

GRAPHIC SCALE



(1" = 100')

LEGAL DESCRIPTION (AS SURVEYED)

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 3 EAST A 1-1/4" O.T., THENCE S 00°18'20" W 385.98 FEET TO AN AXLE ON THE SOUTH RIGHT OF WAY LINE OF D'OLIVE STREET FOR THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE S 00°18'20" W 448.26 FEET TO A 1/2" REBAR CAP (PLS CA#1067-LS) ON THE NORTH LINE OF THE L&N RAILROAD; THENCE S 62°54'16" W ALONG SAID NORTH LINE 1020.81 FEET TO A 1/2" REBAR CAP (PLS CA#1067-LS) ON THE EAST LINE OF TALL PINE ROAD; THENCE N 14°27'46" W ALONG SAID EAST LINE 193.10 FEET TO A 1/2" REBAR CAP (PLS CA#1067-LS) TO THE P.C. OF A CURVE O THE LEFT HAVING A RADIUS OF 354.64 FEET; THENCE NORTHWESTWARDLY ALONG THE ARC OF SAID CURVE 99.01 FEET (CHORD BEARS: N 20°52'46" W 98.69 FEET) TO A 1/2" REBAR CAP (PLS CA#1067-LS) TO A POINT ON THE SOUTH LINE OF D'OLIVE STREET; THENCE N 57°29'00" E ALONG SAID SOUTH LINE 1179.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.43 ACRES, MORE OR LESS.

NOTES:

- NO REQUEST FOR, OR ATTEMPT MADE TO LOCATE ANY IMPROVEMENTS OR UNDERGROUND INSTALLATIONS, OTHER THAN SHOWN.
- THIS SURVEY, PLAT OR DRAWING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, AND WAS SOLELY BASED ON THE INFORMATION OBTAINED FROM PUBLIC RECORDS AND/OR PROVIDED TO THE SURVEYOR. DEED REFERENCE MADE TO DEED BOOK 485, PAGE 909, REAL PROPERTY BOOK 457 PAGE 1185 AND DEED BOOK 263 PAGES 419 & 424.
- BEARINGS SHOWN HEREON ARE BASED ON ALABAMA STATE PLANE COORDINATES WEST ZONE AS DERIVED FROM A GEODETIC SOLUTION USING RTK GPS. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY WHERE THE PROPERTY IS LOCATED.
- HORIZONTAL DATUM (NAD83)(2011) EPOCH 2010.00, VERTICAL DATUM: (NAVD88)
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- THE USE OF THIS BOUNDARY SURVEY IN CONJUNCTION WITH AN "OWNERS AFFIDAVIT" OR ANY OTHER INSTRUMENT WHICH IS DESIGNED TO TRANSFER TITLE WITHOUT A CURRENT SURVEY IS NOT PERMITTED OR SUPPORTED BY THIS SURVEYOR, AND WILL INVALIDATE THIS SURVEY.
- THIS DRAWING IS INTENDED TO BE PRINTED ON 18X24. IF PRINTED ON A DIFFERENT SIZE THE SCALE WILL BE INACCURATE.

FND 5/8" REBAR
CAP (LOWERY 26623)

FND 1" O.T.

ARC=99.01'
RAD=354.64'
CB=S 20°52'46" E
CD=98.69'

FND 5/8" REBAR

FND 6"x6" C.M.
BROKEN (POSSIBLE
UTILITY MARKER)



STATE OF: ALABAMA
COUNTY OF: BALDWIN

I, SARAH E. WICKER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY TO PHILLIP BRUCE TRAWICK, INC. 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.

ACCORDING TO MY SURVEY THIS THE 21ST DAY OF MAY, 2025.

SARAH E. WICKER, PLS AL. LICENSE #30011

P.O.C.
NORTHEAST CORNER OF THE SOUTHWEST
QUARTER OF SECTION 17, TOWNSHIP 2
SOUTH, RANGE 3 EAST
FND 1-1/4" O.T., BENT

FND 4" O.T.

