

LEGEND

CR = 1/2" CAPPED REBAR IRON FOUND  
RIR = 1/2" REBAR IRON FOUND  
CMT = CONCRETE MONUMENT FOUND  
CT = CRIMP TOP IRON FOUND  
OT = OPEN TOP IRON FOUND  
NIF = NO IRON FOUND  
(R) = RECORD  
(A) = ACTUAL  
TBM = TEMPORARY BENCH MARK  
POB = POINT OF BEGINNING  
OPP = CORRUGATED PLASTIC PIPE  
RCP = REINFORCED CONCRETE PIPE  
F = FENCE LINE  
P = OVERHEAD POWERLINE

Parcel ID: R022803062000004.01  
B&B INVESTMENT HOLDINGS LLC  
245 LUCAS RD  
LUCEDALE, MS 39452

Parcel ID: R022803062000004.000  
B&B INVESTMENT HOLDINGS LLC  
245 LUCAS RD  
LUCEDALE, MS 39452

Parcel ID: R022803062000003.000  
PEARSON CLYDE HENRY & PAULINE GRIDER PEARSON  
2105 E ROBERTS RD  
PENSACOLA, FL 32534

Parcel ID: R022803062000003.002  
(NO OWNER INFORMATION)

LOT 4  
604,336.0 SQ. FT.  
13.87 ACRES±

LOT 2  
412,32.93 SQ. FT.  
0.95 ACRES±

LOT 1  
387,72.67 SQ. FT.  
0.89 ACRES±

LOT 3  
426,54.7 SQ. FT.  
0.98 ACRES±

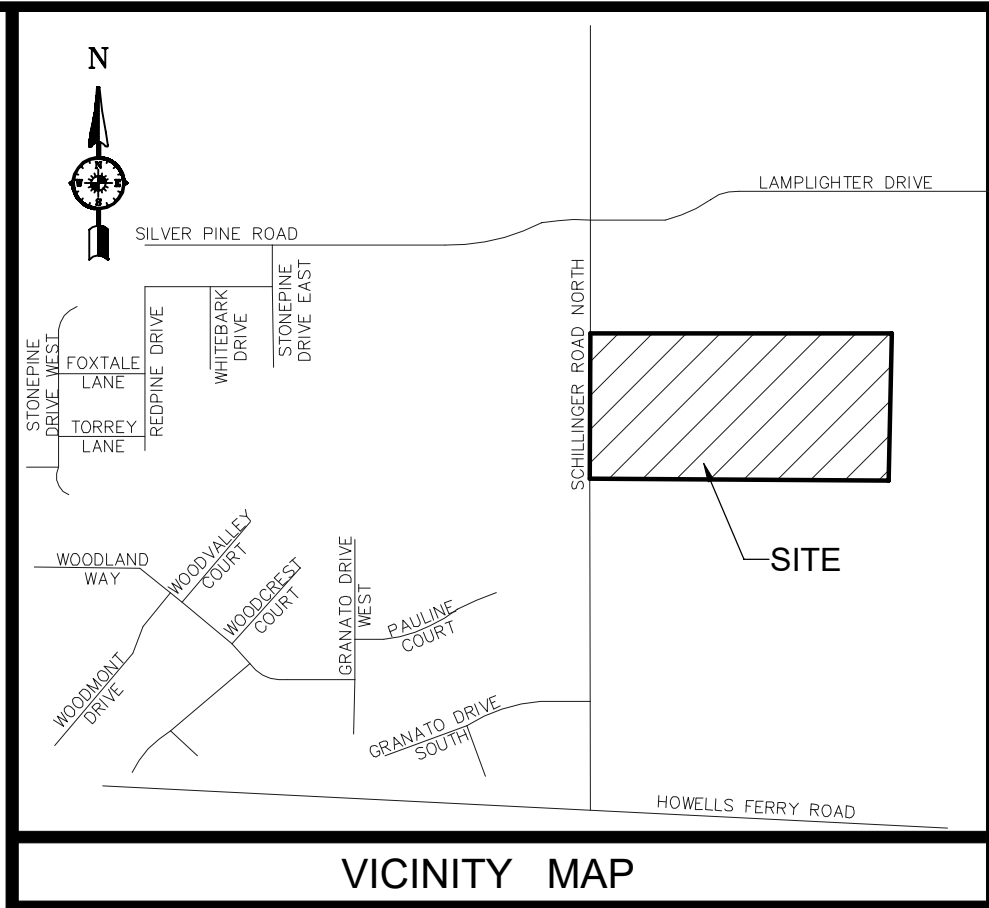
Parcel ID: R022701010000001.003  
(NO OWNER INFORMATION)

