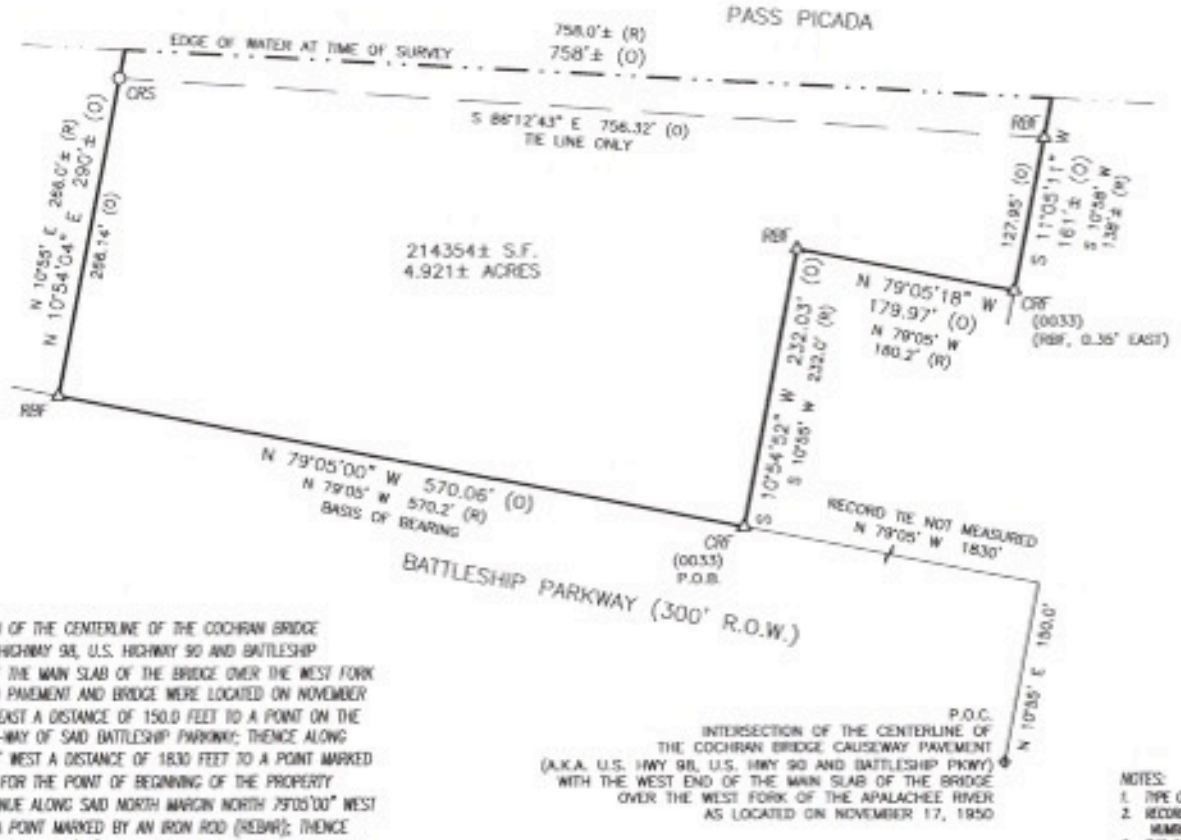

BALDWIN COUNTY
ALABAMA

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF THE COCHRAN BRIDGE CAUSEWAY PAVEMENT (A.K.A. U.S. HIGHWAY 98, U.S. HIGHWAY 90 AND BATTLESHIP PARKWAY) WITH THE WEST END OF THE MAIN SLAB OF THE BRIDGE OVER THE WEST FORK OF THE APALACHEE RIVER AS SAID PAVEMENT AND BRIDGE WERE LOCATED ON NOVEMBER 17, 1950; THENCE NORTH 10°55' EAST A DISTANCE OF 150.0 FEET TO A POINT ON THE NORTH MARGIN OF THE RIGHT-OF-WAY OF SAID BATTLESHIP PARKWAY; THENCE ALONG SAID NORTH MARGIN NORTH 79°05' WEST A DISTANCE OF 1830 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR) FOR THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE ALONG SAID NORTH MARGIN NORTH 79°05'00" WEST A DISTANCE OF 570.06 FEET TO A POINT MARKED BY AN IRON ROD (REBAR); THENCE DEPARTING SAID NORTH MARGIN NORTH 10°54'04" EAST A DISTANCE OF 290 FEET MORE OR LESS TO THE SOUTH MARGIN OF PASS PICADA; THENCE SOUTHEASTWARDLY ALONG SAID SOUTH MARGIN A DISTANCE OF 758 FEET MORE OR LESS TO A POINT; THENCE DEPARTING SAID SOUTH MARGIN SOUTH 11°05'11" WEST A DISTANCE OF 161 FEET MORE OR LESS TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 79°05'18" WEST A DISTANCE OF 179.97 FEET TO A POINT MARKED BY AN IRON ROD (REBAR); THENCE SOUTH 10°54'52" WEST A DISTANCE OF 232.03 FEET TO THE POINT OF BEGINNING; CONTAINING 214,354 SQUARE FEET (4.921 ACRES) MORE OR LESS.

I HEREBY CERTIFY 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.

Daniel Clark
ALABAMA LICENSE # 27720
2021.11.29 09:11:19-06'00'

WETLAND NOTE
