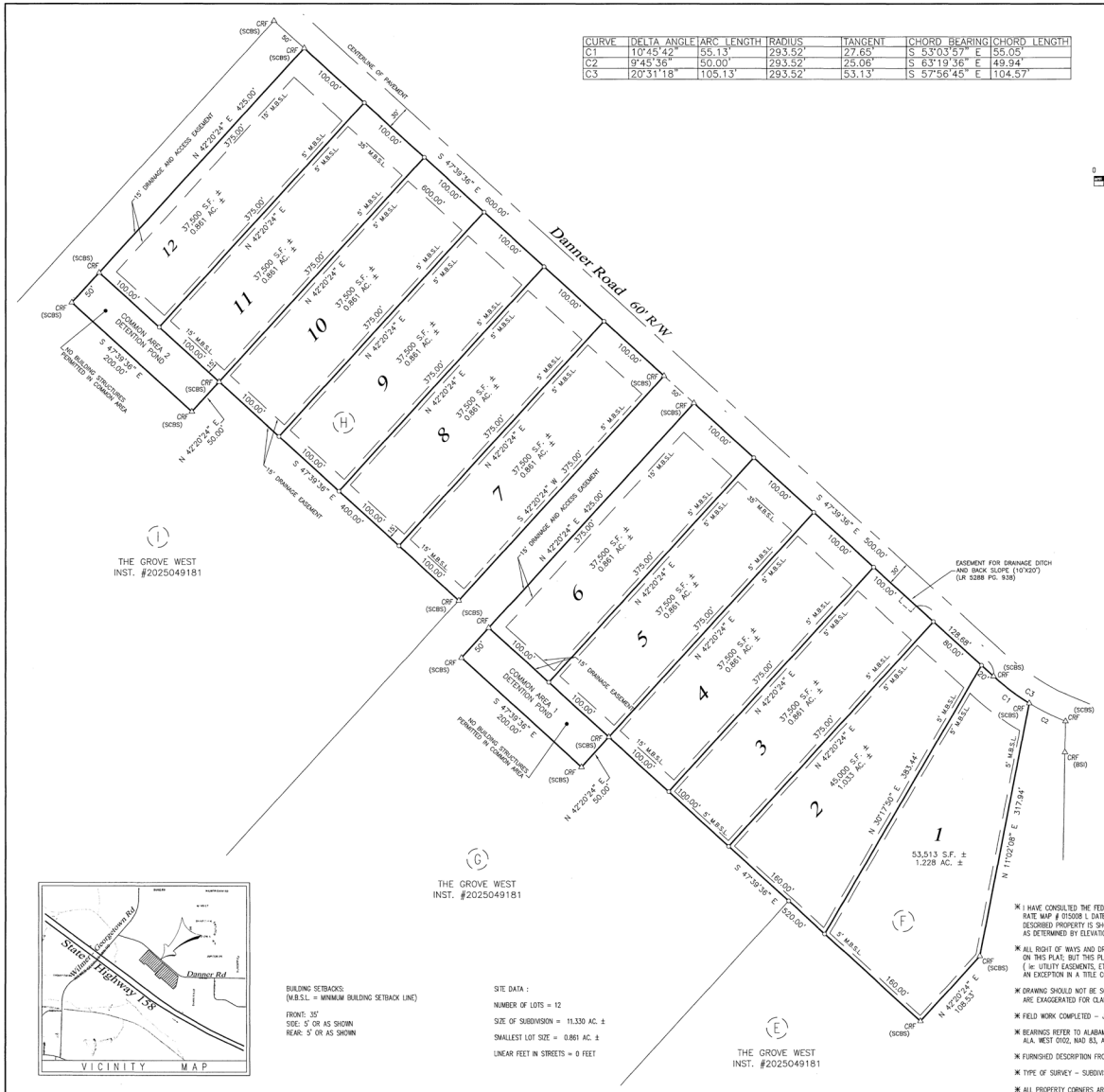
Inst. # 2026023390 Pages: 1 of 1 I certify this instrument filed on: 4/20/2026 9:05 AM
Doc: MTG Mark Ferris, Judge of Probate Mobile County, AL Rec: $15.00
Clerk: BTOS LER

CURVE	DELTA ANGLE	ARC LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD LENGTH
C1	10°45'42"	55.13'	293.52'	27.65'	S 53°03'57" E	55.05'
C2	9°45'36"	50.00'	293.52'	25.06'	S 63°19'36" E	49.94'
C3	20°31'18"	105.13'	293.52'	53.13'	S 57°56'45" E	104.57'



BUILDING SETBACKS:
(M.B.S.L. = MINIMUM BUILDING SETBACK LINE)

FRONT: 35'
SIDE: 5' OR AS SHOWN
REAR: 5' OR AS SHOWN

SITE DATA :

