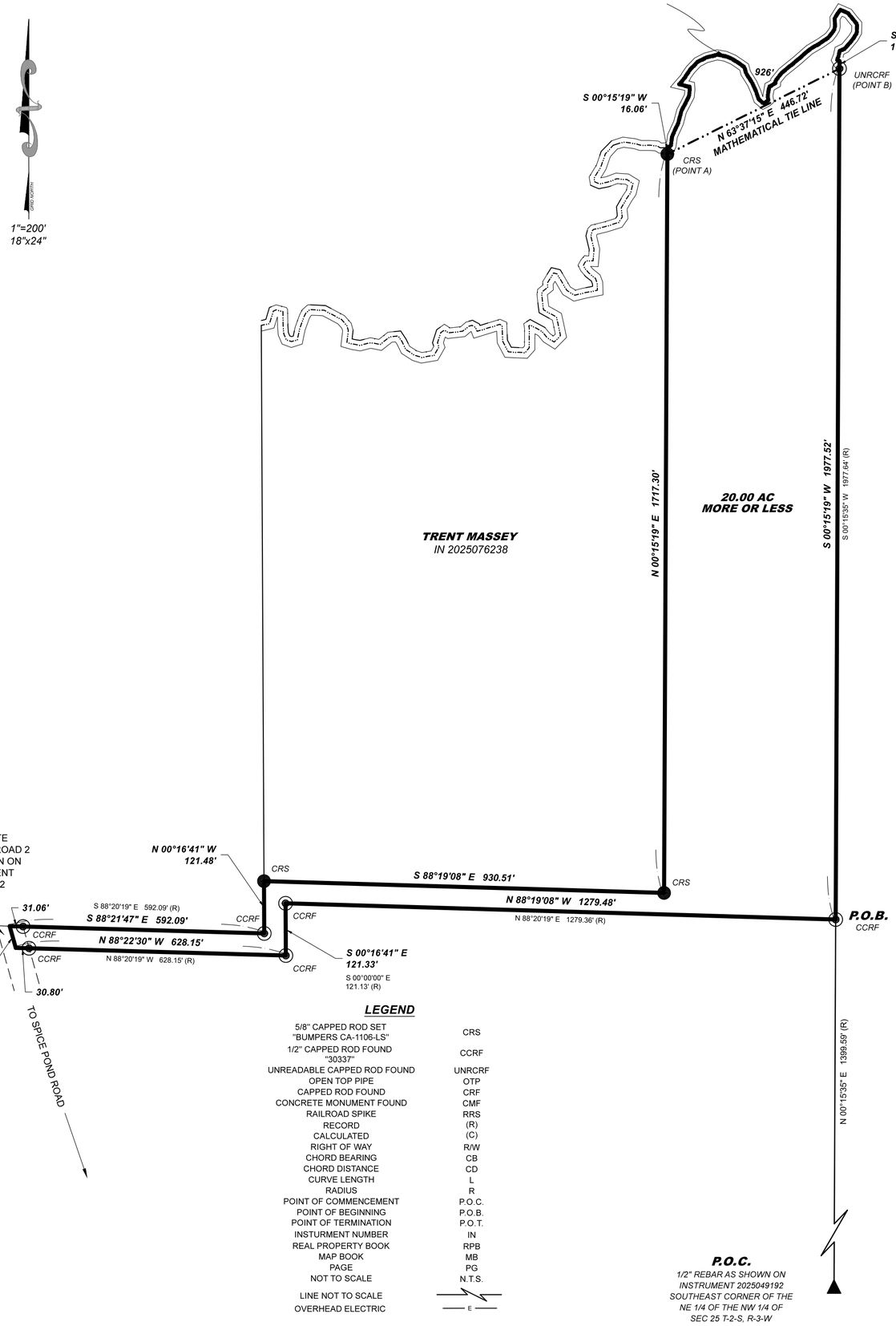


1"=200'
18"x24"

LEGAL DESCRIPTION:

COMMENCING AT A 1/2" REBAR AS SHOWN ON INSTRUMENT 2025049192 AS THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25 T-2-S, R-3-W, MOBILE COUNTY, ALABAMA, THENCE N 00°15'35" E A DISTANCE OF 1399.59 FEET TO A 1/2" CAPPED ROD FOUND (30337) AND THE POINT OF BEGINNING;

