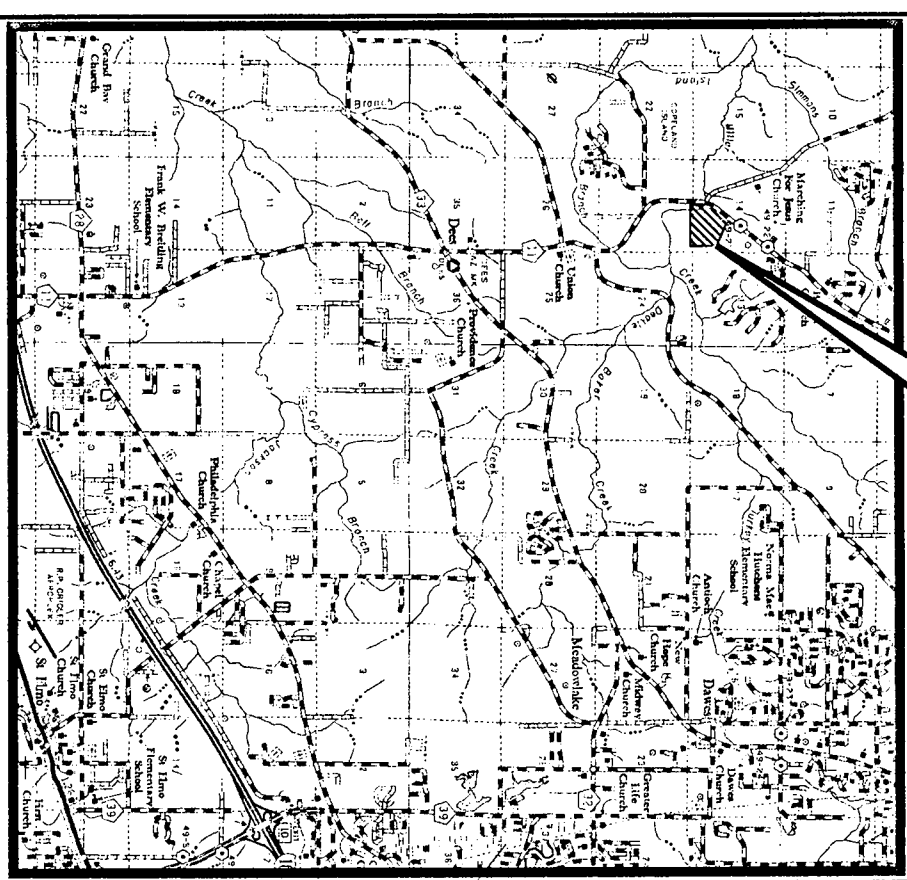


SITE DATA TABLE	
PARCEL #	350614000005-011
SECTION	14
TOWNSHIP	5S
RANGE	4W
FLOOD ZONE	ZONE XAE/FLOODWAY PANEL #010970CR30L EFF. 6/5/2020
LOT SIZE	122.89 ACRES
LINE FT. STREET	3,035 LF
NUMBER OF LOTS	49 LOTS
SMALLEST LOT	29,495 SF (0.69 AC)
LARGEST LOT	2,509,644 SF (57.61 AC)
SETBACKS	FRONT - 50' REAR - 5' SIDE - 5'
WATER SERVICE	SOUTH ALABAMA UTILITIES
POWER SERVICE	ALABAMA POWER
TELEPHONE SERVICE	AT&T



SITE LOCATION

GENERAL NOTES

1. LOT OWNERSHIP EXTENDS TO THE CENTER LINE OF SANDY CREEK LANE 50' EASEMENT (PRIVATE ROAD, NOT TO BE MAINTAINED BY THE STATE OF ALABAMA, OR MOBILE COUNTY, NOT THE LOT LINE DIMENSIONS ARE SHOWN TO THE 50' EASEMENT LINE OF SANDY CREEK LANE AND THE AVERAGE IS SHOWN TO THE CENTERLINE OF SANDY CREEK LANE.
2. FRONT LOT CORNERS ARE REFERENCED WITH IRON RODS SET ON THE SIDE LOT LINES AT THE 50' EASEMENT LINE OF SANDY CREEK LANE.
3. CHAINS AND PLAINING 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. AREA TO BE ACCESSED BY PEDESTRIANS ONLY. NO MOTORIZED VEHICLES ALLOWED.
4. MAINTENANCE OF COMMON AREAS TO BE THE RESPONSIBILITY OF THE PROPERTY OWNERS AND NOT MOBILE COUNTY OR THE STATE OF ALABAMA.
5. ADDITIONAL INSTRUMENT #202407278 AND FROM NEWMAN OAKS FIRST INSTRUMENT # 202403094. ALL CORNERS WERE FOUND AND DETERMINED TO BE WITHIN TOLERANCES PER THE MINIMUM STANDARDS SET BY THE PROFESSIONAL SURVEYOR PERFORMED 03/13/25. ALL BEARING AND DISTANCES SHOWN ON THIS PLAT ARE REFERENCED TO MONUMENTS FOUND OR SET ON THE SUBJECT PROPERTY AND IN SURETY CLASSIFICATION AS PER THE MINIMUM STANDARDS FOR SURVEYING IN THE STATE OF ALABAMA. MATHEMATICAL CLOSURE & ACCURACY - SURVEY CLASS SUBURBAN.
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EASEMENT AND RIGHTS-OF-WAY MAY EXIST THAT WERE NOT APPARENT AT THE TIME SURVEY.
7. ALL REFERENCES TO GRID BEARINGS AND ALABAMA STATE PLANE GRID COORDINATES AS INDICATED IN THIS LEGAL DESCRIPTION AND SURVEY FEET GRID COORDINATE VALUES WERE DETERMINED BY GPS REAL TIME KINEMATICS OBSERVATIONS.
8. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AND PROFESSIONAL ETHICS AS SET FORTH IN THE ABOVE REVISIONS. THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR ADJACENT LAND ABUTTING SAID PROPERTY AS SHOWN HEREON.

