

LEGEND

- CR1 = 1/2" CAPPED REBAR IRON FOUND (BS)
RBR = 1/2" REBAR IRON FOUND
OT = OPEN TOP IRON FOUND
CT = CRIMP TOP IRON FOUND
MBSL = MINIMUM BUILDING SETBACK LINE
(R) = RECORD
(A) = ACTUAL
TBM = TEMPORARY BENCH MARK
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
CMP = CORRUGATED METAL PIPE
CWP = CORRUGATED PLASTIC PIPE
W = WATER LINE
F = FENCE LINE
W = WATER METER
S = SANITARY SEWER MANHOLE
P = POWERLINE POLE
G = GUY WIRE
L = LIGHT POLE
P = OVERHEAD POWERLINE
G = GRATED INLET
A = ASPHALT
C = CONCRETE
S = SPOT ELEVATION
C = CONTOUR ELEVATION

STATE OF ALABAMA
COUNTY OF MOBILE

I, J. BRETT ORRELL, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, 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;

BEGIN AT THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 1 WEST, MOBILE COUNTY, ALABAMA; THENCE IN A WESTERLY DIRECTION ALONG THE NORTH BOUNDARY OF SAID SECTION, 118.18 FEET; THENCE TURNING AN ANGLE OF 74 DEGREES 28 MINUTES TO THE LEFT IN A SOUTHWESTERLY DIRECTION 994.30 FEET TO POINT OF BEGINNING OF BOUNDARY OF TRACT OF LAND HEREIN DESCRIBED; THENCE TURNING AN ANGLE OF 90 DEGREES 00 MINUTES TO THE LEFT IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTH BOUNDARY OF LAND CONVEYED BY TENNESSEE LAND COMPANY TO H. F. PARKER, 100.00 FEET; THENCE TURNING AN ANGLE OF 15 DEGREES 32 MINUTES TO THE LEFT IN AN EASTERLY DIRECTION ALONG SAID BOUNDARY OF SAID LAND CONVEYED BY TENNESSEE LAND COMPANY TO H. F. PARKER, 368.79 FEET TO INTERSECTION WITH THE NORTHWEST BOUNDARY OF LAND OF ALABAMA, TENNESSEE AND NORTHERN RAILROAD CORPORATION; THENCE TURNING AN ANGLE OF 95 DEGREES 01 MINUTE TO THE RIGHT IN A SOUTHWESTERLY DIRECTION ALONG SAID NORTHWEST BOUNDARY 583.5 FEET; MORE OR LESS, TO THE NORTHWEST CORNER OF LAND CONVEYED BY TENNESSEE LAND COMPANY TO PAUL HALLADAY AND WIFE BY DEED DATED THE 5TH DAY OF JULY, 1945; THENCE IN A WESTERLY DIRECTION ALONG THE NORTH BOUNDARY OF SAID LAND CONVEYED BY TENNESSEE LAND COMPANY TO PAUL HALLADAY AND WIFE, WHICH IS A LINE PARALLEL TO AND 649.1 FEET NORTH OF THE NORTH BOUNDARY OF A TRACT OF LAND KNOWN AS P. S. M. 1 OF TENNESSEE V. AILEY AUTHORITY, SAID TRACT OF LAND HAVING BEEN CONVEYED BY TENNESSEE LAND COMPANY TO THE UNITED STATES OF AMERICA BY DEED DATED THE 23RD DAY OF MARCH, 1943, 576.4 FEET TO INTERSECTION WITH THE CENTERLINE OF JOHN CRAFT HIGHWAY, SAID INTERSECTION BEING IN THE ARC OF A CURVE TURNING TO THE RIGHT IN A NORTHEASTERLY DIRECTION AND HAVING A RADIUS OF 2,864.93 FEET, SAID ARC BEING SUBTENDED BY A CENTRAL ANGLE OF 3 DEGREES 31 MINUTES 58 SECONDS AND HAVING A CHORD 176.65 FEET IN LENGTH, SAID CHORD FORMING AN ANGLE OF 104 DEGREES 00 MINUTES TO THE RIGHT FROM LAST DESCRIBED COURSE; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SAID ARC 176.66 FEET TO POINT OF BEGINNING OF A STRAIGHT LINE TANGENT TO SAID ARC; THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID STRAIGHT LINE 457.7 FEET TO POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING THREE PARCELS OF PROPERTY:

PARCEL A:

