

BOESCHEN FAMILY SUBDIVISION

NOTES

1. All bearings shown hereon are relative to GRID NORTH. GRID NORTH was obtained by G.P.S. observations.
2. Corner monuments shown as improved iron pins are 5/8" reinforcing bars with a durable plastic cap and top of 25623".
3. Only Select 5/8" Interior Improvements shown.
4. The survey was prepared for the client shown and is not to be used for any other purpose without the client's approval.
5. No instruments or records reflecting easements, right of ways, and/or ownership were noted on the survey, except as shown or noted.
6. No underground installations or improvements have been located, except as shown or noted.
7. The survey was prepared without the benefit of an abstract of title or a title search unless stated hereon. No liability is assumed by the undersigned for loss relating to claims that might be discovered by an abstract, title search, or legal judgment rendered on the property.
8. Liability of the undersigned for the survey shown shall exceed the amount paid for the survey.

PARCEL A

PARCEL A
Commencing at a RAILROAD SPOT AT THE LOCALLY ACCEPTED NEW CORNER OF SEC. 23 T-2-S R-3-E BALDWIN COUNTY,
thence S89°11'11"E, a distance of 1,274.49 feet to a 1/2" REBAR, then the South R-O-W of Oak Brook
Road to the POINT OF BEGINNING; thence S89°38'10"E, along said R-O-W, a distance of 175.30 feet to a 5/8" CAPPED
REBAR "LOWERY"; thence S00°02'14"E, leaving said R-O-W a distance of 420.00 feet to a 5/8" CAPPED REBAR "LOWERY";
thence S89°49'47"E, a distance of 210.00 feet to a 5/8" CAPPED REBAR "LOWERY"; thence S00°02'14"E, a distance of
943.77 feet to a SET 5/8" CAPPED REBAR; thence S59°57'49"W, a distance of 1,368.87 feet to a SET 5/8" CAPPED
REBAR; thence N00°02'50"W, a distance of 681.02 feet to a 3/4" CRIMPED TOP PIPE; thence N00°16'15"E, a distance of
691.72 feet to the POINT OF BEGINNING, said parcel containing 41.55 acres, more or less.

Parcel B

APPROACH to a RAILROAD 50' at the LOCALLY ACCEPTED HW CORNER OF SEC. 23 T-2 S-R-3 BALDWIN COUNTY, ALA. (then N89°58'1" E, a distance of 30.06 feet to a POINT on the East R.O.W. of Pine Grove Road, then S00°1°24'W, along said East R.O.W. a distance of 39.13 feet to a 3/4" CRIMPED TOP PIPE, then S00°16'17"W, along said East R.O.W. a distance of 286.66 feet to a 1/2" CAPPED REBAR "HLEGIBLE", then S00°18'40"W, along said East R.O.W. a distance of 396.22 feet to a 5/8" REBAR, then S00°19'33"W, a distance of 159.34 feet to the POINT OF BEGINNING, then S00°40'07"E, leaving said East R.O.W. a distance of 794.13 feet to a POINT, then S00°42'20"E, a distance of 100.22 feet to a 3/4" CRIMPED TOP PIPE, then S00°42'20"E, a distance of 100.22 feet to a 1/2" CAPPED REBAR, then S00°42'20"E, a distance of 100.22 feet to a 1/2" CAPPED REBAR on the East R.O.W. of Pine Grove Road, then N00°19'33"W, along said East R.O.W. a distance of 159.34 feet to the POINT OF BEGINNING, said parcel contains 2.67 acres, more or less.