Parcel ID: R022701010000001.003  
YANCE DANA M CO  
MOBILE ELDERLY HOUSING  
3010 RED AVE S  
BIRMINGHAM, AL 35233

Parcel ID: R022701010000001.004  
(NO OWNER INFORMATION)

Parcel ID: R022803062000002.000  
WESTERN PARK INC C/O YVONNE M QUINNELLY  
P.O. BOX 8322  
MOBILE, AL 36689

Parcel ID: R022803062000002.001  
EDWARDS FRED S & VERA F  
55 GREEN ISLAND WAY  
MIRAMAR BEACH, FL 32550



SURVEYOR'S NOTES

1. TYPE OF SURVEY: SUBDIVISION OF LAND
2. 30' MINIMUM BUILDING SETBACK LINE ON ALL FRONT LOT LINES
3. 15' MINIMUM BUILDING SETBACK LINE ON ALL SIDE & REAR LOT LINES UNLESS SHOWN OTHERWISE
4. 35' MINIMUM BUILDING SETBACK LINE ON ALL SIDE
5. ALL BEARINGS BASED ON THE GRID NORTH AS DETERMINED BY RTK GPS AND REFERENCED TO NAD83, ALABAMA WEST STATE PLANE COORDINATES
6. FIELD WORK FOR THIS SURVEY WAS PERFORMED NOVEMBER 10, 2023
7. PROPERTY IS LOCATED IN FLOOD ZONE "X-UNSHADED" WHICH WAS DETERMINED BY ELEVATIONS FROM THE FEDERAL INSURANCE ADMINISTRATION MAP# 01097C0526L, DATED JUNE 05, 2020.

FLOOD DAMAGE PREVENTION ORDINANCE NOTE:

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.

SURVEYED DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 2 WEST MOBILE COUNTY, ALABAMA; THENCE SOUTH 89°47'50" EAST, 60.00 FEET TO THE SOUTHWEST CORNER OF LOT 10, LAMPLIGHTER ESTATES, AS RECORDED IN MAP BOOK 21, PAGE 123, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF SCHILLINGER ROAD NORTH (RIGHT-OF-WAY VARIES); THENCE CONTINUE SOUTH 89°47'50" EAST AND ALONG THE SOUTH LINE OF SAID LAMPLIGHTER ESTATES, 1399.57 FEET TO THE SOUTHEAST CORNER OF LOT 18, SAID SUBDIVISION; THENCE RUN SOUTH 02°55'12" WEST AND ALONG THE WEST LINE OF PROPERTY NOW OR FORMERLY OF THE CITY OF MOBILE; A DISTANCE OF 393.60 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE RUN SOUTH 00°56'-09" WEST 681.55 FEET TO THE NORTHEAST CORNER OF LOT 1, WESTERN PARK, INC. SUBDIVISION, AS RECORDED IN MAP BOOK 80, PAGE 79, SAID PROBATE RECORDS; THENCE RUN NORTH 89°28'52" WEST, ALONG THE NORTH LINE OF SAID LOT 1 AND ALONG A PROJECTION THEREOF, 1393.10 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF SCHILLINGER ROAD NORTH; THENCE RUN NORTH 00°18'53" EAST ALONG SAID RIGHT OF WAY, 402.44 FEET TO A POINT; THENCE RUN SOUTH 89°51'21" EAST, 810.03 FEET TO A POINT; THENCE RUN NORTH 00°06'00" EAST, 269.92 FEET TO A POINT; THENCE RUN SOUTH 89°51'21" EAST AND ALONG THE SOUTH LINE OF PROPERTY CONVEYED BY INSTRUMENT RECORDED IN REAL PROPERTY BOOK 7628, PAGE 558, A DISTANCE OF 591.39 FEET TO THE POINT OF BEGINNING. SAID PROPERTY CONTAINS 16.49 ACRES, MORE OR LESS.

