CORRY FARMS SUBDIVISION

CITY OF LOXLEY - BALDWIN COUNTY - ALABAMA
SECTION 3 TOWNSHIP 4 SOUTH RANGE 3 EAST
SECTION 34 TOWNSHIP 3 SOUTH RANGE 3 WEST
A 22 LOT EXEMPT SUBDIVISION

2250435
BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 04/30/2026 11:46 AM
TOTAL $32.00 1 Pages
SLIDE 3060-e

SCALE: 1"=200'

0 200 400 600

ZONING: A-O
TOTAL SITE AREA: 235.41 ACRES
NUMBER OF LOTS: 22

Minimum Lot Area 10 acres for exemption
Minimum Depth of Front Yard 50
Minimum Depth of Rear Yard 50
Minimum Width of Each Side Yard 25

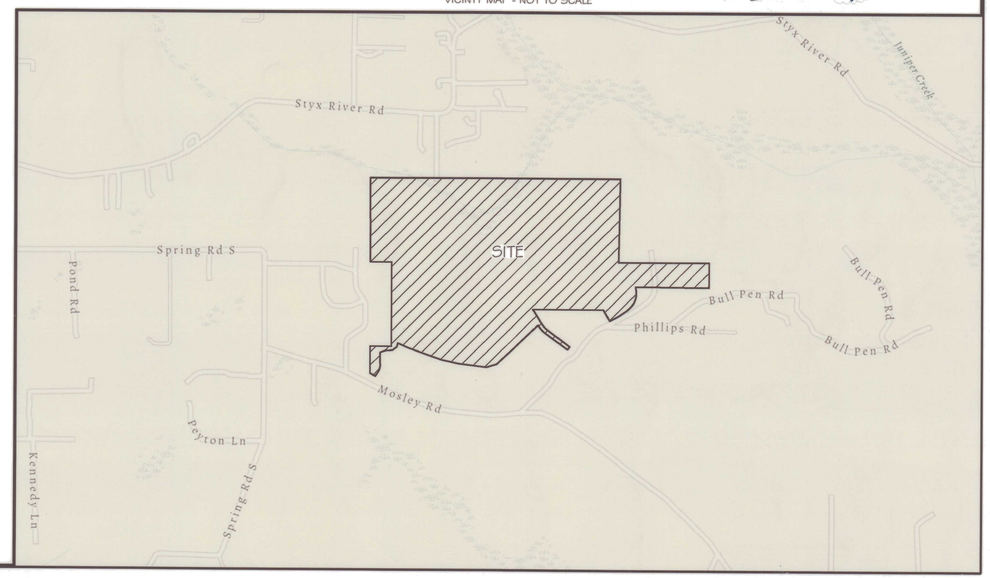
LEGEND

CH CHORD
CHB CHORD BEARING
R RADIUS
RW RIGHT OF WAY
S.F. SQUARE FEET
○ SET (CA 1165) #4 REBAR
● FOUND (CA 1165) #4 REBAR (UNLESS OTHERWISE SHOWN)

OWNER:
LOXLEY TIMBERLANDS LLC
P.O. Box 904
Gulf Shores, AL 36547

#2250434

VICINITY MAP - NOT TO SCALE



LINE	BEARING	DISTANCE
L1	N 67°39'11" E	309.07'
L2	N 24°04'03" E	120.59'
L3	N 34°55'15" E	106.66'
L4	N 18°28'12" E	68.70'
L5	N 00°53'39" E	58.66'
L6	N 06°40'50" E	265.16'
L7	N 07°39'27" W	217.98'
L8	N 29°41'56" E	60.75'
L9	N 60°18'04" W	391.36'
L10	N 86°18'04" W	151.53'
L11	S 82°24'16" W	90.47'
L12	N 67°39'11" E	211.67'
L13	N 24°04'03" E	120.59'
L14	N 34°55'15" E	106.66'
L15	N 18°28'12" E	68.70'
L16	N 00°53'39" E	58.66'
L17	N 06°40'50" E	265.16'
L18	N 07°39'27" W	217.98'
L19	N 29°41'56" E	60.75'
L20	S 60°18'04" E	294.59'
L21	S 80°40'44" E	68.00'
L22	N 00°01'41" W	60.53'
L23	N 82°24'16" E	88.40'
L24	S 86°21'54" E	157.43'
L25	S 60°18'04" E	724.58'
L27	N 80°40'44" E	58.56'
L28	S 00°01'41" E	60.80'
L46	S 00°53'24" W	59.80'
L47	N 89°57'35" E	264.44'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	125.00'	95.09'	92.81'	N 45°51'37" E
C2	230.00'	43.57'	43.50'	N 29°29'39" E
C3	570.00'	183.68'	183.10'	N 28°41'43" E
C4	720.00'	195.73'	195.13'	N 10°40'55" E
C5	1030.00'	66.13'	66.12'	N 04°44'00" E
C6	330.00'	213.54'	209.83'	N 11°09'40" E
C7	270.00'	122.92'	121.77'	N 73°19'59" W
C8	185.00'	140.73'	137.38'	N 45°51'37" E
C9	170.00'	32.20'	32.15'	N 29°29'39" E
C10	630.00'	180.89'	180.27'	N 28°41'43" E
C11	780.00'	212.04'	211.39'	N 10°40'55" E
C12	970.00'	62.28'	62.26'	N 04°44'00" E
C13	270.00'	174.72'	171.68'	N 11°09'40" E
C14	330.00'	150.12'	148.83'	S 73°19'59" E

