

SURVEY SERVICES

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I, LAURENCE H. ZANDER, DO HEREBY STATE THAT THIS SURVEY AND DRAWING, TO THE BEST OF MY KNOWLEDGE AND BELIEF, HAVE BEEN COMPLETED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA.


LAURENCE H. ZANDER

April 18, 2021
ALABAMA P.L.S. NO. 25647



(not valid without original signature)

OWNER N/F:
GERALD DAVIDSON

SURVEY REQUESTED BY:
GERALD DAVIDSON

PROJECT NO.: 213513

DWN. BY: LHZ

FIELD WORK: 4/16/2021

DATED: 4/18/2021

TYPE OF SURVEY:
BOUNDARY

STATE: ALABAMA COUNTY: BALDWIN

SECTION: 37 TOWNSHIP: 8 SOUTH RANGE: 5 EAST

PARCEL #: 62-07-37-0-002-187.000

LOT: 422 SUBDIVISION: BEAR POINT ESTATES

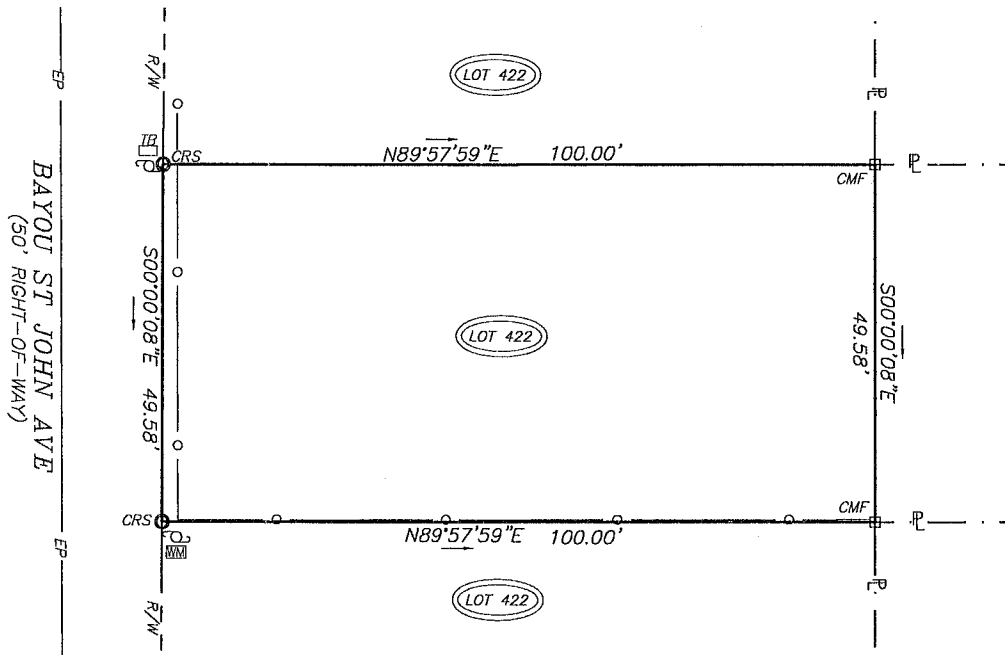
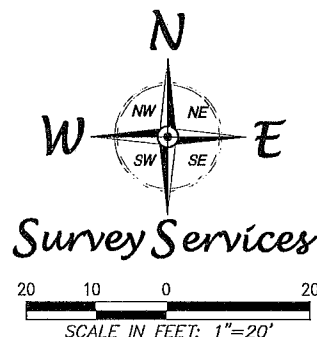
MAP BOOK: 4 PAGE: 104

SURVEYOR NOTES

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED EXCEEDS SECOND ORDER CLASS I PRECISION AS OUTLINED BY THE AMERICAN CONGRESS ON SURVEY AND MAPPING.
2. THE DATA SHOWN ON THIS MAP INDICATING ACTUAL PROPERTY LINES HAS BEEN CALCULATED FOR A CLOSURE AND IS FOUND TO HAVE A CLOSURE PRECISION OF GREATER THAN ONE FOOT IN 10,000.
3. THE LINEAR AND ANGULAR MEASUREMENTS NECESSARY FOR THIS SURVEY WERE OBTAINED IN THE FIELD WITH A SPECTRA PRECISION FOCUS 30 ROBOTIC TOTAL STATION.
4. THE BASIS OF THE BEARINGS AND NORTH ARROW OF THIS PLAT ARE ASSUMED AND BASED ON THE NORTH PROPERTY LINE BEING NORTH 89°57'59" EAST.
5. ALL LINEAR DISTANCES SHOWN ON THIS PLAT ARE HORIZONTAL AND ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.
6. THIS LAND LIES WITHIN ZONE "AE-9" (SUBJECT TO MODERATE WAVE ACTION) PER GRAPHIC LOCATION AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NO 01003C0967 M, BALDWIN CO. ALABAMA REVISED MAP DATED APRIL 19, 2019
7. THIS PLAT IS SUBJECT TO ALL RESTRICTIONS, ENCUMBRANCES AND EASEMENTS WHICH MAY OR MAY NOT BE OF RECORD.
8. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION OR EXTENT OF UTILITIES OR SUB SURFACE FEATURES.
9. NO TITLE SEARCH, OR ABSTRACT WAS FURNISHED TO NOR PERFORMED BY THIS FIRM FOR THE SUBJECT PROPERTY. SUCH A SEARCH OR ABSTRACT COULD AFFECT THE BOUNDARIES OF SAID PROPERTY.
10. SOURCE OF INFORMATION USED IN PREPARATION OF THIS PLAT: DEEDS OF RECORD

PROPERTY DESCRIPTION

LOT 422, BEAR POINT ESTATES SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED ON MAP BOOK 4, PAGE 104 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.



LEGEND

CRS	CAPPED REBAR SET (LIC # CA-700)
CRF	CAPPED REBAR FOUND
CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIPE FOUND
RBF	REBAR FOUND
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
R/W	RIGHT-OF-WAY
EP	PROPERTY LINE
EP	EDGE OF PAVEMENT
U	UTILITY POLE
- OHU -	OVERHEAD UTILITIES
AC	AIR CONDITIONER
- O - O -	CHAIN LINK FENCE LINE
H	HYDRANT
WM	WATER METER
EB	ELECTRICAL BOX
PB	TELEPHONE BOX
TB	TELEVISION BOX
BSL	BUILDING SETBACK LINE