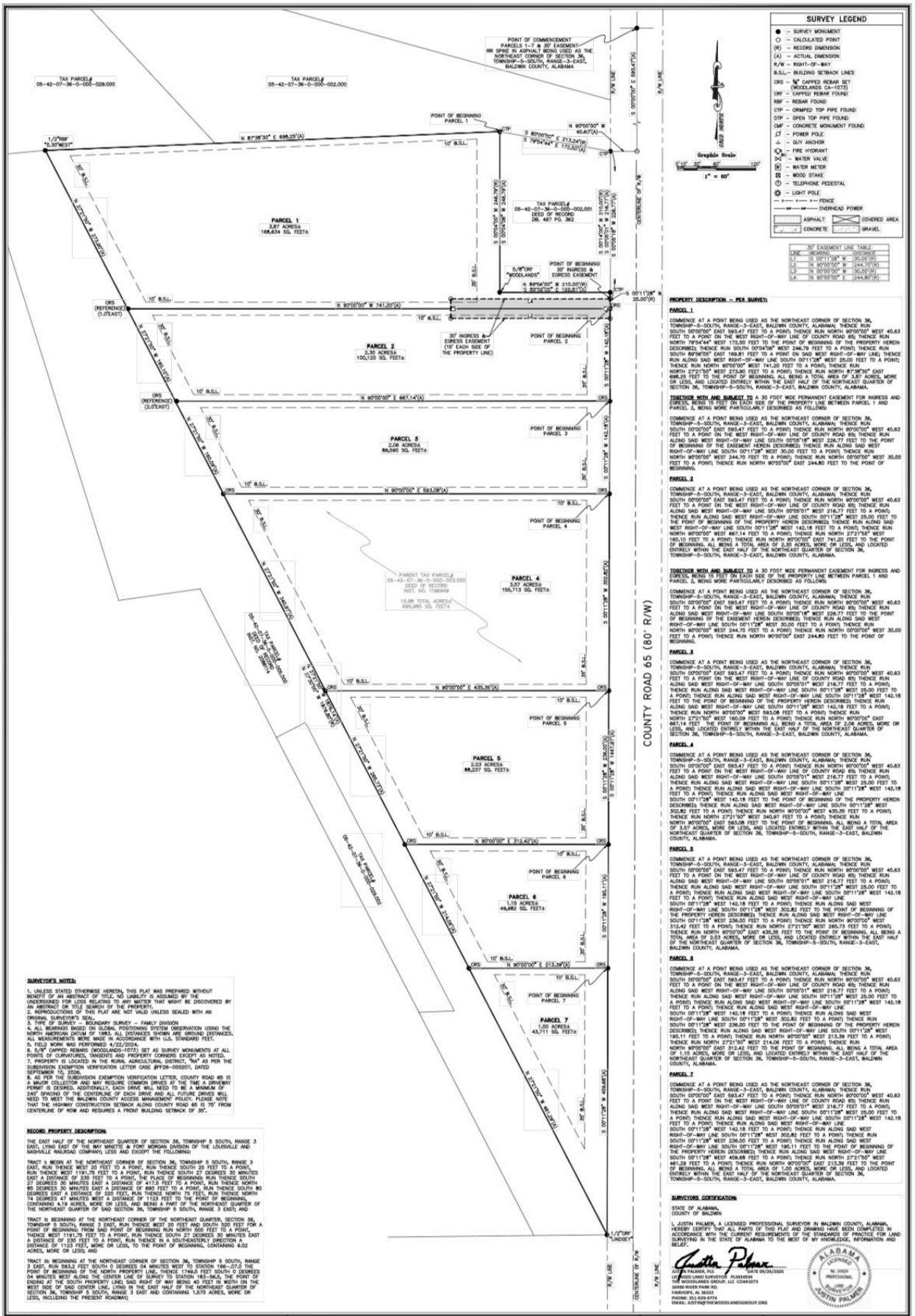


SURVEYOR'S NOTES:

