



LEGAL DESCRIPTION

LOTS 1, 2, 3, 4 & 5, BLOCK 3, RESUBDIVISION OF ENGLEWOOD SUBDIVISION, AS RECORDED IN MAP BOOK 4 PAGES 575-577, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA, LYING WEST OF DAUPHIN ISLAND PARKWAY.

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 3/27/24
MATTHEW ROBERTS, ALABAMA LICENSE NO. 30355

- NOTES:
- LAND DISTURBANCE PERMIT WILL BE REQUIRED FOR ANY LAND DISTURBING ACTIVITY IN ACCORDANCE WITH MOBILE CITY CODE, CHAPTER 17, STORM WATER MANAGEMENT AND FLOOD CONTROL: THE CITY OF MOBILE, ALABAMA FLOOD PLAIN MANAGEMENT PLAN (1984); AND, THE RULES FOR EROSION AND SEDIMENTATION CONTROL, AND STORM WATER RUNOFF CONTROL.
 - APPROVAL OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL AGENCIES (INCLUDING ALL STORM WATER RUNOFF, WETLAND AND FLOODPLAIN REQUIREMENTS) WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT.
 - SIDEWALK IS REQUIRED TO BE CONSTRUCTED, AND/OR REPAIRED, ALONG THE FRONTAGE OF EACH LOT, OR PARCEL, AT TIME OF NEW DEVELOPMENT OR CONSTRUCTION, UNLESS A SIDEWALK WAIVER IS APPROVED.
 - ALL EXISTING AND PROPOSED DETENTION FACILITIES, COMMON AREAS, AND WETLANDS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S), AND NOT THE RESPONSIBILITY OF THE CITY OF MOBILE.
 - ALL CITY OWNED EASEMENTS SHALL REMAIN IN EFFECT UNTIL VACATED THROUGH THE PROPER VACATION PROCESS.
 - DRIVEWAY NUMBER, SIZE, LOCATION, AND DESIGN TO BE APPROVED BY TRAFFIC ENGINEERING AND CONFORM TO AASHTO STANDARDS. ANY REQUIRED ON-SITE PARKING, INCLUDING ADA HANDICAP SPACES, SHALL MEET THE MINIMUM STANDARDS AS DEFINED IN ARTICLE 3, SECTION 64-3-12 OF THE CITY'S UNIFIED DEVELOPMENT CODE. A FULL ACCESS DRIVEWAY WILL NOT BE ALLOWED ALONG MCVAY DRIVE NORTH. A TRAFFIC IMPACT STUDY WILL BE REQUIRED FOR THE SHOWN GAS STATION.
 - AS SHOWN ON THE 1984 AERIAL PHOTO LOT A, RECEIVE 16,000 SF HISTORICAL CREDIT OF EXISTING (1984) IMPERVIOUS AREA TOWARDS STORMWATER DETENTION REQUIREMENT PER MOBILE CITY CODE, CHAPTER 17, STORM WATER MANAGEMENT AND FLOOD CONTROL.
 - NO STRUCTURES SHALL BE CONSTRUCTED IN ANY EASEMENT WITHOUT PERMISSION FROM THE EASEMENT HOLDER.
 - FUTURE DEVELOPMENT OR REDEVELOPMENT OF THE SITE SHALL COMPLY WITH THE DEVELOPMENT PROVISIONS OF ARTICLE 3 OF THE UNIFIED DEVELOPMENT CODE.

- LEGEND
- △ CRF CAPPED IRON ROD FOUND
 - △ CTF CAPPED TOP PIPE FOUND
 - CMF CONCRETE MONUMENT FOUND
 - △ OTF OPEN TOP IRON PIPE FOUND
 - △ RIF REBAR IRON FOUND
 - △ XUF "X" MARK FOUND
 - CRS CAPPED IRON ROD SET (LSCA-50199)
 - XMS "X" MARK SET IN CONCRETE
 - MNS MAG NAIL SET
 - (R) RECORD
 - (O) OBSERVED
 - R.O.W. RIGHT OF WAY
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - CHAIN LINK FENCE
 - WIRE FENCE
 - WOOD FENCE
 - LIGHT POLE
 - POWER POLE
 - WATER METER
 - GW GAS METER

CURVE	DELTA ANGLE	ARC LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD LENGTH
C1	90°29'56"	39.49'	25.00'	25.22'	N 44°49'37" E	35.51'
C2	89°30'04"	39.05'	25.00'	24.78'	S 45°10'23" E	35.20'

- * I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP # 015007 L DATED JUNE 5, 2020 AND FOUND THAT THE ABOVE DESCRIBED PROPERTY IS SHOWN IN FLOOD ZONE "X" UNSHADED ON PANEL 564
- * THIS DRAWING DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH BY THIS COMPANY, OTHER THAN WHAT IS VISIBLE ON THE GROUND OR PROVIDED BY THE CLIENT'S CONVEYANCE.
- * DRAWING SHOULD NOT BE SCALED. THE LOCATION OF SOME FEATURES ARE EXAGGERATED FOR CLARITY (I.E. FENCES, CURBS, ETC).
- * FIELD WORK COMPLETED - AUGUST 27 AND NOVEMBER 11, 2024
- * 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.
- * SEE PLAT OF BOUNDARY SURVEY BY BYRD SURVEYING DATED SEPTEMBER 13, 2024

APPROVED: MOBILE CITY PLANNING COMMISSION _____ DATE _____

ITS SECRETARY _____

APPROVED: _____ DATE _____

TRAFFIC ENGINEER

APPROVED: _____ DATE _____

CITY ENGINEER

FULTON HEIGHTS
SUBDIVISION

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

2609 HALLS MILL ROAD
(251) 476-5010
SCALE: 1" = 20'
24BS196

MOBILE, ALABAMA
BYRD@BYRDSURVEYING.BIZ
MARCH 27, 2025