Parcel C

Commencing at a RAILROAD SPIKE AT THE LOCALLY ACCEPTED NW CORNER OF SEC. 23 T-2 S-8 E-3 Baldwin County, AL; thence N89°51'18"E, a distance of 30.06 feet to a POINT on the East R-O-W of Pine Grove Road; thence S00°15'24"W, along said R-O-W a distance of 69.1333 feet to a 3/4" CRIMPED TOP IRON PIPE; thence S00°16'17"W, along said R-O-W a distance of 286.86 feet to a 1/2" CRIMPED TOP IRON PIPE; thence S89°48'07"E, along said R-O-W a distance of 39.25 feet to a 3/4" CRIMPED TOP IRON PIPE; thence S00°19'03"W, along said R-O-W a distance of 3.31 feet to a 3/4" CRIMPED TOP IRON PIPE; thence S89°48'07"E, along said R-O-W a distance of 70.4343 feet to a CAPED REBAR to the POINT OF BEGINNING; thence S89°48'07"E, leaving said R-O-W a distance of 70.4343 feet to a POINT; thence S20°19'26"W, a distance of 36.94 feet; thence S21°13'19"W, a distance of 135.02 feet to a POINT; thence N19°55'25"W, a distance of 16.36 feet to a 3/4" CRIMPED TOP IRON PIPE; thence S89°48'07"E, along said R-O-W a distance of 16.36 feet to a 3/4" CRIMPED TOP IRON PIPE; thence S89°48'07"E, along said R-O-W a distance of 160.14 feet to the POINT OF BEGINNING, said parcel containing 2.45 acres, more or less.

Parcel D

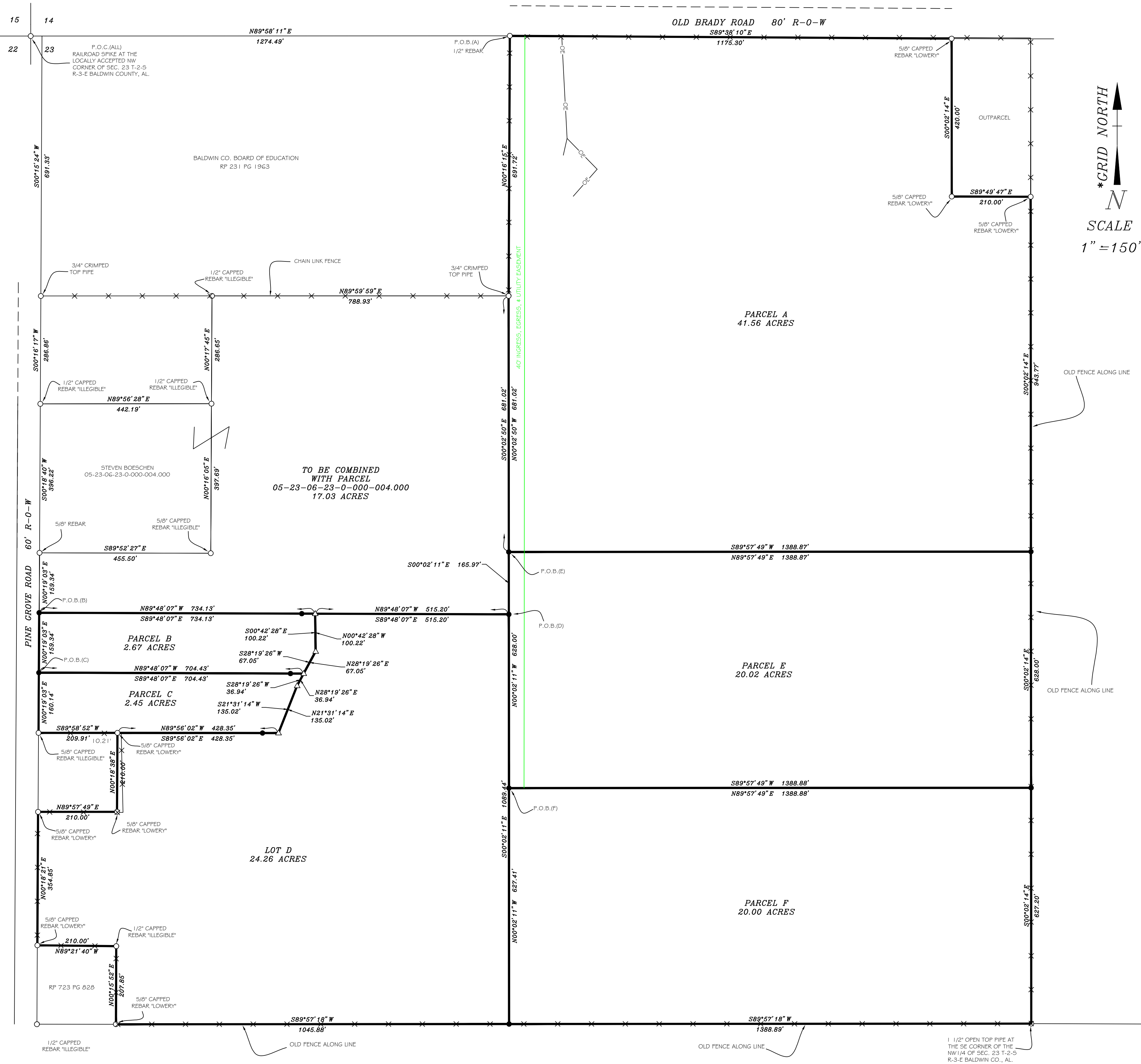
[illegible]

