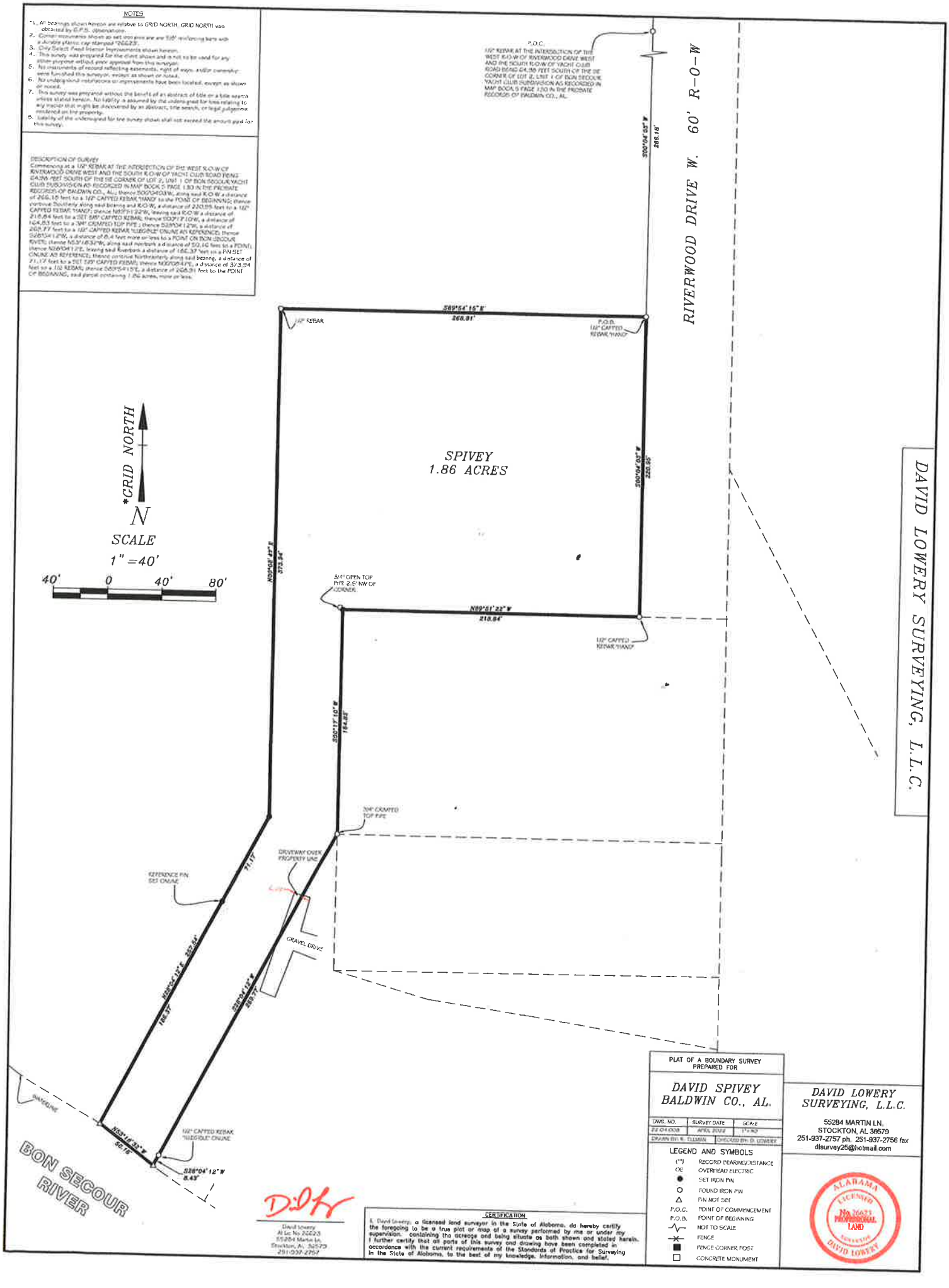

NOTES
1. All bearings shown hereon are relative to GRID NORTH. GRID NORTH was obtained by G.P.S. observations.
2. Corner monuments shown as set iron pins are are 5/8" reinforcing bars with a Jumpers plastic cap stamped "26523".
3. Only Select Fixed Interior Improvements shown hereon.
4. This survey was prepared for the client shown and is not to be used for any other purpose without prior approval from this surveyor.
5. No instruments of record reflecting easements, right of ways, and/or ownership were furnished this surveyor, except as shown or noted.
