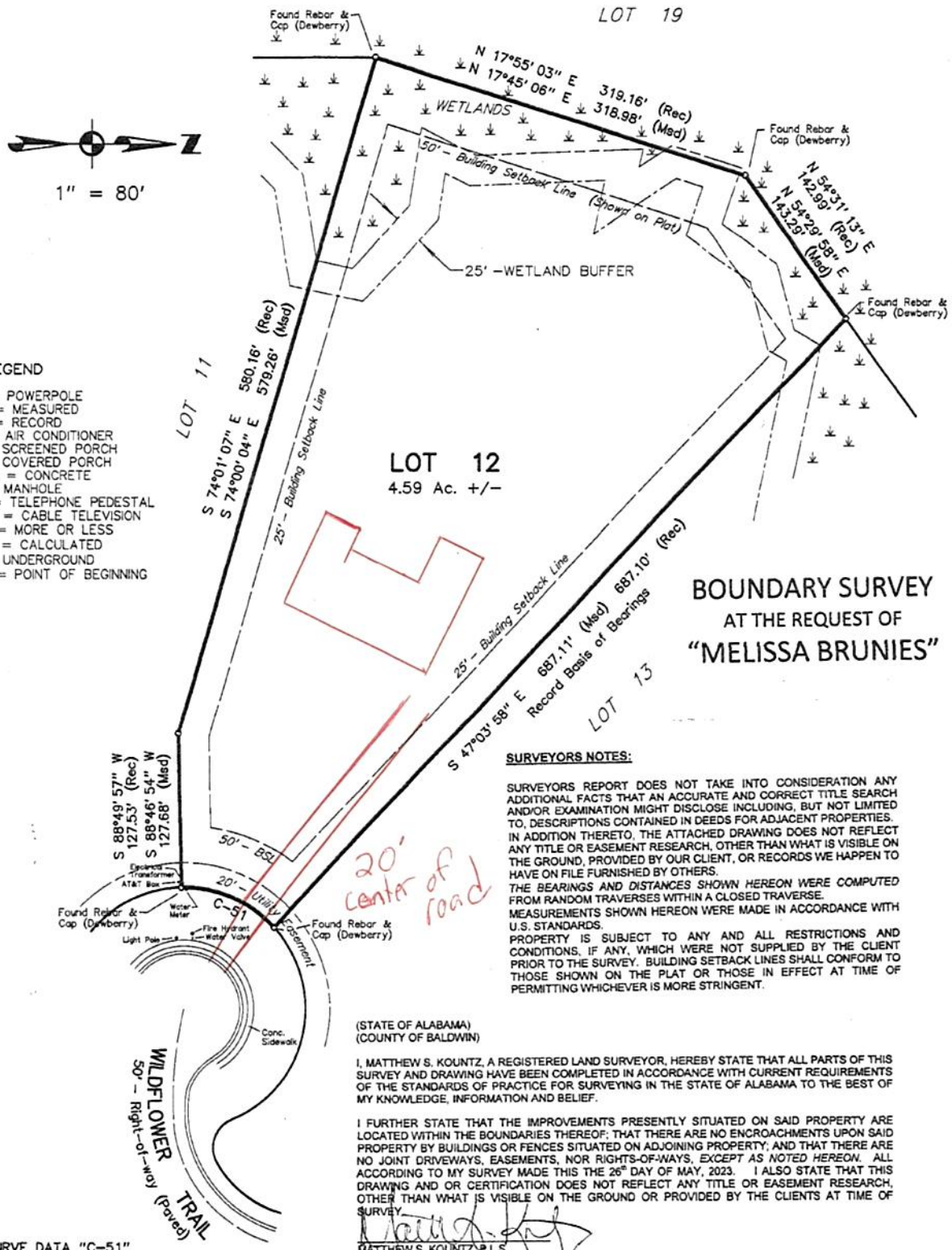


SURVEYORS NOTES:

SURVEYORS REPORT DOES NOT TAKE INTO CONSIDERATION ANY ADDITIONAL FACTS THAT AN ACCURATE AND CORRECT TITLE SEARCH AND/OR EXAMINATION MIGHT DISCLOSE INCLUDING, BUT NOT LIMITED TO, DESCRIPTIONS CONTAINED IN DEEDS FOR ADJACENT PROPERTIES. IN ADDITION THERETO, THE ATTACHED DRAWING DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH, OTHER THAN WHAT IS VISIBLE ON THE GROUND, PROVIDED BY OUR CLIENT, OR RECORDS WE HAPPEN TO HAVE ON FILE FURNISHED BY OTHERS.
THE BEARINGS AND DISTANCES SHOWN HEREON WERE COMPUTED FROM RANDOM TRAVERSES WITHIN A CLOSED TRAVERSE.
MEASUREMENTS SHOWN HEREON WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS AND CONDITIONS, IF ANY, WHICH WERE NOT SUPPLIED BY THE CLIENT PRIOR TO THE SURVEY. BUILDING SETBACK LINES SHALL CONFORM TO THOSE SHOWN ON THE PLAT OR THOSE IN EFFECT AT TIME OF PERMITTING WHICHEVER IS MORE STRINGENT.

(STATE OF ALABAMA)
(COUNTY OF BALDWIN)

I, MATTHEW S. KOUNTZ, A REGISTERED LAND SURVEYOR, HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

I FURTHER STATE THAT THE IMPROVEMENTS PRESENTLY SITUATED ON SAID PROPERTY ARE LOCATED WITHIN THE BOUNDARIES THEREOF; THAT THERE ARE NO ENCROACHMENTS UPON SAID PROPERTY BY BUILDINGS OR FENCES SITUATED ON ADJOINING PROPERTY; AND THAT THERE ARE NO JOINT DRIVEWAYS, EASEMENTS, NOR RIGHTS-OF-WAYS, *EXCEPT AS NOTED HEREON.* ALL ACCORDING TO MY SURVEY MADE THIS THE 26th DAY OF MAY, 2023. I ALSO STATE THAT THIS DRAWING AND OR CERTIFICATION DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH, OTHER THAN WHAT IS VISIBLE ON THE GROUND OR PROVIDED BY THE CLIENTS AT TIME OF SURVEY.

MATTHEW S. KOUNTZ, P.L.S.
ALABAMA REG. NO. 20359

CURVE DATA "C-51"
Radius = 100.00'
Arc= 85.12' (Calc)
Chord= S 23°10' 32" W 82.58' (Msd)

BOUNDARY DESCRIPTION:
LOT 12, THE OAKS OF CAMBRON, PER PLAT RECORDED ON SLIDE 2812-E, IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

PROJECT NO:	2023071
DATE:	05/26/2023
SCALE:	1" = 80'
DRAWN BY:	MK
FIELD WORK:	05/25
FIELD BOOK:	RGR3
SHEET 1 OF 1 SHEETS	

NOT VALID WITHOUT EMBOSSED SEAL

GEO-SURVEYING, INC.
PROFESSIONAL LAND SURVEYING
129 Club Drive
Fairhope, Alabama 36532
Phone: (251) 990-0815 Fax: (251) 990-0866

SEAL

REVISIONS		
DESCRIPTION	DATE	BY