BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
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TOTAL $ 25.00
1 Pages

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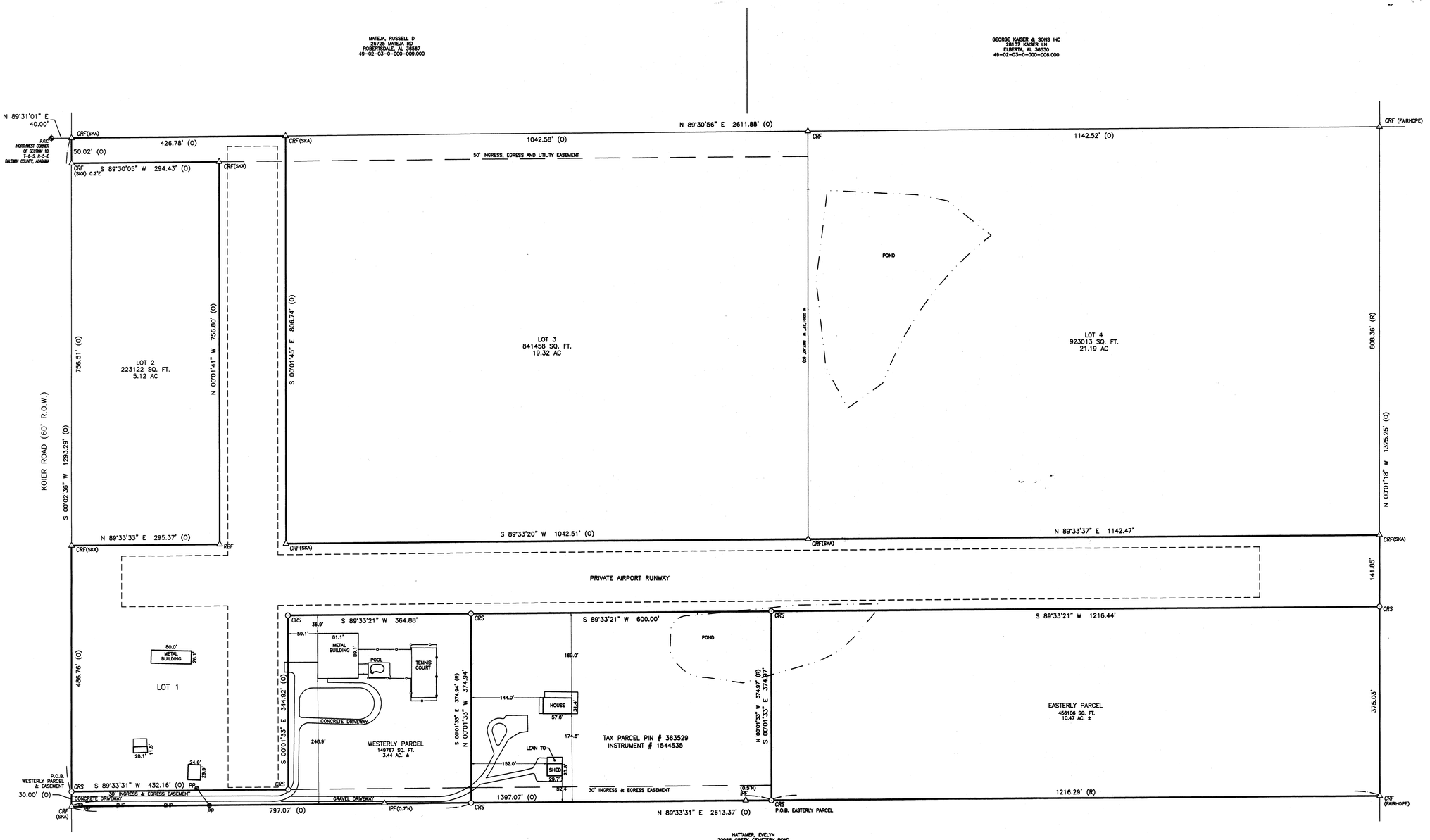
SLIDE 0002673-E



LEGEND

△ CRF	CAPPED IRON ROD FOUND
△ CTF	CRIMPED TOP PIPE FOUND
△ OTF	OPEN TOP IRON PIPE FOUND
△ RBF	REBAR IRON FOUND
△ IPF	IRON PIN FOUND
○ CRS	CAPPED IRON ROD SET
(R)	RECORD
(R)	OBSERVED
R.O.W.	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
	CHAIN LINK FENCE
	WIRE FENCE
	WOOD FENCE
LP	LIGHT POLE
PP	POWER POLE

BALDWIN COUNTY
ALABAMA

WESTERLY 3.4 ACRE PARCEL

COMMENCING AT THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 5 EAST; THENCE NORTH 89°31'01" EAST A DISTANCE OF 40.00 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR) ON THE EAST MARGIN OF KOIER ROAD; THENCE ALONG SAID EAST MARGIN, SOUTH 00°02'36" WEST A DISTANCE OF 1293.39 FEET TO THE POINT OF BEGINNING, SAID POINT MARKED BY A CAPPED IRON ROD (REBAR), THENCE CONTINUING ALONG SAID EAST MARGIN SOUTH 00°02'36" WEST A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID EAST MARGIN, NORTH 89°33'31" EAST A DISTANCE OF 797.07 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 00°01'33" WEST A DISTANCE OF 374.94 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 89°33'21" WEST A DISTANCE OF 364.88 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 00°01'33" EAST A DISTANCE OF 344.92 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 89°33'31" WEST A DISTANCE OF 432.16 FEET TO THE POINT OF BEGINNING, CONTAINING 149767 SQUARE FEET (3.44 ACRES), MORE OR LESS.

