

LINE	BEARING	DISTANCE
L-1	N 43°03'20" W	25.00'
L-2	N 64°27'12" W	25.24'
L-3	S 01°27'55" W	43.74'

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.

*Gerald D. Byrd*  
 GERALD D. BYRD, ALABAMA LICENSE NO. 9425 DATE 03/20/2020

OWNER: POWERS INVESTMENTS, LLC

*Paul S. Powers*  
 PAUL S. POWERS, MEMBER

I, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, HEREBY CERTIFY THAT PAUL S. POWERS, WHOSE NAME AS MEMBER OF POWERS INVESTMENTS, LLC, IS SIGNED TO THE FOREGOING CERTIFICATE, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT HE 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 25th DAY OF March, 2020.

*Kurti P. Givner* MY COMMISSION EXPIRES 11/07/2020  
 NOTARY PUBLIC.

**SURVEY NOTES :**

- LOT OWNERSHIP EXTENDS TO THE CENTERLINE OF THE PRIVATE ROADS
- \* LOTS 10 AND 24 OWN THAT PART OF THE PRIVATE ROAD THAT EXTENDS TO GRAND BAY WILMER ROAD SOUTH.
- \* LOT 21 OWNS THE SOUTH PART OF DEER CREST LANE THAT EXTENDS WESTWARDLY FROM DEER CREST DRIVE.
- DEER CREST DRIVE AND DEER CREST LANE MAY BE USED AS A UTILITY EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF WATER, GAS, POWER AND OTHER UTILITIES.
- PERMANENT LOT CORNERS ARE SET ON THE INGRESS - EGRESS EASEMENT LINES.

**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.

THE LOTS ON THIS PLAN ARE SUBJECT TO APPROVAL OR DELETION BY THE MOBILE COUNTY HEALTH DEPARTMENT. THE APPROVALS MAY CONTAIN CERTAIN CONDITIONS PERTAINING TO THE ONSITE WASTEWATER TREATMENT SYSTEMS THAT COULD RESTRICT THE USE OF THE LOTS OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS. THESE CONDITIONS ARE ON FILE WITH THE SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAN AS IF SET OUT HEREON.

DEER CREST DRIVE AND DEER CREST LANE ARE PRIVATE ROADS - NOT TO BE MAINTAINED BY THE STATE OF ALABAMA OR MOBILE COUNTY.

THIS SUBDIVISION SHOWN IS HEREBY APPROVED BY THE MOBILE COUNTY COMMISSION AT ITS MEETING ON APRIL 13, 2020.

MOBILE COUNTY ENGINEERING DEPARTMENT  
 NO EASEMENT OR R-O-W ACCEPTED FOR MAINTENANCE.  
*K. B. King* DATE 4/19/2020  
 COUNTY ENGINEER

**DEER CREST UNIT TWO**

BYRD SURVEYING, INC.

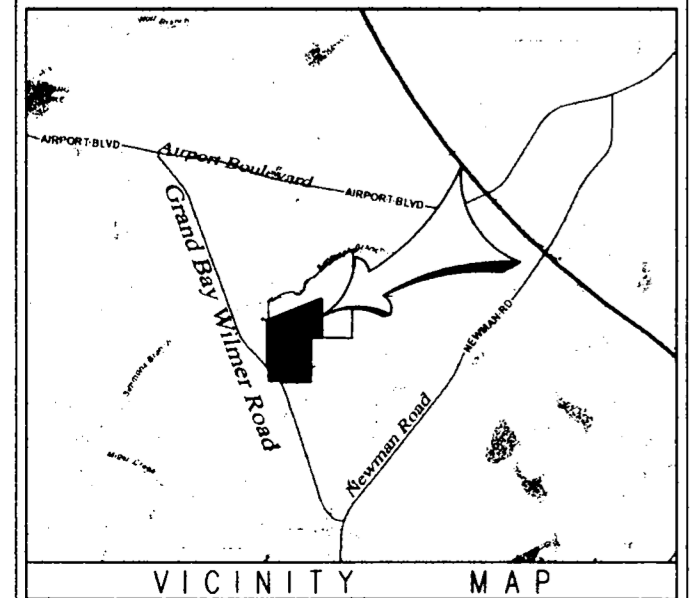
2609 HALLS MILL ROAD MOBILE, ALABAMA  
 (251) 476-5010 FAX: (251) 476-5033  
 SCALE: 1" = 100' MARCH 20, 2020

- \* I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP # 01097C060K DATED MARCH 17, 2010 AND FOUND THAT THE ABOVE DESCRIBED PROPERTY IS SHOWN IN FLOOD ZONE X (UNSHADED) ON PANEL 650 AS DETERMINED BY ELEVATION
- \* ALL RIGHT OF WAY AND DRAINAGE EASEMENTS OF RECORD ARE SHOWN ON THIS PLAN. BUT THIS PLAN 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 - JANUARY & FEBRUARY 2020
- \* BEARINGS REFER TO ALABAMA STATE PLANE COORDINATES, A.L.A. WEST, NAD 83
- \* FURNISHED DESCRIPTION FROM CLIENT
- \* TYPE OF SURVEY - SUBDIVISION
- \* ALL PROPERTY CORNERS ARE 5/8" B.S.I. CAPPED REBARS UNLESS OTHERWISE NOTED
- \* SEE SURVEY BY BYRD SURVEYING, INC. DATED OCTOBER 19, 2017

**SITE DATA :**  
 NUMBER OF LOTS = 46  
 SIZE OF SUBDIVISION = 60.56 AC.  
 SMALLEST LOT SIZE = 0.44 AC.  
 LINEAR FEET IN STREETS = 2,936 FEET

