINE                           |
| P/L  | PROPERTY LINE                        |
| -X-  | FENCE                                |
| R/W  | RIGHT-OF-WAY                         |
| A.C. | AIR CONDITIONER                      |
| N/L  | NOT LEGIBLE                          |
|      | CRF VOLKERT (UNLESS OTHERWISE NOTED) |

T.B.M. EL=11.18'  
MAG. NAIL SETP  
NAVD 1988

KINGSTON LANE  
40' PRIVATE ROAD

L=52.45'  
(REC. 52.34')  
CH=51.23'  
(REC. 51.13')  
S24°16'43"E  
(REC. S24°15'57"E)  
R=70.00'

LOT 60

9'X19' PARKING  
SPACES X2

CAR  
TRELLIS

40.4'

DRIVE  
WAY

PROPOSED  
SIDEWALK

LOT 58

PROPOSED  
HOUSE

WALKING  
TRELLIS

LOT 59  
(VACANT)

LAKE  
MASTER ASSOCIATION  
COMMON AREA

L=79.70'  
(REC. 76.95')  
CH=76.10'  
(REC. 76.11')  
N32°58'41"W  
(REC. N32°59'11"W)  
R=150.00'



STATE OF ALABAMA  
COUNTY OF BALDWIN

I, JASON W. BRASWELL, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA 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. THE FOREGOING IS A PLAT OF THE DESCRIBED PROPERTY TO WIT:

LOT 59, THE COTTAGES AT THE BEACH CLUB PHASE 2, A PLANNED UNIT SUBDIVISIONS PER MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA, ON SLIDES #2247-D THROUGH E.

THERE ARE NO VISIBLE ENCROACHMENTS OF ANY IMPROVEMENTS OR UTILITIES, EXCEPT AS SHOWN. ACCORDING TO MY SURVEY THIS, THE 6TH DAY OF APRIL, 2022.

ALA. REG. NO. 30810

THIS SURVEY NOT VALID WITHOUT SIGNED SEAL

### REVISION NOTE

1. REVISION 9/12/23 ADDED POOL LAYOUT PROVIDED BY CLIENT DRAWING.

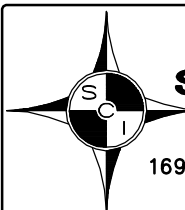
### SURVEYOR'S NOTES

1. NO TITLE SEARCH PROVIDED BY CLIENT OR DONE BY THIS FIRM.
2. THERE MAY BE EASEMENTS AFFECTING THIS PROPERTY THAT ARE NOT VISIBLE ON THE GROUND.
3. PREVIOUS DEEDS OF RECORD AND OR SURVEYS USED TO DETERMINE PROPERTY LINES.
4. FIELD WORK PERFORMED OVER SEVERAL DAYS IN MARCH, 2022.
5. CERTIFICATION IS MADE TO PERSON(S) NAMED HEREON AND IS NOT TRANSFERABLE TO OTHERS.
6. RIGHT-OF-WAY IS TAKEN FROM RECORD PLAT AND IS FROM GRAPHICAL PURPOSES ONLY.
7. BUILDING SETBACKS (IF ANY) ARE TAKEN FROM RECORD PLAT. OWNERS SHOULD CONSULT WITH LOCAL AUTHORITIES BEFORE MAKING ANY IMPROVEMENTS.
8. PER RECORDED PLAT:  
THERE IS A 10' UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS UNLESS OTHERWISE NOTED. THERE IS AN EXISTING 15' UTILITY EASEMENT ALONG THE WEST SIDE OF LOTS 40 & 53, AND A 30' EASEMENT ALONG THE NORTH SIDE OF LOT 54. ALL BUILDINGS SHALL BE SETBACK A MINIMUM OF 5' FROM ANY WETLANDS. THERE IS A 15' MAINTENANCE EASEMENT ON THE REAR OF LOTS 40-53, 56-62, AND A 10' MAINTENANCE EASEMENT ALONG THE LAKE SIDE OF LOTS 44 & 49.
9. THIS PROPERTY LIES IN ZONE "X" PER F.I.R.M. PANEL 01003C1032M, COMMUNITY #015000, BALDWIN COUNTY, DATED APRIL 19, 2019.

BOUNDARY SURVEY, SITE PLAN, &  
TEMPORARY BENCHMARK FOR:

**MCCURLEY &  
ASSOCIATES**

FILE: 10122SP  
DWG. BY: RJP  
CHKD BY: JWB  
DATE:  
SEPT. 11, 2023  
SCALE:  
1"=20'



**SURVEY CONSULTS, INC.**

PROFESSIONAL LAND SURVEYORS

16961 ST. HWY #180, SUITE D GULF SHORES, AL 36542  
251-968-2124

SURVEYCONSULTS.GS@GMAIL.COM