EASTERLY 10.5 ACRE PARCEL

COMMENCING AT THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 5 EAST; THENCE NORTH 89°31'01" EAST A DISTANCE OF 40.00 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR) ON THE EAST MARGIN OF KOIER ROAD; THENCE ALONG SAID EAST MARGIN, SOUTH 00°02'36" WEST A DISTANCE OF 1323.39 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE DEPARTING SAID EAST MARGIN OF KOIER ROAD NORTH 89°33'21" EAST A DISTANCE OF 1397.07 FEET TO THE POINT OF BEGINNING, SAID POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE CONTINUING NORTH 89°33'31" EAST A DISTANCE OF 1216.29 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 00°01'18" WEST A DISTANCE OF 375.03 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 89°33'21" WEST A DISTANCE OF 1216.44 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 00°01'33" EAST A DISTANCE OF 374.97 FEET TO THE POINT OF BEGINNING, CONTAINING 456106 SQUARE FEET (10.5 ACRES), MORE OR LESS.

30' INGRESS & EGRESS EASEMENT

COMMENCING AT THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 5 EAST; THENCE NORTH 89°31'01" EAST A DISTANCE OF 40.00 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR) ON THE EAST MARGIN OF KOIER ROAD; THENCE ALONG SAID EAST MARGIN, SOUTH 00°02'36" WEST A DISTANCE OF 1293.39 FEET TO THE POINT OF BEGINNING, SAID POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE CONTINUING ALONG SAID MARGIN, SOUTH 00°01'33" EAST A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID EAST MARGIN, NORTH 89°33'21" EAST A DISTANCE OF 1397.07 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR), THENCE NORTH 00°01'33" WEST A DISTANCE OF 30.00 FEET TO A POINT; THENCE SOUTH 89°33'21" WEST A DISTANCE OF 1397.07 FEET TO THE THE POINT OF BEGINNING, SAID POINT BEING MARKED BY A CAPPED IRON ROD (REBAR).

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.

2/7/2019

DANIEL O. CLARK
ALABAMA LICENSE # 27720

ACKNOWLEDGEMENT OF OWNER:

THIS IS TO CERTIFY THAT I (WE), THE UNDERSIGNED, AM (ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I (WE) HAVE CAUSED THE SAME TO BE SUBDIVIDED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DSIGN AND TITLE HEREON INDICATED; AND GRANT ALL EASEMENTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND COMMENTS NOTED BELOW OR ATTACHED IN A SEPERATE LEGAL DOCUMENT.

DATED THIS 19th DAY OF February 2019

Richard E. Gordon Sr.
OWNER

Connie R. Gordon
OWNER

ACKNOWLEDGEMENT OF NOTARY PUBLIC:

STATE OF ALABAMA)
COUNTY OF BALDWIN)

I, ASHLEY WOOD, NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN IN THE STATE OF ALABAMA, DO HEREBY CERTIFY THAT WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT HIS (THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS 19th DAY OF FEBRUARY 2019

NOTARY PUBLIC

ASHLEY WOOD
My Commission Expires
April 4, 2021

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.
DATED THIS 15th DAY OF March 2019

COUNTY ENGINEER S.L.R.

NOTES:
1. TYPE OF SURVEY: FAMILY DIVISION
2. RECORD DIMENSIONS BASED ON PLAT OF SUBDIVISION RECORDED ON SLIDE 2462-C AND DEED RECORDED AS INSTRUMENT NUMBER 1544535 IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.
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. 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.
5. THIS DRAWING IS TO SCALE WHEN PRINTED ON 24X36 PAPER IN LANDSCAPE VIEW WITH NO SCALING.

1/24/19 WESTERLY PARCEL RECONFIGURED TO CREATE ROAD FRONTAGE

DRAWN: PTS	CHECKED: DDC	APPROVED: DDC	CLIENT: RICHARD GORDON
DATE: 12/20/18	SCALE: 1"=100'		TITLE: FAMILY DIVISION OF LOT 1 GORDON ACRES ROBERTSDALE, ALABAMA
DRAWING NUMBER: 181030	FB/PG: 73/10		

SMITH CLARK & ASSOCIATES land surveyors
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Mailing Address: P.O. Box 7003 Spanish Fort, AL 36527
(251) 626-0404