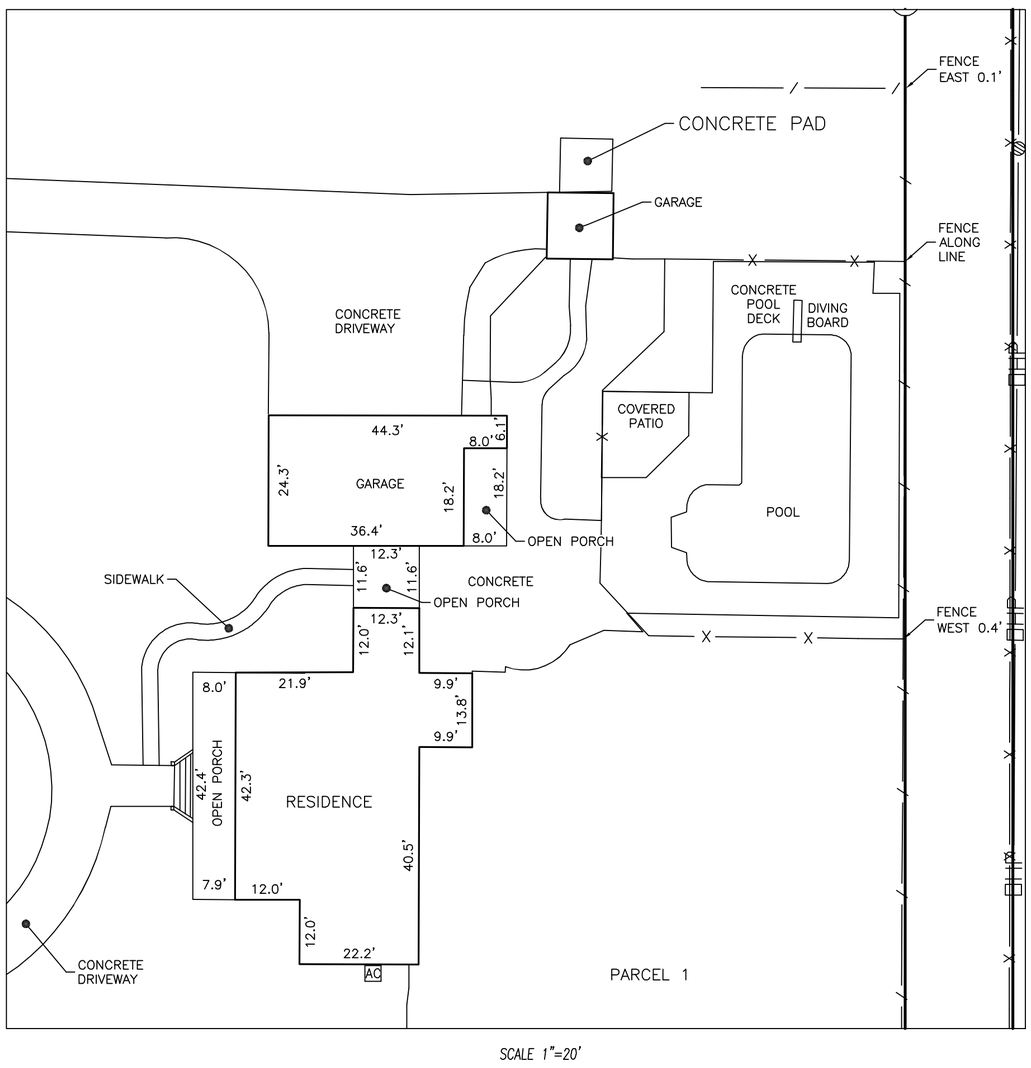
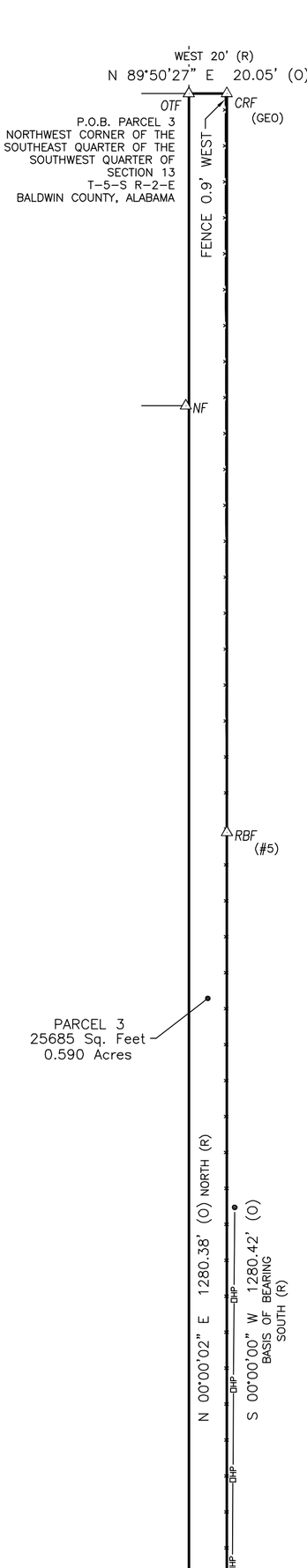


SCALE 1"=20'