THENCE N 88°19'08" W A DISTANCE OF 1279.48 FEET TO A 1/2" CAPPED ROD FOUND (30337);
THENCE S 00°16'41" E A DISTANCE OF 121.33 FEET TO A 1/2" CAPPED ROD FOUND (30337);
THENCE N 88°22'30" W A DISTANCE OF 597.35 FEET TO A 1/2" CAPPED ROD FOUND (30337);
THENCE N 88°22'30" W A DISTANCE OF 30.80 FEET TO THE CENTER OF A 60 FOOT ACCESS ROAD EASEMENT AS SHOWN ON INSTRUMENT 2025049192;
THENCE N 15°42'02" W A DISTANCE OF 52.40 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID 60' EASEMENT;
THENCE S 88°21'47" E A DISTANCE OF 31.06 FEET TO A 1/2" CAPPED ROD FOUND (30337);
THENCE S 88°21'47" E A DISTANCE OF 561.03 FEET TO A 1/2" CAPPED ROD FOUND (30337);
THENCE N 00°16'41" W A DISTANCE OF 121.48 FEET TO A 5/8" CAPPED ROD SET (CA-1106-LS);
THENCE S 88°19'08" E A DISTANCE OF 930.51 FEET TO A 5/8" CAPPED ROD SET (CA-1106-LS);
THENCE N 00°15'19" E A DISTANCE OF 1717.30 FEET TO A 5/8" CAPPED ROD SET (CA-1106-LS) ON THE SOUTH BANK OF GALLOPS CREEK, HEREAFTER REFERRED TO AS POINT A;
THENCE N 00°15'19" E A DISTANCE OF 16.06 FEET TO THE CENTERLINE OF GALLOPS CREEK;
THENCE IN A NORTHEASTERLY DIRECTION ALONG THE CENTERLINE OF GALLOPS CREEK FOR A DISTANCE OF 926 FEET TO A POINT IN THE CENTER OF GALLOPS CREEK;
THENCE S 00°15'19" W LEAVING SAID CENTERLINE A DISTANCE OF 17.91 FEET TO A 1/2" CAPPED ROD FOUND THAT IS UNREADABLE, HEREAFTER REFERRED TO AS POINT B, MATHEMATICAL TIE BETWEEN POINT A AND POINT B BEARS N 63°37'15" E A DISTANCE OF 446.72 FEET;
THENCE S 00°15'19" W A DISTANCE OF 1977.52 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED, CONTAINING 20.00 ACRES, MORE OR LESS.

SURVEYORS NOTES:

1.) THE SOURCES OF INFORMATION SHOWN ARE: MONUMENTS FOUND, RECORD DRAWINGS, AND DEEDS/PLATS OF RECORDED AS PUBLIC RECORD IN THE OFFICE OF THE JUDGE OF PROBATE COURT OF MOBILE COUNTY, ALABAMA.

2.) TYPE OF SURVEY: LAND DIVISION SURVEY

3.) THE BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONAL DATA AND SHOWN AS GRID BEARINGS, LOCATIONAL DATA IS REFERENCED TO GEODETIC NORTH AS ESTABLISHED BY GPS OBSERVATIONS: HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983, ALABAMA WEST ZONE, VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988, AND SHOWN IN U.S. SURVEY FEET. ALL MEASUREMENTS NOTED WITH (R) ARE RECORD, OTHERS SHOWN ARE FIELD MEASUREMENTS. ALL MONUMENTATION IS FOUND UNLESS NOTED AS SET.

4.) ENCROACHMENTS ARE DIMENSIONED ON THE ENCROACHING SIDE.

5.) UNLESS NOTED, ALL NON-LABELED PROPERTY LINES ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT IN DIRECT RELATION WITH THE SUBJECT PROPERTY DISPLAYED UPON THIS PLAT.

5.) THIS SURVEY DOES NOT REPRESENT NOR GUARANTEE OWNERSHIP.

6.) NO TITLE SEARCH, TITLE OPINION, OR ABSTRACT WAS PERFORMED OR PROVIDED FOR THIS PROJECT. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAY, BUILDING SETBACKS, RESTRICTIVE COVENANTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES, RIGHT OF WAY, AND USE OF THE SUBJECT PROPERTY.

LEGEND

5/8" CAPPED ROD SET "BUMPERS CA-1106-LS"	CRS
1/2" CAPPED ROD FOUND "30337"	CCRF
UNREADABLE CAPPED ROD FOUND	UNRCRF
OPEN TOP PIPE	OTP
CAPPED ROD FOUND	CRF
CONCRETE MONUMENT FOUND	CMF
RAILROAD SPIKE	RRS
RECORD	(R)
CALCULATED	(C)
RIGHT OF WAY	R/W
CHORD BEARING	CB
CHORD DISTANCE	CD
CURVE LENGTH	L
RADIUS	R
POINT OF COMMENCEMENT	P.O.C.
POINT OF BEGINNING	P.O.B.
POINT OF TERMINATION	P.O.T.
INSTURMENT NUMBER	IN
REAL PROPERTY BOOK	RPB
MAP BOOK	MB
PAGE	PG
NOT TO SCALE	N.T.S.
LINE NOT TO SCALE	
OVERHEAD ELECTRIC	E

P.O.C.
1/2" REBAR AS SHOWN ON INSTRUMENT 2025049192 SOUTHEAST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SEC 25 T-2-S, R-3-W

I, WESLEY G. BUMPERS, 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.

10/09/2026
DATE

WESLEY G. BUMPERS, PLS
ALABAMA LICENSE NUMBER 33946

ALABAMA LICENSED No. 33946 PROFESSIONAL LAND SURVEYOR WESLEY G. BUMPERS

NO.	DATE	REVISIONS COMMENTS

SHEET DESCRIPTION

LAND DIVISION SURVEY

CLIENT

TRENT MASSEY

SURVEYED	09/24/2026
DRAWN	10/06/2026

BUMPERS LAND SURVEYING, LLC
1829 COLLEGE AVE #350
JACKSON, AL 36545
(251) 237-1440
CA-1106-LS

PROJECT NO.	SHEET NO.
260924	1 of 1

260924 - MASSEY 20AC.DWG