6. No underground installations or improvements have been located, except as shown or noted.
7. This 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 title relating to any matter that might be discovered by an abstract, title search, or legal judgement rendered on the property.
8. Liability of the undersigned for the survey shown shall not exceed the amount paid for this survey.
DESCRIPTION OF SURVEY
Commencing at a 1/2" REBAR AT THE INTERSECTION OF THE WEST R.O.W OF RIVERWOOD DRIVE WEST AND THE SOUTH R.O.W OF YACHT CLUB ROAD BEING 64.06 FEET SOUTH OF THE SE CORNER OF LOT 2, UNIT 1 OF BON SECOUR YACHT CLUB SUBDIVISION AS RECORDED IN MAP BOOK 5 PAGE 130 IN THE PROBATE RECORDS OF BALDWIN CO., AL.; thence S00°04'03"W, along said R.O.W a distance of 266.16 feet to a 1/2" CAPPED REBAR "HAND" to the POINT OF BEGINNING; thence continue Southerly along said bearing and R.O.W, a distance of 220.95 feet to a 1/2" CAPPED REBAR "HAND"; thence N89°51'22"W, leaving said R.O.W a distance of 218.84 feet to a SET 5/8" CAPPED REBAR; thence S00°12'10"W, a distance of 164.83 feet to a 3/4" CRIMPED TOP PIPE ; thence S28°04'12"W, a distance of 268.77 feet to a 1/2" CAPPED REBAR "ILLEGIBLE" ONLINE AS REFERENCE; thence S28°04'12"W, a distance of 8.4 feet more or less to a POINT ON BON SECOUR RIVER; thence N53°16'32"W, along said riverbank a distance of 50.16 feet to a POINT; thence N28°04'12"E, leaving said riverbank a distance of 186.37 feet to a PIN SET ONLINE AS REFERENCE; thence continue Northeasterly along said bearing, a distance of 71.17 feet to a SET 5/8" CAPPED REBAR; thence N00°09'44"E, a distance of 373.94 feet to a 1/2 REBAR; thence S89°54'15"E, a distance of 268.81 feet to the POINT OF BEGINNING, said parcel containing 1.86 acres, more or less.
P.O.C.
1/2" REBAR AT THE INTERSECTION OF THE WEST R.O.W OF RIVERWOOD DRIVE WEST AND THE SOUTH R.O.W OF YACHT CLUB ROAD BEING 64.06 FEET SOUTH OF THE SE CORNER OF LOT 2, UNIT 1 OF BON SECOUR YACHT CLUB SUBDIVISION AS RECORDED IN MAP BOOK 5 PAGE 130 IN THE PROBATE RECORDS OF BALDWIN CO., AL.
RIVERWOOD DRIVE W. 60' R-O-W
S00°04'03"W 266.16'
S89°54'15"E 268.81'
1/2" REBAR
P.O.B. 1/2" CAPPED REBAR "HAND"
SPIVEY
1.86 ACRES
S00°04'03"W 220.95'
*GRID NORTH
N
SCALE
1" =40'
40' 0 40' 80'
N00°09'44"E 373.94'
3/4" OPEN TOP PIPE 2.5' NW OF CORNER
N89°51'22"W 218.84'
1/2" CAPPED REBAR "HAND"
S00°12'10"W 164.83'
3/4" CRIMPED TOP PIPE
DRIVEWAY OVER PROPERTY LINE
REFERENCE PIN SET ONLINE
71.17'
GRAVEL DRIVE
N28°04'12"E 186.37'
S28°04'12"W 268.77'
WATERLINE
N53°16'32"W 50.16'
1/2" CAPPED REBAR "ILLEGIBLE" ONLINE
S28°04'12"W 8.43'
BON SECOUR RIVER
DAVID LOWERY SURVEYING, L.L.C.
PLAT OF A BOUNDARY SURVEY PREPARED FOR
DAVID SPIVEY
BALDWIN CO., AL.
DWG. NO. 22-04-008
SURVEY DATE APRIL 2022
SCALE 1"=40'
DRAWN BY: R. ELLMAN
CHECKED BY: D. LOWERY
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
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 plat 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.
David Lowery
Al Lic No 26523
55284 Martin Ln.
Stockton, AL 36579
251-937-2757
DAVID LOWERY SURVEYING, L.L.C.
55284 MARTIN LN.
STOCKTON, AL 36579
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ALABAMA LICENSED No. 26523 PROFESSIONAL LAND SURVEYOR DAVID LOWERY