THAT PORTION OF THE ABOVE DESCRIBED PROPERTY WHICH WAS CONVEYED BY JOHN E. P011 AND EDITH M. P011, HUSBAND AND WIFE, TO J. D. GANT AND MARCELLA P. GANT, HUSBAND AND WIFE, BY DEED DATED APRIL 7, 1948 AND RECORDED IN REAL PROPERTY BOOK 452, AT PAGE 230, OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA, AND DESCRIBED AS FOLLOWS: A TRACT OF LAND LOCATED PARTLY IN THE NORTHEAST QUARTER OF SECTION 21, AND PARTLY IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 1 WEST, ST. STEPHENS PRINCIPAL MERIDIAN, MOBILE COUNTY, ALABAMA, HAVING AN AREA OF 1.03 ACRES, MORE OR LESS, AND DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 21; THENCE IN A WESTERLY DIRECTION ALONG THE NORTH BOUNDARY OF SAID SECTION, 118.18 FEET; THENCE TURNING AN ANGLE OF 74 DEGREES 28 MINUTES TO THE LEFT IN A SOUTHWESTERLY DIRECTION 994.30 FEET TO THE POINT OF BEGINNING OF BOUNDARY OF TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG PROJECTION OF THE LAST DESCRIBED COURSE, 110.0 FEET; THENCE RUNNING AN ANGLE OF 105 DEGREES 32 MINUTES TO THE LEFT IN AN EASTERLY DIRECTION, 492.0 FEET, MORE OR LESS, TO INTERSECTION WITH THE WESTERLY BOUNDARY OF THE ALABAMA, TENNESSEE AND NORTHERN RAILROAD CORPORATION; THENCE TURNING AN ANGLE OF 84 DEGREES 59 MINUTES TO THE LEFT IN A NORTHEASTERLY DIRECTION ALONG THE WESTERN BOUNDARY OF SAID ALABAMA, TENNESSEE AND NORTHERN RAILROAD CORPORATION'S LAND, 80.0 FEET TO THE SOUTHEAST CORNER OF LAND CONVEYED BY TENNESSEE LAND COMPANY TO H. F. PARKER; THENCE TURNING AN ANGLE OF 95 DEGREES 01 MINUTE TO THE LEFT IN A WESTERLY DIRECTION ALONG THE SOUTH BOUNDARY OF LAND CONVEYED BY TENNESSEE LAND COMPANY TO H. F. PARKER, 368.79 FEET TO THE EASTERN BOUNDARY OF JOHN CRAFT HIGHWAY; THENCE TURNING AN ANGLE OF 15 DEGREES 32 MINUTES TO THE RIGHT 100.0 FEET TO THE POINT OF BEGINNING.

PARCEL B:

THAT PORTION OF THE ABOVE-DESCRIBED PROPERTY WHICH WAS CONVEYED BY EDITH M. P011, A WIDOW, AND CATHERINE BORGESSON KRATKOWSKI, AS EXECUTRIX OF THE ESTATE OF JOHN M. P011, TO STANLEY J. KRATKOWSKI AND CATHERINE BORGESSON KRATKOWSKI BY DEED DATED AUGUST 5, 1950 AND RECORDED IN REAL PROPERTY BOOK 509, AT PAGE 516, OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA, AND DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 1 WEST, AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 1 WEST, MOBILE COUNTY, ALABAMA, HAVING AN AREA OF 2.4 ACRES, MORE OR LESS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 21, TOWNSHIP 3 SOUTH, RANGE 1 WEST, MOBILE COUNTY, ALABAMA; THENCE IN A WESTERLY DIRECTION ALONG THE NORTH BOUNDARY OF SAID SECTION, 118.18 FEET TO THE CENTERLINE OF JOHN CRAFT HIGHWAY; THENCE TURNING AN ANGLE OF 74 DEGREES 28 MINUTES TO THE LEFT IN A SOUTHWESTERLY DIRECTION ALONG THE CENTERLINE OF JOHN CRAFT HIGHWAY, 1,228.66 FEET TO THE POINT OF BEGINNING OF TRACT OF LAND HEREIN DESCRIBED; THENCE TURNING AN ANGLE OF 105 DEGREES 32 MINUTES TO THE LEFT IN AN EASTERLY DIRECTION, 515.0 FEET, MORE OR LESS, TO THE INTERSECTION OF THE WESTERN BOUNDARY OF THE RIGHT-OF-WAY OF THE ALABAMA, TENNESSEE AND NORTHERN RAILROAD; THENCE TURNING AN ANGLE OF 95 DEGREES 01 MINUTE TO THE RIGHT IN A SOUTHERLY DIRECTION ALONG THE WESTERN BOUNDARY OF SAID ALABAMA, TENNESSEE AND NORTHERN RAILROAD RIGHT-OF-WAY, 114.5 FEET; THENCE TURNING AN ANGLE OF 84 DEGREES 59 MINUTES TO THE RIGHT IN A WESTERLY DIRECTION, 515.0 FEET, MORE OR LESS, TO INTERSECTION WITH THE CENTERLINE OF JOHN CRAFT HIGHWAY; THENCE TURNING AN ANGLE OF 105 DEGREES 32 MINUTES TO THE RIGHT IN A NORTHEASTERLY DIRECTION, 200.0 FEET TO THE POINT OF BEGINNING.