CURVE	DELTA ANGLE	ARC LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD LENGTH
C-1	45°28'45"	119.06'	150.00'	62.87'	N 24°21'18" E	115.98'
C-2	19°43'49"	77.48'	225.00'	39.13'	N 08°24'00" W	77.07'
C-3	90°00'00"	78.54'	50.00'	50.00'	N 26°44'06" E	70.71'
C-4	90°00'00"	39.27'	25.00'	25.00'	S 63°15'54" E	35.36'
C-5	90°00'00"	39.27'	25.00'	25.00'	N 01°56'40" E	35.36'
C-6	90°00'00"	39.27'	25.00'	25.00'	N 88°03'20" W	35.36'
C-7	18°52'40"	90.61'	275.00'	45.72'	N 81°10'26" E	90.20'

**LEGAL DESCRIPTION**  
 BEGINNING AT THE NORTHWEST CORNER OF DEER CREST, UNIT ONE, AS RECORDED IN MAP BOOK 137 PAGE 9 PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA, THENCE NORTH 01° - 03' - 05" EAST 1258.64 FEET; THENCE SOUTH 63° - 24' - 00" EAST 465.00 FEET; THENCE NORTH 71° - 44' - 06" EAST 140.00 FEET; THENCE NORTH 18° - 26' - 53" WEST 20.00 FEET; THENCE NORTH 71° - 44' - 06" EAST 569.88 FEET; THENCE NORTH 18° - 15' - 54" WEST 190.00 FEET; THENCE NORTH 71° - 44' - 06" EAST 25.00 FEET; THENCE NORTH 18° - 15' - 54" WEST 190.00 FEET; THENCE NORTH 71° - 44' - 06" EAST 123.28 FEET; THENCE SOUTH 89° - 23' - 14" EAST 331.12 FEET; THENCE SOUTH 00° - 36' - 46" WEST 190.00 FEET; THENCE SOUTH 89° - 23' - 14" EAST 50.00 FEET; THENCE NORTH 00° - 36' - 46" EAST 190.00 FEET; THENCE SOUTH 89° - 23' - 14" EAST 100.00 FEET; THENCE SOUTH 00° - 36' - 46" WEST 215.00 FEET; THENCE SOUTH 89° - 23' - 14" EAST 9.13 FEET; THENCE SOUTH 01° - 27' - 55" WEST 405.00 FEET; THENCE SOUTH 89° - 23' - 14" EAST 110.00 FEET; THENCE SOUTH 01° - 27' - 55" WEST 240.02 FEET; THENCE NORTH 89° - 23' - 14" WEST 490.00 FEET; THENCE SOUTH 01° - 27' - 55" WEST 1374.03 FEET; THENCE SOUTH 89° - 50' - 09" WEST 347.94 FEET; THENCE NORTH 89° - 09' - 27' WEST 236.87 FEET; THENCE NORTH 34° - 10' - 24" EAST 36.50 FEET; THENCE NORTH 43° - 03' - 20" WEST 538.00 FEET; THENCE SOUTH 46° - 56' - 40" WEST 175.00 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTWARDLY ALONG THE ARC OF SAID CURVE 39.27 FEET TO A POINT ON THE NORTH LINE OF GRAND BAY WILMER ROAD SOUTH ( 80' RIGHT OF WAY ); THENCE NORTH 43° - 03' - 20" WEST ALONG SAID NORTH LINE 100.00 FEET TO THE P.T. OF A CURVE HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE 39.27 FEET TO THE P.C. THEREOF; THENCE NORTH 46° - 56' - 40" EAST 175.00 FEET; THENCE NORTH 43° - 03' - 20" WEST 300.00 FEET; THENCE NORTH 88° - 56' - 55" WEST 168.70 FEET TO THE POINT OF BEGINNING.



(R) = RECORD MEASUREMENT FROM DEED, PLAT, OR OTHER RECORDED INSTRUMENTS  
 (C) = CALCULATED BEARING AND/OR DISTANCE BASED ON FIELD MEASUREMENTS  
 (O) = OPEN TOP IRON FOUND  
 (S) = CAPPED IRON FOUND  
 (L) = UNABLE TO SET CORNER  
 (F) = IRON FLOOR ELEVATION  
 (D) = IRON SURVEYING, INC. 5/8" CAPPED REBAR SET  
 (B) = CAPPED IRON FOUND (COMPANY NAME)  
 (C) = "X" IN CONCRETE  
 (R) = REFERENCE IRON  
 (C) = CONCRETE  
 (N) = NAIL & BOTTLE CAP  
 (A) = ASPHALT  
 (G) = GRASS  
 (H) = HUB & BUSH  
 (O) = OPEN HOLE  
 (P) = PIPE  
 (S) = SIGN  
 (T) = TIE  
 (U) = UTILITY POLE  
 (W) = WOOD  
 (Y) = YELLOW PIPELINE MARKER  
 (Z) = ZINC  
 (A) = ASPHALT  
 (G) = GRASS  
 (H) = HUB & BUSH  
 (O) = OPEN HOLE  
 (P) = PIPE  
 (S) = SIGN  
 (T) = TIE  
 (U) = UTILITY POLE  
 (W) = WOOD  
 (Y) = YELLOW PIPELINE MARKER  
 (Z) = ZINC  
 (R) = RIGHT OF WAY  
 (L) = LEFT HAND SIDE  
 (R) = RIGHT HAND SIDE  
 (M) = MAP BOOK  
 (P) = PROPERTY BOUNDARY