1. UNLESS STATED OTHERWISE HEREON, THIS PLAT WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OF TITLE SEARCH OF THE PROPERTY.
2. REPRODUCTIONS OF THIS PLAT ARE NOT VALID UNLESS SEALED WITH AN ORIGINAL SURVEYOR'S SEAL.
3. TYPE OF SURVEY – BOUNDARY SURVEY – FAMILY DIVISION
4. ALL BEARINGS BASED ON GLOBAL POSITIONING SYSTEM OBSERVATION USING THE NORTH AMERICAN DATUM OF 1983. ALL DISTANCES SHOWN ARE GROUND DISTANCES. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARD FEET.
5. FIELD WORK WAS PERFORMED 4/22/2024.
6. 5/8" CAPPED REBARS (WOODLANDS-1073) SET AS SURVEY MONUMENTS AT ALL POINTS OF CURVATURES, TANGENTS AND PROPERTY CORNERS EXCEPT AS NOTED.
7. PROPERTY IS LOCATED IN THE RURAL AGRICULTURAL DISTRICT, "RA" AS PER THE SUBDIVISION EXEMPTION VERIFICATION LETTER DATED BY#196-0052021, DATED SEPTEMBER 10, 2026.
8. AS PER THE SUBDIVISION EXEMPTION VERIFICATION LETTER, COUNTY ROAD 65 IS A MAJOR COLLECTOR AND MAY REQUIRE COMMON DRIVES AT THE TIME A DRIVEWAY PERMIT IS DESIRED, ADDITIONALLY, EACH DRIVE WILL NEED TO BE A MINIMUM OF 240' SPACING OF THE CENTERLINE OF EACH DRIVE AND ALL FUTURE DRIVES WILL NEED TO MEET THE BALDWIN COUNTY ACCESS MANAGEMENT POLICY. PLEASE NOTE THAT THE HIGHWAY CONSTRUCTION SETBACK ALONG COUNTY ROAD 65 IS 75' FROM CENTERLINE OF ROW AND REQUIRES A FRONT BUILDING SETBACK OF 35'.

RECORD PROPERTY DESCRIPTION:

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 3 EAST, LYING EAST OF THE WAY MINETTE & FORT MORGAN DIVISION OF THE LOUISVILLE AND NASHVILLE RAILROAD COMPANY; LESS AND EXCEPT THE FOLLOWING:

TRACT I: BEGIN AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 3 EAST, RUN THENCE WEST 20 FEET TO A POINT, RUN THENCE SOUTH 20 FEET TO A POINT, RUN THENCE WEST 1191.75 FEET TO A POINT, RUN THENCE SOUTH 27 DEGREES 30 MINUTES EAST A DISTANCE OF 230 FEET TO A POINT, THE PLACE OF BEGINNING RUN THENCE SOUTH 27 DEGREES 30 MINUTES EAST A DISTANCE OF 417.5 FEET TO A POINT, RUN THENCE NORTH 85 DEGREES 30 MINUTES EAST A DISTANCE OF 693 FEET TO A POINT, RUN THENCE SOUTH 80 DEGREES EAST A DISTANCE OF 220 FEET, RUN THENCE NORTH 75 FEET, RUN THENCE NORTH 74 DEGREES 47 MINUTES WEST A DISTANCE OF 1123 FEET TO THE POINT OF BEGINNING, CONTAINING 4.19 ACRES, MORE OR LESS, AND BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36, TOWNSHIP 5 SOUTH, RANGE 3 EAST; AND

TRACT II: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER, SECTION 36, TOWNSHIP 5 SOUTH, RANGE 3 EAST, RUN THENCE WEST 20 FEET AND SOUTH 520 FEET FOR A POINT OF BEGINNING, FROM SAID POINT OF BEGINNING RUN NORTH 500 FEET TO A POINT, THENCE WEST 1191.75 FEET TO A POINT, RUN THENCE SOUTH 27 DEGREES 30 MINUTES EAST A DISTANCE OF 230 FEET TO A POINT, RUN THENCE IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 1123 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 9.02 ACRES, MORE OR LESS; AND

