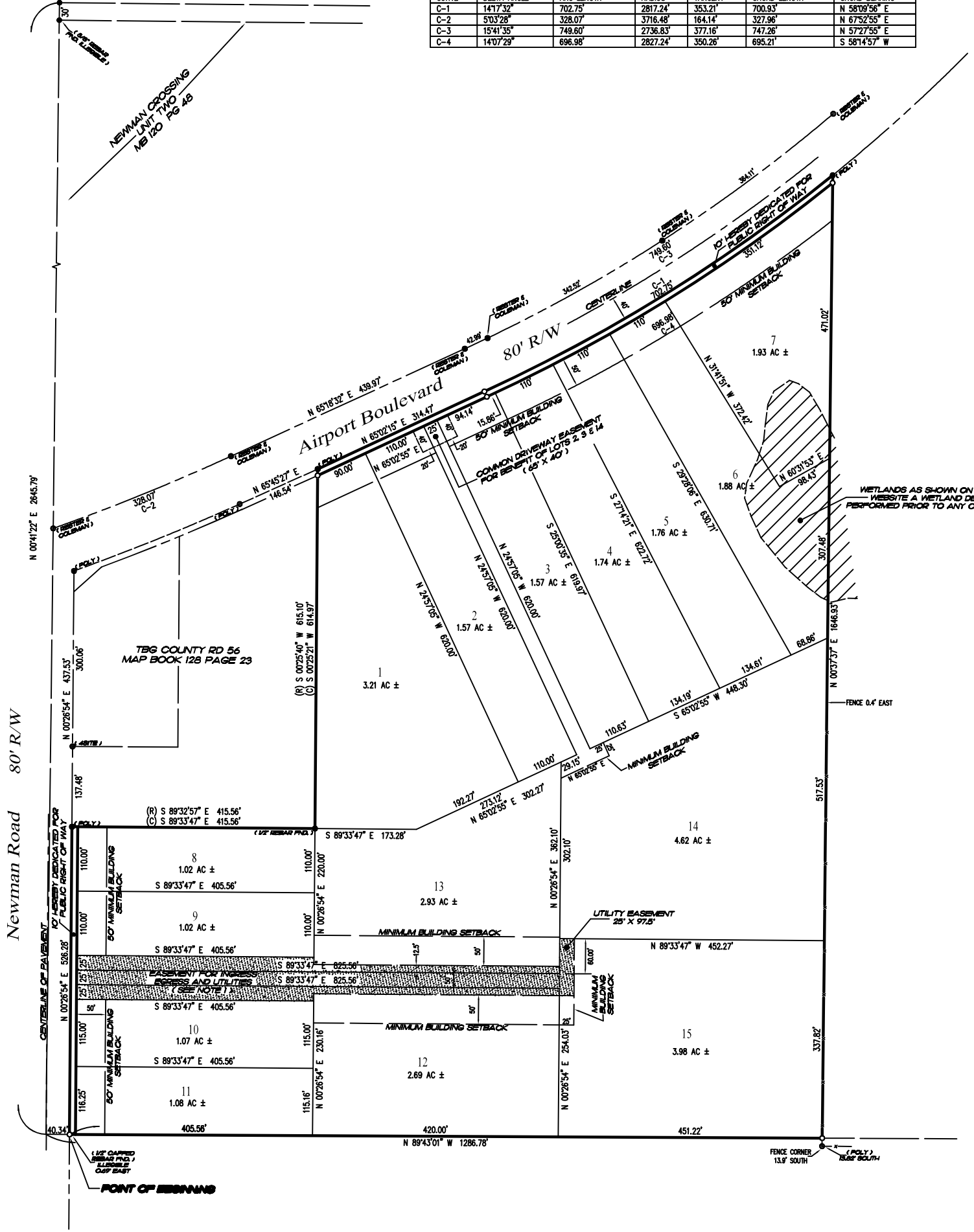


POINT OF COMMENCEMENT  
N.W. CORNER  
SECTION 6, T-5-S, R-3-W

CURVE	DELTA ANGLE	ARC LENGTH	RADIUS	TANGENT	CHORD LENGTH	CHORD BEARING
C-1	141° 32'	702.75'	2817.24'	353.21'	700.93'	N 58° 09' 56" E
C-2	5° 03' 28"	328.07'	3716.48'	164.14'	327.96'	N 67° 52' 55" E
C-3	15° 41' 35"	749.60'	2736.83'	377.16'	747.26'	N 57° 27' 55" E
C-4	14° 07' 29"	696.98'	2827.24'	350.26'	695.21'	S 58° 14' 57" W