UTILITY LEGEND

- LIGHT POLE
- POWER POLE
- E ELECTRICAL BOX
- AC AIR CONDITIONING CONDENSOR
- OVERHEAD POWER
- S SANITARY SEWER MANHOLE
- SV SANITARY SEWER VALVE
- S SURFACE LOCATE
- S SEWER MARKER
- SANITARY SEWER PIPE
- GM GAS METER
- G SURFACE LOCATE
- G GAS MARKER
- GAS MAIN
- WM WATER METER
- WV WATER VALVE
- FH FIRE HYDRANT
- ICV IRRIGATION CONTROL VALVE
- W SURFACE LOCATE
- W WATER MARKER
- WATER PIPE
- TP TELEPHONE PEDESTAL
- FO FIBER OPTIC VAULT
- FO SURFACE LOCATE
- FO FIBER OPTIC MARKER
- FIBER OPTIC CABLE
- GI GRATE INLET
- D STORM MANHOLE
- CURB INLET
- STORM PIPE (CULVERT)

CMP-CORRUGATED METAL PIPE
RCP-REINFORCED CONCRETE PIPE
RCAP-REINFORCED CONCRETE ARCH PIPE
CPP-CORRUGATED PLASTIC PIPE (HDPE)

BALDWIN COUNTY
ALABAMA

PARCEL 1

COMMENCING AT SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE NORTH 00°00'02" EAST A DISTANCE 40.11 FEET TO THE NORTH MARGIN OF THE RIGHT OF WAY OF COUNTY ROAD 64 FOR THE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN, SAID POINT MARKED BY AN OPEN TOP IRON PIPE; THENCE DEPARTING SAID NORTH MARGIN, NORTH 00°00'02" EAST A DISTANCE OF 271.89 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 90°00'00" WEST A DISTANCE OF 210.07 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 00°00'00" EAST A DISTANCE OF 272.03 FEET TO A POINT ON SAID NORTH MARGIN, SAID POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 89°57'38" EAST ALONG SAID NORTH MARGIN A DISTANCE OF 210.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 57,129 SQUARE FEET (1.311 ACRES), MORE OR LESS.

SUBJECT TO A 30' RIGHT OF WAY EASEMENT FOR INGRESS AND EGRESS ACROSS THE EASTERN END THEREOF AS DESCRIBED IN INSTRUMENT NO. 1330904 IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

PARCEL 2

COMMENCING AT SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE NORTH 00°00'02" EAST A DISTANCE 40.11 FEET TO THE NORTH MARGIN OF THE RIGHT OF WAY OF COUNTY ROAD 64 MARKED BY AN OPEN TOP IRON PIPE; THENCE DEPARTING SAID NORTH MARGIN, NORTH 00°00'02" EAST A DISTANCE OF 271.89 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR) FOR THE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN; THENCE CONTINUE NORTH 00°00'02" EAST A DISTANCE OF 205.00 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 89°56'57" WEST A DISTANCE OF 210.07 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 00°00'00" EAST A DISTANCE OF 205.19 FEET TO A POINT MARKED; THENCE NORTH 90°00'00" EAST A DISTANCE OF 210.07 FEET TO A CAPPED IRON ROD (REBAR) AND THE POINT OF BEGINNING AND CONTAINING 43,083 SQUARE FEET (0.989 ACRES), MORE OR LESS.

SUBJECT TO A 30' RIGHT OF WAY EASEMENT FOR INGRESS AND EGRESS ACROSS THE EASTERN END THEREOF AS DESCRIBED IN INSTRUMENT NO. 1330904 IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

PARCEL 3

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13; TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE NORTH 89°57'38" EAST A DISTANCE OF 20.07 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 00°00'00" EAST A DISTANCE OF 1,280.42 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 89°50'27" WEST A DISTANCE OF 20.05 FEET TO A POINT MARKED BY AN OPEN TOP IRON PIPE; THENCE NORTH 00°00'02" WEST A DISTANCE OF 1,280.38 FEET TO A POINT TO THE POINT OF BEGINNING AND CONTAINING 25,685 SQUARE FEET (0.590 ACRES), MORE OR LESS.

I 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.

Daniel Clark
ALABAMA LICENSE # 27720
2022.10.14 15:28:19-05'00'

NOTES:
1. TYPE OF SURVEY: BOUNDARY
2. RECORD DIMENSIONS BASED ON PLAT OF SUBDIVISION RECORDED IN REAL BOOK 117 PAGE 103-104 PARCELS 4, 5, AND 6, INSTRUMENT #869418 AND INSTRUMENT #1330904 IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.
3. THIS DRAWING AND DESCRIPTION DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE OR PROVIDED BY THE CLIENT'S CONVEYANCE, SETBACK LINES ESTABLISHED BY STATUTE, ORDINANCE OR RESTRICTIVE COVENANTS ARE NOT SHOWN.
4. THIS DRAWING IS THE PROPERTY OF SMITH, CLARK & ASSOCIATES. IT IS SOLELY FOR THE USE OF THE CLIENT NAMED HEREON AND IS NONTRANSFERABLE TO ANY OTHER PARTY, IT MAY NOT BE USED WITHOUT PRIOR CONSENT FROM SMITH, CLARK & ASSOCIATES.
5. THIS DRAWING IS TO SCALE WHEN PRINTED ON 24X36 PAPER IN PORTRAIT VIEW WITH NO SCALING.

PARTY CHIEF:	DRAWN:	CHECKED:
SC	NTC	TS

DATE:	SCALE:
10/4/22	1"=50'

DRAWING NUMBER:	FB/PG:
22-484	166/64

CLIENT: TIM LAZZARI

TITLE: BOUNDARY SURVEY
11235 COUNTY ROAD 64
DAPHNE, ALABAMA

SMITH CLARK & ASSOCIATES land surveyors
Physical Address: 11111 U.S. Hwy 31 Suite E Spanish Fort, AL 36527 (251) 626-0404
Mailing Address: 30941 Mill Lane Suite G, Box 258 Spanish Fort, AL 36527

ALABAMA LICENSED 27720 PROFESSIONAL LAND SURVEYOR DANIEL D. CLARK