SURVEYORS CERTIFICATE:

I, FURTHER CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

**PRELIMINARY**  
J. BRETT ORRELL, PLS. DATE: 11/10/2023  
ALABAMA LICENSE NUMBER 31836-S

ACCEPTANCE BY OWNER:

BA SEMMES STORAGE, LLC, OWNER OF THE LANDS SHOWN ON THIS PLAT, HEREBY STATES THAT IT HAS CAUSED THE SAME TO BE SURVEYED BY J. BRETT ORRELL, A REGISTERED LAND SURVEYOR (ALA. REG. NO. 31836-S) AND HAS CAUSED THIS PLAT OR MAP OF SAID LAND TO BE MADE, SHOWING THE SUBDIVISION INTO WHICH IT IS DIVIDED, AND HEREBY ACCEPTS THIS PLAT OR MAP AS A TRUE, CORRECT AND COMPLETED PLAT OF SUBDIVISION OF SAME.

BY:

BA SEMMES STORAGE, LLC, BILLY C ANDERSON JR., AS MANAGING MEMBER

STATE OF ALABAMA  
COUNTY OF MOBILE

I, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, DO HEREBY STATE THAT BILLY C ANDERSON JR., WHOSE NAME AS MANAGING MEMBER OF BA SEMMES STORAGE, LLC, IS SIGNED TO THE ACCEPTANCE BY OWNERS SHOWN HEREON, AND WHO IS KNOWN TO ME AND ACKNOWLEDGED BEFORE ME ON THIS DAY THAT BEING INFORMED OF THE CONTENTS OF SAID ACCEPTANCE, HE, AS SUCH MANAGER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND ON BEHALF OF SAID LIMITED LIABILITY COMPANY ON THE DAY SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL THIS, 11th DAY OF NOVEMBER, 2023.

NOTARY PUBLIC MY COMMISSION EXPIRES:

THIS SUBDIVISION SHOWN IS HEREBY APPROVED BY THE CITY OF SEMMES

CITY OF SEMMES CHAIRMAN DATE

SITE DATA

TOTAL LAND AREA: 16.49 ACRES  
SMALLEST LOT SIZE: 0.89 ACRES  
TOTAL NUMBER OF LOTS: 4  
LINEAR FEET OF STREETS: 402.44 FT.  
OWNER INFORMATION: BA SEMMES STORAGE LLC  
PO BOX 1546  
LUCEDALE, MS 39452

REVISED BY:	NOTE:	REVISED BY:	NOTE:
DATE:		DATE:	
REVISED BY:	NOTE:	REVISED BY:	NOTE:
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DATE:		DATE:	

**POLY**  
SURVEYING

SERVING ALABAMA, FLORIDA & MISSISSIPPI  
CORPORATE OFFICE  
688 JACKSON RD  
MOBILE, AL 36619  
P. (251) 666-2010  
WWW.POLYSURVEYING.COM

**ADMIRAL LANDING**  
SECTION 6, TOWNSHIP 4 SOUTH, RANGE 2 WEST  
**SUBDIVISION OF LAND**  
DRAWN BY: HW [SURVEY DATE: 11/13/2023] SCALE: 1"=60' [24"x36" PRINT]  
CHECKED BY: JBO [FIELD DATE: 11/10/2023] [FILE NAME: 2310-0083] S-(28)  
SHEET NO. 1 of 1