WETLANDS AS SHOWN ON THE CITY OF MOBILE GIS WEBSITE A WETLAND DELINEATION SHOULD BE PERFORMED PRIOR TO ANY CONSTRUCTION IN THIS AREA

SITE DATA:  
NUMBER OF LOTS = 15  
SIZE OF SUBDIVISION = 32.07 AC. ±  
SMALLEST LOT SIZE = 1.02 AC.  
LINEAR FEET IN STREETS = 0

LEGAL DESCRIPTION  
COMMENCING AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP-5-SOUTH, RANGE-3-WEST, MOBILE COUNTY, ALABAMA AS SHOWN ON NEWMAN CROSSING, UNIT TWO AS RECORDED IN MAP BOOK 120 PAGE 48, PROBATE COURT RECORDS MOBILE COUNTY, ALABAMA, THENCE SOUTH 00° - 41' - 22" WEST ALONG THE WEST LINE OF SECTION 6 A DISTANCE OF 2845.79 FEET; THENCE SOUTH 89° - 43' - 01" EAST 40.34 FEET TO A POINT ON THE EAST LINE OF NEWMAN ROAD FOR THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE NORTH 00° - 26' - 54" EAST ALONG SAID EAST LINE 526.28 FEET TO THE SOUTHWEST CORNER OF TBC COUNTY RD. 56, AS RECORDED IN MAP BOOK 128 PAGE 23, PROBATE COURT RECORDS MOBILE COUNTY, ALABAMA; THENCE SOUTH 89° - 33' - 47" EAST 415.56 FEET TO THE SOUTHEAST CORNER OF TBC COUNTY RD. 56; THENCE NORTH 00° - 25' - 21" EAST 614.97 FEET TO A POINT ON THE SOUTH LINE OF AIRPORT BOULEVARD; THENCE NORTH 65° - 02' - 15" EAST ALONG SAID SOUTH LINE 314.47 FEET TO THE P.C. OF A CURVE TO LEFT HAVING A RADIUS OF 2817.24 FEET; THENCE NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE 702.75 FEET; THENCE SOUTH 00° - 37' - 37" WEST 1646.93 FEET; THENCE NORTH 89° - 43' - 01" WEST 1286.78 FEET TO THE POINT OF BEGINNING.

I, GERALD D. BYRD FOR BYRD SURVEYING, INC., 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.

DATE 08/09/2021  
GERALD D. BYRD, ALABAMA LICENSE NO. 9425

OWNER : POWER PARTNERSHIP LLC.

PAUL S. POWERS, MANAGER

STATE OF ALABAMA  
COUNTY OF MOBILE  
I, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, HEREBY CERTIFY THAT PAUL S. POWERS, WHOSE NAME AS MANAGER FOR POWER PARTNERSHIP, LLC IS SIGNED TO THE FOREGOING CERTIFICATE, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT BEING INFORMED OF THE CONTENTS OF THE FOREGOING CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY ON THE DAY SAME BEARS DATE.

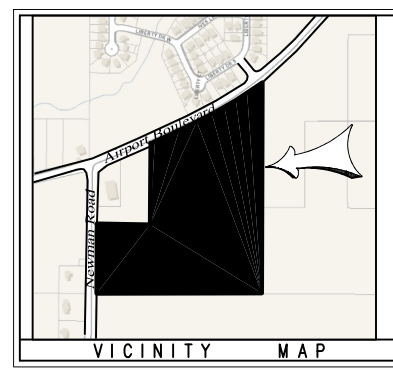
GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
NOTARY PUBLIC, MY COMMISSION EXPIRES \_\_\_\_\_

- NOTES:
- EASEMENT FOR INGRESS, EGRESS & UTILITIES IS FOR THE BENEFIT OF LOTS 12, 13 AND 15. ALL UTILITIES SERVING LOT 14 MAY ALSO USE THIS EASEMENT.
  - LOTS 2, 3 AND 14 WILL SHARE A SINGLE DRIVEWAY LOCATED IN THE EASEMENT AS SHOWN.
  - LOTS 12, 13 AND 15 WILL SHARE A SINGLE DRIVEWAY LOCATED IN THE EASEMENT AS SHOWN.

