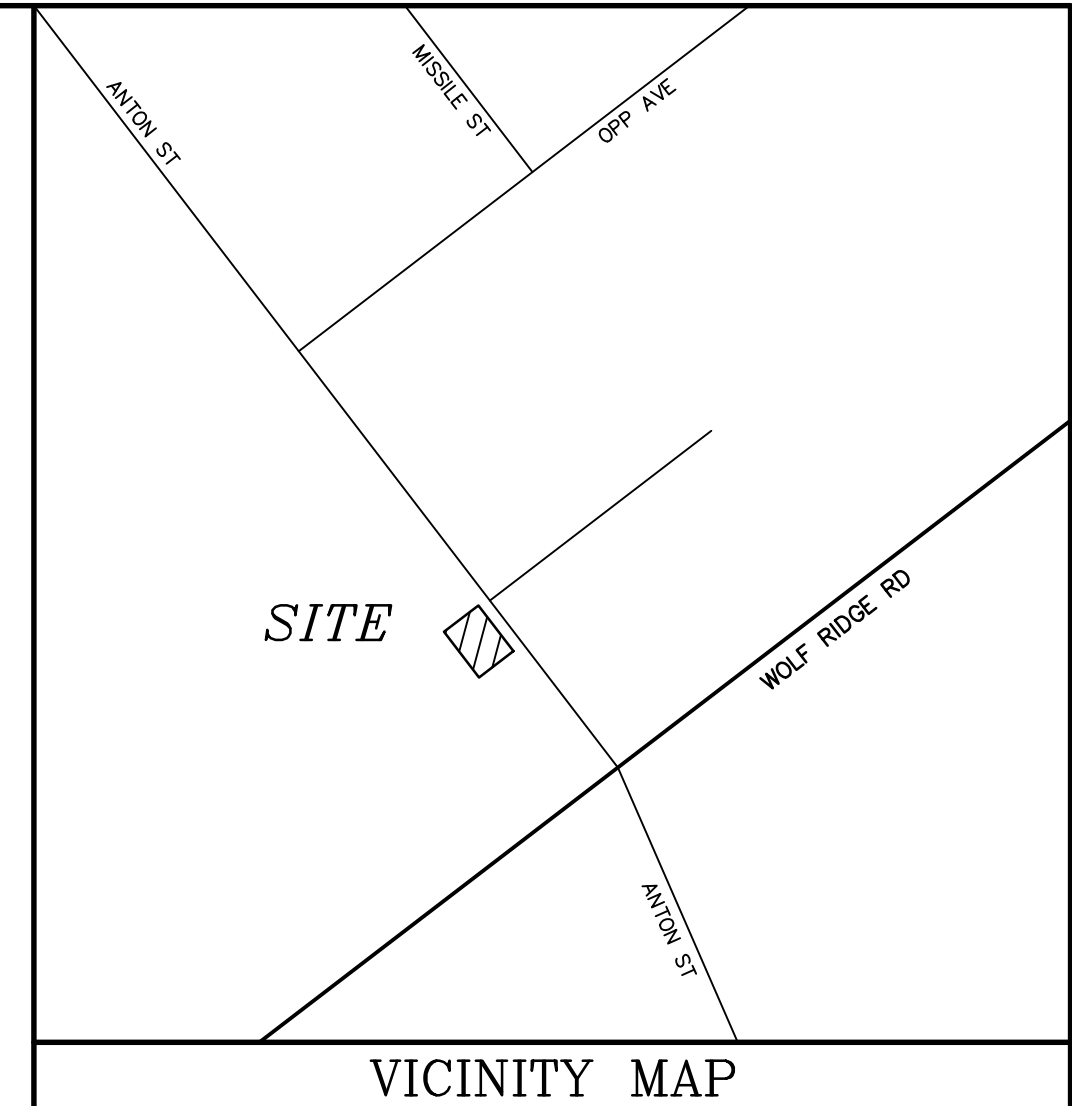
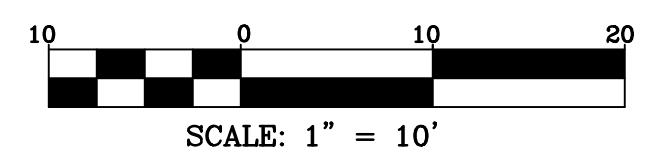


LEGEND

- P.O.B. POINT OF BEGINNING
- R/W RIGHT-OF-WAY
- (REC) RECORD
- RIGHT-OF-WAY-LINE
- - - CENTER LINE
- FORESHORTENED LINE
- X- FENCE LINE (CHAIN LINK)
- P- OVERHEAD POWER LINE
- PP POWER POLE
- PM ⊙ POWER METER
- ⊠ WATER METER
- A/C AIR CONDITIONING UNIT
- MB MAIL BOX
- CONCRETE