P.O.B.
FND AXLE

N/F BAY MINETTE LAND CO

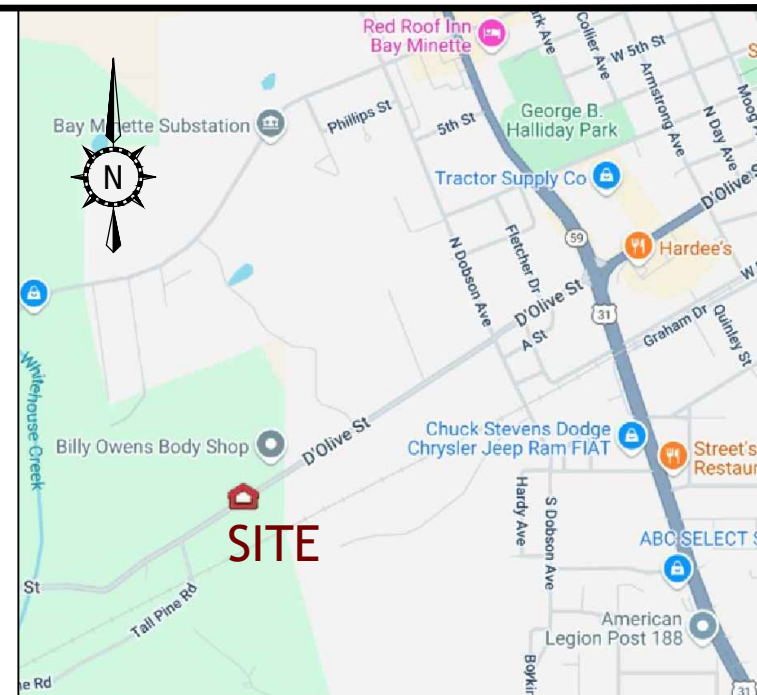
SUBJECT PARCEL
8.43 ACRES±

N 62°54'16" E 1020.81'
(S 62°54'16" W 1038.50'
(S 62°54'16" W 1038.50'
(2255.58')

L&N RAILROAD

RAILROAD MILEPOST 644

CENTERLINE OF RAILROAD



VICINITY MAP

NTS

LEGEND OF ABBREVIATIONS

C.M. - CONCRETE MONUMENT
O.T. - OPEN TOP PIPE
R/W - RIGHT OF WAY
N/F - NOW OR FORMERLY
PL - PROPERTY LINE
PC - PAGE
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
N - NORTH
S - SOUTH
E - EAST
W - WEST
OHP - OVERHEAD POWER
RAD - RADIUS
ARC - ARC LENGTH
TAN - TANGENT
CB - CHORD BEARING
CD - CHORD DISTANCE
FND - FOUND

LEGEND

● SET PROPERTY CORNER
1/2" REBAR WITH CAP
STAMPED PLS CA#1067-LS
○ FOUND IRON PIN
TYPE AND SIZE AS SHOWN
⊕ AXLE
□ CONCRETE MONUMENT (SIZE AS SHOWN)
⊕ POWER POLE AND GUY (TYPICAL)
⊕ TELEPHONE POLE
○ OPEN TOP PIPE (SIZE AS SHOWN)
⊕ TELEPHONE PEDESTAL
' FEET / MINUTES
" INCHES / SECONDS
N 16°39'36" E
(N00°00'00"E)
— R/W — R/W — RIGHT OF WAY LINE
— PL — PL — CENTERLINE
— PL — PL — APPROXIMATE ADJOINING PROPERTY LINES
○ CHAIN LINK FENCE
— OHP — OVERHEAD POWER LINE
— OHT — OHT — OVERHEAD TELEPHONE
— — — — — PREVIOUS LOT LINE PER DEED BOOK 485 PAGE 909
— — — — — PROPERTY LINE (THIS SURVEY)

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PHILLIP BRUCE TRAWICK

BAY MINETTE

BALDWIN COUNTY, ALABAMA

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SHEET TITLE: BOUNDARY SURVEY

SHEET NUMBER: 01

SURVEY END DATE: 5/7/2025 PROJECT NO: 25-0295

DRAWING SCALE: 1"=100' DRAWN BY: AJA

DRAWING END DATE: 5/21/2025 CHECKED BY: SEW