

**LEGAL DESCRIPTION**

LOTS A, B, C AND D:  
 BEGINNING AT AN OPEN TOP PIPE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 4 WEST, MOBILE COUNTY, ALABAMA; THENCE SOUTH 00°56'39" WEST ALONG THE WEST LINE OF WILMER ACRES UNIT FOUR, AS RECORDED IN MAP BOOK 87 PAGE 109, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA, AND ALONG THE WEST LINE OF LOT 73, WILMER ACRES UNIT TWO, AS RECORDED IN MAP BOOK 83 PAGE 121 OF SAID RECORDS, 1,266.98 FEET TO A CAPPED REBAR ON THE NORTH LINE OF DANNER ROAD AND ON THE ARC OF A 233.52 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTWARDLY ALONG SAID NORTH LINE AND ALONG THE ARC OF SAID CURVE 60.36 FEET (CHORD: NORTH 55°05'23" WEST 60.19 FEET) TO A CAPPED REBAR AT THE P.T. THEREOF; THENCE NORTH 47°39'36" WEST ALONG SAID NORTH LINE 1,339.86 FEET TO A CAPPED REBAR AT THE P.C. OF A 393.88 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTWARDLY ALONG SAID NORTH LINE AND ALONG THE ARC OF SAID CURVE 145.67 FEET (CHORD: NORTH 58°15'17" WEST 144.84 FEET) TO A CONCRETE RIGHT OF WAY MONUMENT AT THE P.T. THEREOF; THENCE NORTH 61°03'16" WEST ALONG SAID NORTH LINE 266.83 FEET TO A CONCRETE RIGHT OF WAY MONUMENT; THENCE SOUTH 21°35'37" WEST ALONG SAID NORTH LINE 20.18 FEET TO A CONCRETE RIGHT OF WAY MONUMENT; THENCE SOUTH 21°35'37" WEST ALONG SAID NORTH LINE 20.18 FEET TO A CONCRETE RIGHT OF WAY MONUMENT AT THE P.C. OF A 955.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTWARDLY ALONG SAID NORTH LINE AND ALONG THE ARC OF SAID CURVE 263.03 FEET (CHORD: NORTH 60°49'14" WEST 262.20 FEET) TO A CONCRETE RIGHT OF WAY MONUMENT; THENCE NORTH 19°50'20" WEST ALONG SAID NORTH LINE 33.03 FEET TO A CAPPED REBAR; THENCE SOUTH 89°27'51" EAST 1,664.92 FEET TO THE POINT OF BEGINNING.

LOTS E, F, G, H, I, J AND K:  
 COMMENCING AT AN OPEN TOP PIPE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 4 WEST, MOBILE COUNTY, ALABAMA; THENCE SOUTH 00°56'39" WEST ALONG THE WEST LINE OF WILMER ACRES UNIT FOUR, AS RECORDED IN MAP BOOK 87 PAGE 109, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA, AND ALONG THE WEST LINE OF LOT 73, WILMER ACRES UNIT TWO, AS RECORDED IN MAP BOOK 83 PAGE 121 OF SAID RECORDS, AND ALONG THE SOUTHWARD EXTENSION THEREOF 1,332.44 FEET TO A CAPPED REBAR ON THE SOUTH LINE OF DANNER ROAD FOR THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE SOUTH 00°56'39" WEST ALONG THE WEST LINE OF WILMER FOREST UNIT ONE, AS RECORDED IN MAP BOOK 91 PAGE 97 OF SAID RECORDS, 933.13 FEET TO A CAPPED REBAR ON THE NORTH LINE OF STATE HIGHWAY 158 AND ON THE ARC OF AN 11,259.14 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTWARDLY ALONG SAID NORTH LINE AND ALONG THE ARC OF SAID CURVE 883.68 FEET (CHORD: NORTH 55°30'39" WEST 883.45 FEET) TO A CONCRETE RIGHT OF WAY MONUMENT; THENCE NORTH 36°36'32" EAST ALONG SAID NORTH LINE 40.17 FEET TO A CONCRETE RIGHT OF WAY MONUMENT; THENCE NORTH 53°18'35" WEST ALONG SAID NORTH LINE 1,797.68 FEET TO A REBAR ON THE EAST LINE OF WILMER-GEORGETOWN ROAD; THENCE NORTH 38°22'20" EAST ALONG SAID EAST LINE 416.80 FEET TO A POINT; THENCE NORTH 20°31'34" EAST ALONG SAID EAST LINE 175.67 FEET TO A POINT ON THE SOUTH LINE OF DANNER ROAD; THENCE SOUTH 78°12'38" EAST ALONG SAID SOUTH LINE 616.07 FEET TO THE P.C. OF A 333.88 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTWARDLY ALONG SAID SOUTH LINE AND ALONG THE ARC OF SAID CURVE 179.09 FEET (CHORD: SOUTH 63°01'35" EAST 176.95 FEET) TO A CAPPED REBAR AT THE P.T. THEREOF; THENCE SOUTH 47°39'36" EAST ALONG SAID SOUTH LINE 1,339.95 FEET TO A CAPPED REBAR AT THE P.C. OF A 293.52 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTWARDLY ALONG SAID SOUTH LINE AND ALONG THE ARC OF SAID CURVE 105.13 FEET (CHORD: SOUTH 57°56'45" EAST 104.57 FEET) TO THE POINT OF BEGINNING.