NOTES:

- 1.) Type of Survey: ALTA/NSPS Land Title.
- 2.) Field Date(s): March 20 & April 01, 2024.
- 3.) Bearing Basis: Referenced to Alabama State Plane Coordinate System West Zone (102) NAD 83(2011) established by RTK GPS utilizing ALDOT Net as a continuously operating reference station.
- 4.) All corners are set rod & cap (Rowe) unless noted otherwise.
- 5.) Setback lines shown on this plat (if any) are taken from the recorded plat of the subdivision. Setback lines established by statute, ordinances or restrictive covenants are not shown.
- 6.) Property Owner: Stephen Quinnelly
c/o General Contractor
3345 Anton Street
Mobile, AL 36612
- 7.) Property Address: 3345 Anton Street
Mobile, AL 36612
- 8.) Gross Land Area(s): 7,500± SF (0.2± AC).
- 9.) Location of utilities serving the surveyed property are from observed evidence.
- 10.) No Zoning Report was provided to the surveyor.
- 11.) There is no observed evidence of current earth moving work, building construction or building additions.
- 12.) There are no proposed changes in street right-of-way lines. There is no observed evidence of recent street or sidewalk construction or repairs.
- 13.) There are no improvements within offsite easements or servitudes benefiting the surveyed property that are disclosed in record documents.
- 14.) The surveyor has reviewed the Commitment for Title Insurance issued by Chicago Title Insurance Company being File No. 72512-231500265 with a commitment date of October 6, 2023 at 12:49 p.m. and finds no survey related exceptions within Schedule B, Part II of said commitment.

LEGAL DESCRIPTION

STATE OF ALABAMA)
COUNTY OF MOBILE)

Commencing from a point on the East line of Lot D, Owens Division of the St. Louis Tract, Range 4 West, at the intersection of said East line and the North right-of-way line of Wulff Ridge Road, run Northwardly along the East line of said Lot D, a distance of 161.09 feet to the Point of Beginning of the property herein described; said point being on the North line of property conveyed by Instrument No. 2021003551, Probate Court Records, Mobile County, Alabama; thence South 50°-58'-08" West and along the North line of said property, 75.00 feet to a point on the Easterly line of property conveyed by instrument recorded in Real Property Book 6796, Page 1710, said Probate Records; thence North 39°-01'-52" West and along said property line, 100.00 feet; thence North 50°-58'-08" East, 75.00 feet to a point on the Westwardly right-of-way line of Anton Street (50 foot right-of-way); thence South 39°-01'-52" East and along said West right-of-way line, 100.00 feet to the Point of Beginning. Said property being the same as property conveyed by Instrument No. 2023060116, said Probate Records.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 4, 6(a), 7(a), 9, 11(a), 11(b) and 13 of Table A thereof. The field work was completed on April 01, 2024.

TO: Redus Properties, Inc., Chicago Title Insurance Company, Surety Land Title, Inc.

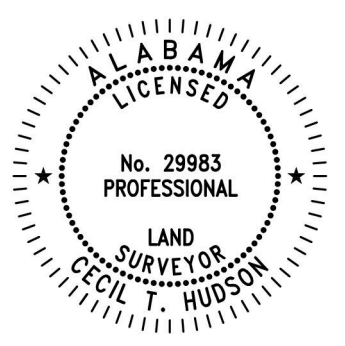
I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

This is to state that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map No. 0109700551 L, and dated June 05, 2020, and found that the above described property now is located in Flood Hazard Area "X-Unshaded" as determined by graphic scaling.

The parties listed above are entitled to rely on the survey and this Certificate as being true and accurate.

Cecil T. Hudson
Cecil T. Hudson, PLS
Alabama Licensed Professional
Land Surveyor No. 29983-S
Prints not valid unless
they bear an original seal

Date: 04/01/2024



REVISIONS:	ALTA/NSPS LAND TITLE SURVEY			
	PREPARED FOR REDUS PROPERTIES, INC. c/o WELLS FARGO BANK, NA			
			ROWE ENGINEERING & SURVEYING CONSULTING ENGINEERS	
	3502 LAUGHLIN DR • SUITE B • MOBILE, AL 36693 PHONE 251-666-2766 • FAX 251-660-1040			
DRAWING: 52971-BL.dwg	JOB: 52971	PLAT DATE:	SCALE:	SHEET NO.
DRAWN BY: BWL	FB: 2087/15, 2084/66	APRIL 09, 2024	1" = 10'	1 OF 1
CHECKED BY: CTH	TAX: 22-10-44-0-012-121.000			