NUMBER OF LOTS = 12

SIZE OF SUBDIVISION = 11.330 AC. ±

SMALLEST LOT SIZE = 0.861 AC. ±

LINEAR FEET IN STREETS = 0 FEET

0 60 120 180

LEGEND

CRF	CAPPED IRON ROD FOUND
CTF	CRIMPED TOP PIPE FOUND
CMF	CONCRETE MONUMENT FOUND
OTF	OPEN TOP IRON PIPE FOUND
RBF	REBAR IRON FOUND
IPF	IRON PIN FOUND
CRS	CAPPED IRON ROD SET (LSCA-50199)
(R)	RECORD
(S)	OBSERVED
R.O.W.	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
—O—	CHAIN LINK FENCE
—x—	WIRE FENCE
—/—	WOOD FENCE

- I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP # 015008 L DATED JUNE 5, 2020 AND FOUND THAT THE ABOVE DESCRIBED PROPERTY IS SHOWN IN FLOOD ZONE "X" UNSHADED ON PANEL 380 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 (ie: 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 WORK COMPLETED – JANUARY 26, 2026
- BEARINGS REFER TO ALABAMA STATE PLANE COORDINATES, ALA. WEST 0102, NAD 83, ALDOT CORS
- FURNISHED DESCRIPTION FROM CLIENT
- TYPE OF SURVEY – SUBDIVISION
- ALL PROPERTY CORNERS ARE 5/8" SCBS CAPPED REBARS (LSCA 50199) UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION

LOTS F AND H, THE GROVE WEST, AS RECORDED IN INSTRUMENT NUMBER 2025049181, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA.

I, MATTHEW ROBERTS, FOR SMITH CLARK & ASSOCIATES OF MOBILE, LLC DBA BYRD SURVEYING, 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 03/05/26

MATTHEW ROBERTS, ALABAMA LICENSE NO. 30355

ALABAMA LICENSED No. 30355 PROFESSIONAL LAND SURVEYOR MATTHEW C. ROBERTS

OWNER :

POWERS INVESTMENTS, LLC
3558 OAKTREE DRIVE, SUITE D
SEMMES, AL 36575

PAUL S. POWERS, MEMBER

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 MEMBER OF POWERS INVESTMENTS, 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 9TH DAY OF March, 2026

NOTARY PUBLIC MY COMMISSION EXPIRES 3/9/2027

COUNTY ENGINEERING NOTES :

THE LOTS ON THIS PLAT 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 PLAT AS SET OUT HEREON.

DEVELOPMENT SHALL BE DESIGNED TO COMPLY WITH THE MOBILE COUNTY FLOODPLAIN DEVELOPMENT ORDINANCE, AND MAY REQUIRE SUBMISSION OF CERTIFICATION FROM A LICENSED ENGINEER CERTIFYING THAT THE DESIGN COMPLIES WITH THE MOBILE COUNTY FLOODPLAIN DEVELOPMENT ORDINANCE PRIOR TO THE ISSUANCE OF ANY PERMITS.

THE LOTS ON THIS PLAT SHALL COMPLY WITH THE SPECIAL WATERSHED PROTECTION BUFFER ZONE REQUIREMENTS IN SECTION 6-3-2 AND AS DEFINED IN SECTION 2-1-14 OF THE MOBILE COUNTY SUBDIVISION REGULATIONS.

THE LOTS ON THIS PLAT SHALL COMPLY WITH THE BUFFER REQUIREMENTS IN SECTION 5-2-4 AND AS DEFINED IN SECTION 2-1-13 OF THE MOBILE COUNTY SUBDIVISION REGULATIONS.

MAINTENANCE OF COMMON AREAS TO BE THE RESPONSIBILITY OF THE PROPERTY OWNERS AND NOT MOBILE COUNTY OR THE STATE OF ALABAMA.

REFERENCE CERTIFICATE OF INCORPORATION RECORDED AS INSTRUMENT NUMBER 2026023391, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA.

REFERENCE COVENANTS AND STORMWATER MAINTENANCE PLAN RECORDED AS INSTRUMENT NUMBER 2026023392, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA.

MOBILE COUNTY ENGINEERING DEPARTMENT
NO EASEMENT OR R-O-W ACCEPTED FOR MAINTENANCE.

THIS SUBDIVISION SHOWN IS HEREBY APPROVED BY THE MOBILE COUNTY COMMISSION AT ITS MEETING ON 04/13/2026

COUNTY ENGINEER DATE 4/17/2026

THE GROVE WEST FIRST ADDITION

SMITH CLARK & ASSOCIATES OF MOBILE, D.B.A.
BYRD SURVEYING

2609 WALLS MILL ROAD MOBILE, ALABAMA
(251) 476-5010 BYRD@BYRDSURVEYING.BIZ
SCALE : 1" = 60' MARCH 5, 2026
25BS094