\* 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 AND ZONE "A" 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 (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 WORK COMPLETED - JUNE 24, 2025

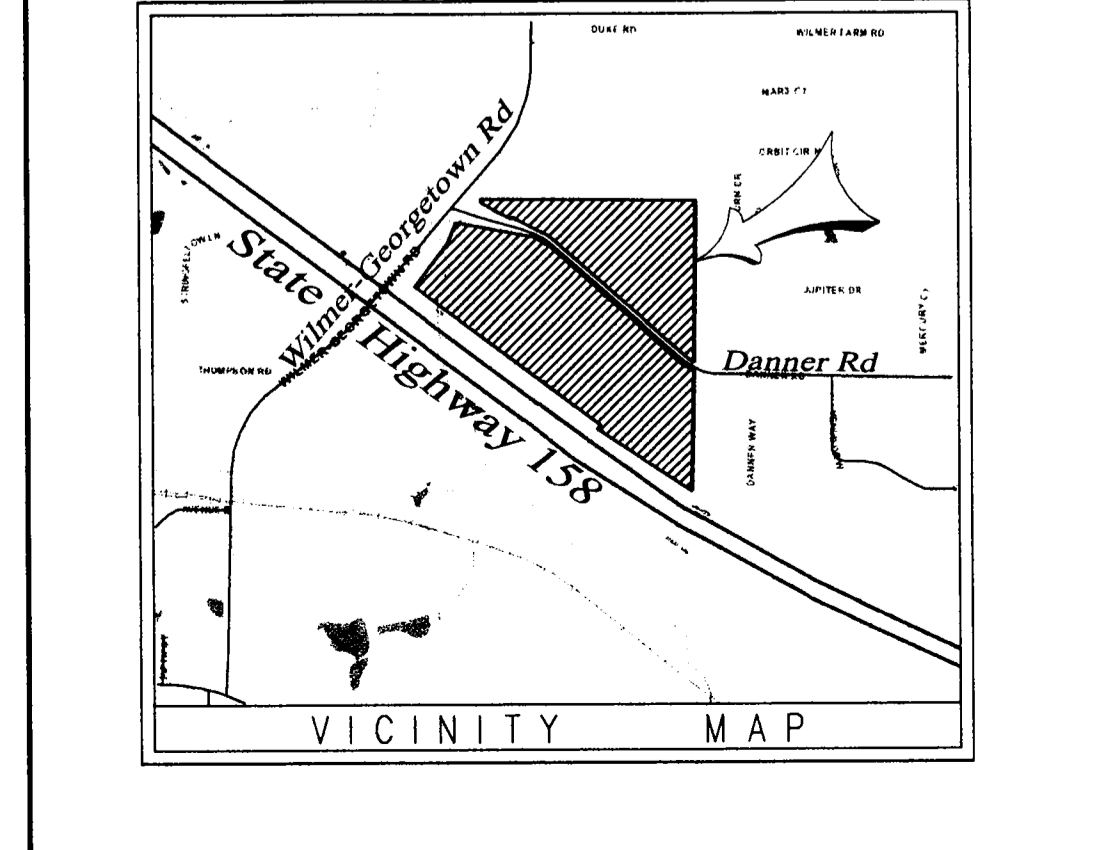
\* BEARINGS REFER TO ALABAMA STATE PLANE COORDINATES, ALA. WEST 0102, NAD 83, ALDOT CORNERS