TRACT III: BEGINNING AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 3 EAST, RUN S83.2 FEET SOUTH 0 DEGREES 04 MINUTES WEST TO STATION 166--07.0 THE POINT OF BEGINNING OF THE NORTH PROPERTY LINE, THENCE 1749.5 FEET SOUTH 0 DEGREES 04 MINUTES WEST ALONG THE CENTER LINE OF SURVEY TO STATION 183--54.5, THE POINT OF ENDING AT THE SOUTH PROPERTY LINE) SAID RIGHT OF WAY BEING 40 FEET IN WIDTH ON THE WEST SIDE OF SAID CENTER LINE, LYING IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 3 EAST AND CONTAINING 1.570 ACRES, MORE OR LESS, INCLUDING THE PRESENT ROADWAY;

PROPERTY DESCRIPTION -- PER SURVEY:

PARCEL 1

COMMENCE AT A POINT BEING USED AS THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP-5-SOUTH, RANGE-3-EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°00'00" EAST 593.47 FEET TO A POINT; THENCE RUN NORTH 90°00'00" WEST 40.63 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 65; THENCE RUN NORTH 79°54'44" WEST 172.50 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE RUN SOUTH 00°04'06" WEST 246.79 FEET TO A POINT; THENCE RUN SOUTH 89°56'00" EAST 199.81 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE; THENCE RUN ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°11'28" WEST 25.00 FEET TO A POINT; THENCE RUN NORTH 90°00'00" WEST 741.20 FEET TO A POINT; THENCE RUN NORTH 27°21'50" WEST 273.90 FEET TO A POINT; THENCE RUN NORTH 87°38'30" EAST 695.25 FEET TO THE POINT OF BEGINNING, ALL BEING A TOTAL AREA OF 3.87 ACRES, MORE OR LESS, AND LOCATED ENTIRELY WITHIN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP-5-SOUTH, RANGE-3-EAST, BALDWIN COUNTY, ALABAMA.

TOGETHER WITH AND SUBJECT TO A 30 FOOT WIDE PERMANENT EASEMENT FOR INGRESS AND EGRESS, BEING 15 FEET ON EACH SIDE OF THE PROPERTY LINE BETWEEN PARCEL 1 AND PARCEL 2, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT BEING USED AS THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP-5-SOUTH, RANGE-3-EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°00'00" EAST 593.47 FEET TO A POINT; THENCE RUN NORTH 90°00'00" WEST 40.63 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 65; THENCE RUN ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°00'00" WEST 236.77 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED; THENCE RUN ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°11'28" WEST 30.00 FEET TO A POINT; THENCE RUN NORTH 90°00'00" WEST 244.70 FEET TO A POINT; THENCE RUN NORTH 00°00'00" WEST 30.00 FEET TO A POINT; THENCE RUN NORTH 90°00'00" EAST 244.80 FEET TO THE POINT OF BEGINNING.

PARCEL 2

COMMENCE AT A POINT BEING USED AS THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP-5-SOUTH, RANGE-3-EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°00'00" EAST 593.47 FEET TO A POINT; THENCE RUN NORTH 90°00'00" WEST 40.63 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 65; THENCE RUN ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°00'01" WEST 216.77 FEET TO A POINT; THENCE RUN ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°11'28" WEST 25.00 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE RUN ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°11'28" WEST 142.18 FEET TO A POINT; THENCE RUN NORTH 90°00'00" WEST 667.14 FEET TO A POINT; THENCE RUN NORTH 27°21'50" WEST 160.10 FEET TO A POINT; THENCE RUN NORTH 90°00'00" EAST 741.20 FEET TO THE POINT OF BEGINNING, ALL BEING A TOTAL AREA OF 2.30 ACRES, MORE OR LESS, AND LOCATED ENTIRELY WITHIN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP-5-SOUTH, RANGE-3-EAST, BALDWIN COUNTY, ALABAMA.