Parcel E

Commencing at a NEARBY SPOT, a distance of 30.06 feet to the POINT on the East L.O.W of P.T. 2-7-5 R-3-E BALDWIN COUNTY, GEORGIA, on S. 1/4 S. 17 T. 34 N. R. 10 E. S. 10 E. a distance of 45.33 feet to a 1/2" CAPPED REEF "LIGULE" (Pike), thence S89°59'59"E, a distance of 768.93 feet to a 3/4" CRIMPED TOP PIPE, thence S00°02°50"E, a distance of 68.12 feet to a SET 5/8" CAPPED REEF to the POINT OF BEGINNING, thence S97°49'74"E, a distance of 1,368.87 feet to a SET 5/8" CAPPED REEF, thence S00°02°14"E, a distance of 628.00 feet to a SET 5/8" CAPPED REEF, thence S09°57°49"E, a distance of 1,368.68 feet to a SET 5/8" CAPPED REEF, thence S00°02°50"E, a distance of 68.12 feet to a SET 5/8" CAPPED REEF to the POINT OF BEGINNING, said parcel containing 30.02 ACRES, more or less and along with the following easements:

An easement 40 feet in width for ingress, egress, and utilities running contiguous with the following described centerline:
Commence at a 5/8" Capped Rebar at the NW corner of the above described 20.02 acre parcel; thence N89°57'49"E along
the north line of said parcel a distance of 20.00 feet to the P.O.B of said line; thence N0°03'58"E a distance of 1372.5
feet to the South R.O.W of Old Brady Road and the Point of Terminus.

Procedural F

[illegible]

CERTIFICATION OF NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____ A NOTARY PUBLIC IN AND FOR SAID
COUNTY IN SAID STATE, HEREBY CERTIFY THAT _____ WHOSE NAME IS SIGNED TO THE
FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED
BEFORE ME ON THIS DAY THAT, SHE, AS OWNER AND WITH FULL
AUTHORITY, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE _____ DAY
OF _____ 2021

CERTIFICATE OF APPROVAL BY THE CITY OF BAY MINETTE PLANNING COMMISSION CHAIRMAN

THE UNDERSIGNED, AS CHAIRMAN OF THE BAY MINETTE PLANNING COMMISSION, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE RECORDS OF BALDWIN COUNTY, AL.

PLANNING COMMISSION CHAIRMAN

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CERTIFICATION OF OWNERSHIP AND DEDICATION
STATE OF ALABAMA
COUNTY OF BALDWIN

I, TAMMY HENRY, PERSONAL REPRESENTATIVE OF THE WILL OF HARRY BOESCHEN, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT, AND PLATTED TO BE KNOWN AS BOESCHEN FAMILY SUBDIVISION, AS SHOWN HEREON, A PART OF SECTION 23, T-2-S, R-3-E, BALDWIN COUNTY, AL. AND THAT NO STREETS ARE DEDICATED TO THE USE OF THE PUBLIC.

DATED THIS THE _____ DAY OF _____ 2021

PERSONAL REPRESENTATIVE

PLAT OF AN EXEMPT SUBDIVISION
PREPARED FOR

*BOESCHEN ESTATE
BALDWIN CO., AL.*

DAVID LOWERY
SURVEYING, L.L.C.

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STOCKTON, AL 36579
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LEGEND AND SYMBOLS

(*)	RECORD BEARING/DISTANCE
OE	OVERHEAD ELECTRIC
●	SET IRON PIN
○	FOUND IRON PIN
△	PIN NOT SET
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
~	NOT TO SCALE
—X—	FENCE
■	FENCE CORNER POST
□	CONCRETE MONUMENT

CERTIFICATION

I, David Lowery, a licensed land surveyor in the State of Alabama, do hereby certify the foregoing to be a true plot or map of a survey performed by me or under my supervision, containing the acreage and being situate as both shown and stated herein. I further 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.