\* FURNISHED DESCRIPTION FROM CLIENT

\* TYPE OF SURVEY - SUBDIVISION

\* ALL PROPERTY CORNERS ARE 5/8" SCBS CAPPED REBARS (LSCA 50199) UNLESS OTHERWISE NOTED.

NOTES:  
 1. SEE BOUNDARY SURVEY BY THIS FIRM DATED MAY 29, 2025.  
 2. LOTS E, G, I AND J ARE DENIED DIRECT ACCESS TO ALABAMA HIGHWAY 158.



CURVE	DELTA ANGLE	ARC LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD LENGTH
156.10'	00°47'40"	156.10'	11259.14'	78.05'	S 53°39'35" E	156.10'
727.58'	00°34'09"	727.58'	11259.14'	363.92'	S 55°54'29" E	727.45'
C1	01°48'35"	60.36'	233.52'	30.35'	N 55°05'23" W	60.19'
C2	02°11'23"	145.67'	393.88'	73.68'	N 58°15'17" W	144.84'
C3	01°54'50"	263.03'	955.00'	132.35'	N 60°49'14" W	262.20'
C4	00°42'49"	883.68'	11259.14'	442.07'	N 55°30'39" W	883.45'
C5	03°43'58"	179.09'	333.88'	91.76'	S 63°01'35" E	176.95'
C6	02°03'18"	105.13'	293.52'	53.13'	S 57°56'45" E	104.57'
C7	02°10'22"	107.78'	293.52'	54.50'	S 78°43'35" E	107.18'
C8	00°7'35'26"	1491.63'	11259.14'	746.91'	S 61°53'17" W	1490.54'
C11	01°04'54'22"	55.13'	293.52'	27.65'	S 53°03'57" E	55.05'
C12	00°9'45'36"	50.00'	293.52'	25.06'	S 63°19'36" E	49.94'

**SITE DATA :**  
 NUMBER OF LOTS = 11  
 SIZE OF SUBDIVISION = 66.008 AC. ±  
 SMALLEST LOT SIZE = 5.053 AC. ±  
 LINEAR FEET IN STREETS = 0 FEET

**BUILDING SETBACKS:**  
 (M.B.S.L. = MINIMUM BUILDING SETBACK LINE)  
 FRONT: 25'  
 SIDE: 5'  
 REAR: 5' OR AS SHOWN

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.

MATTHEW ROBERTS, ALABAMA LICENSE NO. 30355 DATE 07/31/25

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 13<sup>th</sup> DAY OF August, 2025.

Kari P. Givens, My Commission Expires 2/15/2028  
 NOTARY PUBLIC,

KARI P. GIVENS  
 My Commission Expires February 15, 2028

DEVELOPMENT SHALL BE REQUIRED 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.

NO DEVELOPMENTS, INCLUDING FILL PLACEMENTS, ALLOWED IN THE FLOODPLAIN UNTIL FLOODWAY IS ESTABLISHED AND DEVELOPMENT IS SHOWN TO BE OUTSIDE OF FLOODWAY.

EXEMPT FROM SUBDIVISION REGULATIONS  
 APPROVED FOR RECORDING

Kim Sauchusius, DATE 8/13/2025  
 COUNTY ENGINEER

**THE GROVE WEST**  
 SMITH CLARK & ASSOCIATES OF MOBILE, D.B.A.  
 BYRD SURVEYING

2609 HALLS MILL ROAD MOBILE, ALABAMA  
 (251) 476-5010 BYRD@BYRDSURVEYING.BIZ  
 SCALE : 1" = 120' JULY 31, 2025  
 25BS094