- \* I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP # 01097C00515 L DATED JUNE 5, 2020 AND FOUND THAT THE ABOVE DESCRIBED PROPERTY IS SHOWN IN FLOOD ZONE X ( UNSHADED ) ON PANEL 515 AS DETERMINED BY ELEVATION
- \* ALL RIGHT OF WAYS AND DRAINAGE EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT, BUT THIS PLAT DOES NOT REFLECT OTHER DOCUMENTS ( i.e. UTILITY EASEMENTS, ETC. ) THAT WOULD NORMALLY APPEAR AS AN EXCEPTION IN A TITLE COMMITMENT OR POLICY.
- \* DRAWING SHOULD NOT BE SCALED. THE LOCATION OF SOME FEATURES ARE EXAGGERATED FOR CLARITY ( I.e. FENCES, CURBS, ETC.
- \* FIELD DATA TAKEN - JUNE 2021
- \* BEARINGS REFER TO ALABAMA STATE PLANE COORDINATES, ALA. WEST, NAD 83
- \* FURNISHED DESCRIPTION FROM CLIENT
- \* TYPE OF SURVEY - SUBDIVISION
- \* ALL PROPERTY CORNERS ARE 5/8" B.S.I. CAPPED REBAR UNLESS OTHERWISE NOTED.
- \* SEE SURVEY BY BYRD SURVEYING, INC. DATED MAY 5, 2021

COUNTY ENGINEERING NOTES:  
DEVELOPMENT SHALL BE DESIGNED TO COMPLY WITH THE MOBILE COUNTY FLOOD DAMAGE PREVENTION ORDINANCE, AND MAY REQUIRE SUBMISSION OF CERTIFICATION FROM A LICENSED ENGINEER CERTIFYING THAT THE DESIGN COMPLIES WITH THE MOBILE COUNTY FLOOD DAMAGE PREVENTION ORDINANCE PRIOR TO THE ISSUANCE OF ANY PERMITS.  
SUBDIVISION IS SERVED BY WATER AND SEWER PROVIDED BY SOUTH ALABAMA UTILITIES.  
  
THIS SUBDIVISION SHOWN IS HEREBY APPROVED BY THE MOBILE COUNTY COMMISSION AT ITS MEETING ON \_\_\_\_\_  
  
MOBILE COUNTY ENGINEERING DEPARTMENT  
NO EASEMENT OR R-O-W ACCEPTED FOR MAINTENANCE.  
  
\_\_\_\_\_  
COUNTY ENGINEER DATE \_\_\_\_\_



# DEER LANDING

BYRD SURVEYING, INC.

2609 HALLS MILL ROAD MOBILE, ALABAMA  
(251) 476-5010 FAX: (251) 476-5033  
SCALE: 1" = 100' AUGUST 9, 2021

(R) = RECORD MEASUREMENT FROM DEEDS, PLATS, OR OTHER RECORDED INSTRUMENTS  
(C) = CALCULATED BEARINGS AND/OR DISTANCES BASED ON FIELD MEASUREMENTS  
+ = MARK TO BE FOUND  
- = MARK TO BE FOUND  
A = CAPPED REBAR FOUND (COMPANY NAME)  
U.S. = UNABLE TO SET CORNER  
F.F.E. = FINISH FLOOR ELEVATION  
O.U. = OVERHEAD UTILITIES  
N.B.C. = NAIL & BOTTLE CAP  
"x" = "x" IN CONCRETE  
REF. = REFERENCE IRON  
P.C. = OBJECT FOUND  
C.M. = CONCRETE MOUND  
ASPH. = ASPHALT  
CONC. = CONCRETE  
P.C. = OBJECT FOUND  
U.P. = UTILITY POLE  
H & T = HUB & TACK  
R/R = RAILROAD SPIC  
P.C. = OBJECT FOUND  
O.P. = OPEN PORCH  
R/W = RIGHT OF WAY  
DB = DEED BOOK  
M.P. = MAP BOOK  
P.P. = PROPERTY BOOK