AN ASSESSMENT CONDUCTED BY WETLAND SCIENCES INC. HAS DETERMINED THIS PROPERTY CONSISTS ENTIRELY OF JURISDICTIONAL WETLANDS.
SOURCE: WSI PROJECT #2021-930
DATED 11/9/2021

LEGEND

△ CRF	CAPPED IRON ROD FOUND
△ CTF	CRIMPED TOP PIPE FOUND
△ OTF	OPEN TOP IRON PIPE FOUND
△ RBF	REBAR IRON FOUND
△ IPF	IRON PIN FOUND
○ CRS	CAPPED IRON ROD SET
(R)	RECORD
(O)	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
LP	LIGHT POLE
PP	POWER POLE
	SANITARY SEWER MANHOLE
DCI SV	SANITARY SEWER VALVE
E	ELECTRICAL TRANSFORMER
GM	GAS METER
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT
TP	TELEPHONE PEDESTAL

NOTES:
1. TYPE OF SURVEY: BOUNDARY
2. RECORD DIMENSIONS BASED ON THE STATUTORY WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 1851104 IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.
3. THIS DRAWING AND DESCRIPTION DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE OR PROVIDED BY THE CLIENT'S CONVEYANCE. SETBACK LINES ESTABLISHED BY STATUTE, ORDINANCE OR RESTRICTIVE COVENANTS ARE NOT SHOWN.
4. THIS DRAWING IS THE PROPERTY OF SMITH, CLARK & ASSOCIATES. IT IS SOLELY FOR THE USE OF THE CLIENT NAMED HEREON AND IS NONTRANSFERABLE TO ANY OTHER PARTY. IT MAY NOT BE USED WITHOUT PRIOR CONSENT FROM SMITH, CLARK & ASSOCIATES.
5. THIS DRAWING IS TO SCALE WHEN PRINTED ON 11X17 PAPER IN LANDSCAPE VIEW WITH NO SCALING.

PARTY CHIEF: SC	DRAWN: BAG	CHECKED: TS	CLIENT: GEORGE BOEDECKER
DATE: 11/09/21	SCALE: 1"=100'		TITLE: BOUNDARY SURVEY 5 ACRES, BATTLESHIP PARKWAY SPANISH FORT, ALABAMA
DRAWING NUMBER: 21-650	FB/PG: 144/51		

SMITH CLARK ASSOCIATES

ALABAMA LICENSED 27720 PROFESSIONAL LAND SURVEYOR DANIEL D. CLARK