Curve #	Length	Radius	Central Angle	Chord Direction	Chord Length
C1	39.27	25.00	90° 00' 00"	N83° 36' 54"E	35.36
C2	39.27	25.00	90° 00' 00"	N82° 29' 05"W	35.36
C3	200.00	565.24	19° 34' 49"	S41° 35' 41"E	199.03
C4	146.00	635.24	13° 10' 07"	N44° 48' 02"W	145.66
C5	126.09	635.24	11° 16' 58"	S32° 34' 39"E	124.89
C6	118.00	565.24	11° 33' 10"	S68° 01' 59"E	117.60
C7	74.08	635.24	6° 40' 54"	S23° 35' 42"E	74.04
C8	30.00	190.00	9° 02' 48"	S24° 46' 30"E	29.97
C9	66.08	240.00	15° 46' 31"	S28° 08' 21"E	65.87
C10	199.56	190.00	60° 10' 42"	S89° 23' 15"E	190.51
C11	100.00	240.00	23° 52' 24"	S47° 57' 49"E	99.28
C12	100.00	240.00	23° 52' 24"	S71° 50' 12"E	99.28
C13	23.89	240.00	5° 42' 12"	S86° 37' 30"E	23.86
C14	117.81	75.00	90° 00' 00"	N45° 31' 24"E	106.07
C15	89.10	125.00	40° 50' 34"	N07° 06' 07"E	87.23
C16	90.99	125.00	41° 39' 48"	N28° 50' 56"E	88.94
C17	16.95	125.00	7° 29' 39"	N4° 16' 13"E	16.34
C18	47.16	50.00	54° 02' 11"	N27° 32' 29"E	45.43
C19	12.78	50.00	14° 38' 24"	N61° 52' 47"E	12.74
C20	127.56	60.00	121° 48' 23"	N8° 17' 47"E	104.66
C21	50.00	60.00	47° 44' 46"	N76° 28' 48"W	45.87
C22	86.06	60.00	82° 10' 51"	S40° 59' 39"W	78.87

LEGEND

- SET 1/2" REBAR WITH CAP ACQ #3 3683
- FOUND 5/8" REBAR (CAPED/GCS)
- FOUND 6" X 6" CONCRETE MONUMENT
- ⊗ RECORDED INFORMATION (SEE NOTE 6)
- ⊕ GAS PIPELINE MARKER
- WATER LINE

ACKNOWLEDGEMENT

THIS SUBDIVISION SHOWN IS HEREBY APPROVED BY THE MOBILE COUNTY COMMISSION AT ITS MEETING ON 4/09/2024 DATE

PROFESSIONAL LAND SURVEYOR

WILLIAM R. KIRK

Alabama P.L.S. 35093

(Not valid without original signature)

Date 3/17/2026

CERTIFICATION

I 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.

POWER PARTNERSHIP, LLC
 3558 OAKTREE DRIVE, SUITE D
 SEMMES, AL 36575

MC GOWIN LILLIAN C
 PARCEL KEY: 1196380
 P.O. BOX 421
 MOBILE, ALABAMA 36601

CAROL BUTLER & ANNA LIPPO
 PARCEL KEY: 1196351
 DEED BOOK 6131 AT PAGE 670
 1108 HILLCREST KING W
 MOBILE, ALABAMA 36695

GROS KIRAL LEIGHANN
 PARCEL KEY: 2500270
 770 ADOBE RIDGE RD S
 MOBILE, ALABAMA 36695

PITMAN NORMAN AS TRUSTEES OF THE 1982 C/O WALKERS BOTTOMS, LLC
 PARCEL KEY: 3583599
 DEED BOOK 6103 AT PAGE 448
 SECTION CORNER OF SECTIONS 13, 14, 23 & 24
 T1S-R1W MOBILE COUNTY, AL SAID COMMON SECTION
 CORNER BEING THE POINT OF BEGINNING
 MOBILE, ALABAMA 36695

POINT OF COMMENCEMENT THE COMMON SECTION CORNER OF SECTIONS 13, 14, 23 & 24 T1S-R1W MOBILE COUNTY, AL SAID COMMON SECTION CORNER BEING THE POINT OF BEGINNING

50' GULF SOUTH PIPELINE EASEMENT
 RFB 3780 PG. 378 AND RFB 3789 PG. 235

50' SOUTHWEST SUPPLY HEADER
 RFB 6266 PG. 4-76

5.0' MINIMUM BUILDINGS SETBACK

20' DRAINAGE EASEMENT RECD PAST PROPERTY LINE

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