TOGETHER WITH AND SUBJECT TO A 30 FOOT WIDE PERMANENT EASEMENT FOR INGRESS AND EGRESS, BEING 15 FEET ON EACH SIDE OF THE PROPERTY LINE BETWEEN PARCEL 1 AND PARCEL 2, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT BEING USED AS THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP-5-SOUTH, RANGE-3-EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°00'00" EAST 593.47 FEET TO A POINT; THENCE RUN NORTH 90°00'00" WEST 40.63 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 65; THENCE RUN ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°00'01" WEST 216.77 FEET TO A POINT; THENCE RUN ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°11'28" WEST 25.00 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED; THENCE RUN ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°11'28" WEST 30.00 FEET TO A POINT; THENCE RUN NORTH 90°00'00" WEST 244.70 FEET TO A POINT; THENCE RUN NORTH 00°00'00" WEST 30.00 FEET TO A POINT; THENCE RUN NORTH 90°00'00" EAST 244.80 FEET TO THE POINT OF BEGINNING.

PARCEL 3

COMMENCE AT A POINT BEING USED AS THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP-5-SOUTH, RANGE-3-EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°00'00" EAST 593.47 FEET TO A POINT; THENCE RUN NORTH 90°00'00" WEST 40.63 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 65; THENCE RUN ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°00'01" WEST 216.77 FEET TO A POINT; THENCE RUN ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°11'28" WEST 25.00 FEET TO A POINT; THENCE RUN ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°11'28" WEST 142.18 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE RUN ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°11'28" WEST 142.18 FEET TO A POINT; THENCE RUN NORTH 90°00'00" WEST 593.08 FEET TO A POINT; THENCE RUN NORTH 27°21'50" WEST 160.09 FEET TO A POINT; THENCE RUN NORTH 90°00'00" EAST 667.14 FEET, THE POINT OF BEGINNING ALL BEING A TOTAL AREA OF 2.06 ACRES, MORE OR LESS, AND LOCATED ENTIRELY WITHIN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP-5-SOUTH, RANGE-3-EAST, BALDWIN COUNTY, ALABAMA.

PARCEL 4

COMMENCE AT A POINT BEING USED AS THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP-5-SOUTH, RANGE-3-EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°00'00" EAST 593.47 FEET TO A POINT; THENCE RUN NORTH 90°00'00" WEST 40.63 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 65; THENCE RUN ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°00'01" WEST 216.77 FEET TO A POINT; THENCE RUN ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°11'28" WEST 25.00 FEET TO A POINT; THENCE RUN ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°11'28" WEST 142.18 FEET TO A POINT; THENCE RUN ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°11'28" WEST 142.18 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE RUN ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°11'28" WEST 302.82 FEET TO A POINT; THENCE RUN NORTH 90°00'00" WEST 435.35 FEET TO A POINT; THENCE RUN NORTH 27°21'50" WEST 340.97 FEET TO A POINT; THENCE RUN NORTH 90°00'00" EAST 593.08 FEET TO THE POINT OF BEGINNING, ALL BEING A TOTAL AREA OF 3.57 ACRES, MORE OR LESS, AND LOCATED ENTIRELY WITHIN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP-5-SOUTH, RANGE-3-EAST, BALDWIN COUNTY, ALABAMA.