LINE	BEARING	DISTANCE
L51	S 14°52'02" W	53.73'
L52	S 50°40'13" W	52.68'
L53	S 85°36'17" W	57.20'
L54	S 89°29'00" W	46.17'
L55	S 70°32'50" W	97.44'
L56	S 01°42'03" W	152.45'
L57	S 09°28'39" E	54.95'
L58	S 12°08'16" W	65.74'
L59	S 31°21'00" W	58.22'
L60	S 63°04'03" W	66.01'
L61	N 62°59'29" W	66.32'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C15	3970.00'	10.54'	10.54'	N 63°04'03" W

CERTIFICATE OF EXEMPT SUBDIVISION APPROVAL

I hereby certify that the herein plat for subdivision has been found to be exempt from the City of Loxley Subdivision Regulations due to this being a DIVISION OF LAND INTO PARCELS TEN (10) ACRES OR GREATER. Therefore, this plat is hereby approved for recording in the Office of Probate Judge of Baldwin County, Alabama.

Gregroy B. Smith
Community Development Director

4-30-26
Date

STATE OF ALABAMA
BALDWIN COUNTY)

Subdivision Plat

I, Trent R. Wilson, a Professional Land Surveyor, hereby certify that I have surveyed the real property as shown hereon in Baldwin County, Alabama; and hereby state 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 of 4/1/2026. Survey invalid if not sealed in red.

Trent Wilson PLS #34764
Weygand Wilson Surveying LLC
229 E. 20th Ave., Suite 10
Gulf Shores, AL 36542
Phone:(251)975-7555

WEYGAND WILSON SURVEYORS

ALABAMA LICENSED No. 34764 Professional Land Surveyor TRENT R. WILSON

Note:
(a) No title search of the public records or abstract of title has been performed by this firm. The parcel shown hereon is subject to setbacks, zoning, easements, rights or way and/or restrictions whether or not of record.
(b) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted.
(c) This survey is intended for the sole use of the client shown hereon, valid for a period of 6 years from the date of survey and non-transferable.

LEGAL DESCRIPTION:

Beginning at a 3" capped pipe Southwest corner of Section 34, Township 3 South, Range 3 East; thence N 00°17'59" W a distance of 1323.45 feet to a (GSE) #4 rebar; thence N 89°59'19" E a distance of 3935.31 feet to a corner, reference by a yellow painted pine knot on line and 12.16 feet South of corner; from said corner thence S 00°53'24" W a distance of 1316.64 feet to a (CA 1165) #4 rebar; thence N 89°57'35" E a distance of 1422.87 feet to a 3" Capped Pipe, being the NE Corner of Section 3 Township 4 South Range 3 East; thence S 00°26'29" W a distance of 392.20 feet; thence N 89°33'31" W a distance of 1151.84 feet; thence S 07°33'50" E a distance of 57.09 feet; thence along a curve turning to the right an arc length of 345.89 feet, with a radius of 325.00 feet, a chord bearing of S 22°56'01" W , and a chord length of 329.88 feet; thence S 53°25'53" W a distance of 116.04 feet; thence along a curve turning to the right an arc length of 73.07 feet, with a radius of 500.00 feet, a chord bearing of S 57°37'06" W , and a chord length of 73.01 feet; thence S 61°48'18" W a distance of 146.06 feet; thence N 29°12'38" W a distance of 204.16 feet; thence N 90°00'00" W a distance of 1108.36 feet; thence S 31°06'02" E a distance of 255.47 feet; thence along a curve turning to the left an arc length of 146.38 feet, with a radius of 370.00 feet, a chord bearing of S 42°35'21" E , and a chord length of 147.39 feet; thence S 54°04'40" E a distance of 432.31 feet to a point on the Northwest right of way of Bullpen Road; thence along said right of way a S 35°55'20" W a distance of 60.00 feet; thence N 54°04'40" W a distance of 432.31 feet; thence along a curve turning to the right an arc length of 172.44 feet, with a radius of 430.00 feet, a chord bearing of N 42°35'21" W , and a chord length of 171.29 feet; thence S 46°22'23" W a distance of 693.54 feet; thence S 73°26'05" W a distance of 170.68 feet; thence N 63°06'51" W a distance of 429.80 feet; thence N 77°02'48" W a distance of 284.33 feet; thence N 70°58'42" W a distance of 357.74 feet; thence N 69°21'10" W a distance of 169.90 feet; thence N 60°05'58" W a distance of 169.90 feet; thence S 14°52'02" W a distance of 59.73 feet; thence S 50°40'13" W a distance of 52.68 feet; thence S 85°36'17" W a distance of 57.20 feet; thence S 89°29'00" W a distance of 46.17 feet; thence S 70°32'50" W a distance of 97.44 feet; thence S 01°42'03" W a distance of 152.45 feet; thence S 09°28'39" E a distance of 54.95 feet; thence S 12°08'16" W a distance of 65.74 feet; thence S 31°21'00" W a distance of 58.22 feet; thence S 39°02'29" W a distance of 66.01 feet to a point on the North right of way of Mosely Road; thence along said right of way with a curve turning to the right an arc length of 10.54 feet, with a radius of 3970.00 feet, a chord bearing of N 63°04'03" W , and a chord length of 10.54 feet; thence N 62°59'29" W a distance of 85.32 feet to a corner, reference by a capped #4 rebar lying on line and 1.55 feet North of corner; from said corner thence N 00°01'15" W a distance of 427.40 feet to a 3" capped pipe; thence N 89°54'26" E a distance of 333.47 feet to a 3" capped pipe; thence N 00°02'09" W a distance of 1324.98 feet to a 3" capped pipe; thence S 89°59'25" W a distance of 333.20 feet to the Point of Beginning, having an area of 235.41 Acres, more or less.