PARCEL 5

COMMENCE AT A POINT BEING USED AS THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP-5-SOUTH, RANGE-3-EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°00'00" EAST 593.47 FEET TO A POINT; THENCE RUN NORTH 90°00'00" WEST 40.63 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 65; THENCE RUN ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°00'01" WEST 216.77 FEET TO A POINT; THENCE RUN ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°11'28" WEST 25.00 FEET TO A POINT; THENCE RUN ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°11'28" WEST 142.18 FEET TO A POINT; THENCE RUN ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°11'28" WEST 142.18 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE RUN ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°11'28" WEST 302.82 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED THENCE RUN ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°11'28" WEST 236.00 FEET TO A POINT; THENCE RUN NORTH 90°00'00" EAST 312.42 FEET TO A POINT; THENCE RUN NORTH 27°21'50" WEST 265.73 FEET TO A POINT; THENCE RUN NORTH 90°00'00" EAST 435.35 FEET TO THE POINT OF BEGINNING, ALL BEING A TOTAL AREA OF 2.03 ACRES, MORE OR LESS, AND LOCATED ENTIRELY WITHIN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP-5-SOUTH, RANGE-3-EAST, BALDWIN COUNTY, ALABAMA.

PARCEL 6

COMMENCE AT A POINT BEING USED AS THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP-5-SOUTH, RANGE-3-EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°00'00" EAST 593.47 FEET TO A POINT; THENCE RUN NORTH 90°00'00" WEST 40.63 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 65; THENCE RUN ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°00'01" WEST 216.77 FEET TO A POINT; THENCE RUN ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°11'28" WEST 25.00 FEET TO A POINT; THENCE RUN ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°11'28" WEST 142.18 FEET TO A POINT; THENCE RUN ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°11'28" WEST 142.18 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE RUN ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°11'28" WEST 302.82 FEET TO A POINT; THENCE RUN ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°11'28" WEST 236.00 FEET TO A POINT; THENCE RUN ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°11'28" WEST 190.11 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE RUN ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°11'28" WEST 409.68 FEET TO A POINT; THENCE RUN NORTH 27°21'50" WEST 461.29 FEET TO A POINT; THENCE RUN NORTH 90°00'00" EAST 213.39 FEET TO THE POINT OF BEGINNING, ALL BEING A TOTAL AREA OF 1.00 ACRES, MORE OR LESS, AND LOCATED ENTIRELY WITHIN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP-5-SOUTH, RANGE-3-EAST, BALDWIN COUNTY, ALABAMA.

SURVEYORS CERTIFICATION:

STATE OF ALABAMA,
COUNTY OF BALDWIN

I, JUSTIN PALMER, A LICENSED PROFESSIONAL SURVEYOR IN BALDWIN COUNTY, ALABAMA, HEREBY CERTIFY THAT ALL PARTS OF THIS PLAT AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

JUSTIN PALMER, PLS — DATE 05/24/2024
LICENSED LAND SURVEYOR #LS#34936
THE WOODLANDS GROUP, LLC COA#1073
10160 RIVER PARK RD.
FAIRHOPE, AL 36532
PHONE: 251-929-4774
EMAIL: JUSTIN@THEWOODLANDSGROUP.ORG

ALABAMA LICENSED PROFESSIONAL LAND SURVEYOR No. 34936 JUSTIN PALMER

	REFERENCE MATERIAL	DATE
1.	RECORD DEED, INSTRUMENT #1196949	5/31/2019
2.	RECORD DEED, INSTRUMENT #2080114	5/24/2021
3.	RECORD DEED, DB. 497 PG. 362	7/28/1978
4.		

MCKAY FAMILY SUBDIVISION

23713 COUNTY ROAD 65, ROBERTSDALE
BALDWIN COUNTY, ALABAMA
SECTION-36, TOWNSHIP-5-SOUTH, RANGE-3-EAST

CLIENT: MCKAY	
FIELD WORK BY: KA	DATE: 04/22/2024
DRAWN BY: SJE	DRAWING NO.: 24014
CHECKED BY: JP	SHEET 1 OF 1
SCALE: 1" = 80'	

THE WOODLANDS GROUP
Surveying Solutions