PARCEL C:

THAT PORTION OF THE ABOVE-DESCRIBED PROPERTY WHICH WAS CONVEYED BY EDITH M. P011, A WIDOW, AND CATHERINE BORGESSON KRATKOWSKI, AS EXECUTRIX OF THE ESTATE OF JOHN E. P011, TO JAMIE D. GANT AND MARCELLA P. GANT BY DEED DATED AUGUST 5, 1950 AND RECORDED IN REAL PROPERTY BOOK 520, AT PAGE 152, OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA, AND DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 1 WEST, AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 1 WEST, MOBILE COUNTY, ALABAMA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 21, TOWNSHIP 3 SOUTH, RANGE 1 WEST, MOBILE COUNTY, ALABAMA; THENCE IN A WESTERLY DIRECTION ALONG THE NORTH BOUNDARY OF SAID SECTION, 118.18 FEET TO THE CENTERLINE OF JOHN CRAFT HIGHWAY; THENCE TURNING AN ANGLE OF 74 DEGREES 28 MINUTES TO THE LEFT IN A SOUTHWESTERLY DIRECTION 1,04.30 FEET TO THE SOUTHWEST CORNER OF LAND CONVEYED TO J. D. GANT AND WIFE, MARCELLA P. GANT, BY JOHN E. P011 AND WIFE, EDITH M. P011, BY DEED DATED THE 7TH DAY OF APRIL, 1948, AND RECORDED IN DEED BOOK 452, AT PAGE 230, MOBILE COUNTY, ALABAMA. PROBATE COURT RECORDS; THENCE TURNING AN ANGLE OF 105 DEGREES 32 MINUTES TO THE LEFT IN AN EASTERLY DIRECTION ALONG THE SOUTH BOUNDARY OF SAID LAND CONVEYED BY JOHN E. P011 AND WIFE, EDITH M. P011, BY DEED DATED THE 7TH DAY OF APRIL, 1948, A DISTANCE OF 492.0 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE WESTERN BOUNDARY OF THE RIGHT-OF-WAY OF THE ALABAMA, TENNESSEE AND NORTHERN RAILROAD; THENCE TURNING AN ANGLE OF 95 DEGREES 01 MINUTE TO THE RIGHT IN A SOUTHWESTERLY DIRECTION ALONG THE WESTERN BOUNDARY OF THE SAID ALABAMA, TENNESSEE AND NORTHERN RAILROAD RIGHT-OF-WAY, 114.5 FEET; THENCE TURNING AN ANGLE OF 84 DEGREES 59 MINUTES TO THE RIGHT IN A WESTERLY DIRECTION, 515.0 FEET, MORE OR LESS, TO THE CENTERLINE OF JOHN CRAFT HIGHWAY; THENCE TURNING AN ANGLE OF 105 DEGREES 32 MINUTES TO THE RIGHT IN A NORTHEASTERLY DIRECTION, 124.36 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND IS THE SAME LAND AS DESCRIBED IN THE GUARANTEE TITLE COMPANY COMMITMENT NUMBER 76463 BEARING AN EFFECTIVE DATE OF MAY 17, 2007.

I FURTHER STATE THAT THE BUILDINGS NOW ERECTED ON SAID LOT ARE WITHIN THE BOUNDARIES OF SAME; THERE ARE NO ENCROACHMENTS BY ADJOINING PROPERTY, EXCEPT AS SHOWN; THERE ARE NO RIGHTS OF WAY EASEMENTS OR JOINT DRIVEWAYS OVER OR ACROSS SAID LAND VISIBLE ON THE SURFACE, EXCEPT AS SHOWN; THERE ARE NO ELECTRIC OR TELEPHONE WIRES (EXCLUDING WIRES WHICH SERVE THE PREMISES ONLY) OR STRUCTURES OR SUPPORTS THEREOF INCLUDING POLES, ANCHORS AND GUY WIRES ON OR OVER SAID LAND AND PREMISES, EXCEPT AS SHOWN; THIS DRAWING ALSO DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE ON THE GROUND OR PROVIDED BY THE CLIENTS. CONVEYANCE, AND THAT THE SCALE OF DRIVES, WALKS, FENCES AND ETC. ARE IN SOME INSTANCE EXAGGERATED FOR THE PURPOSE OF DETAIL. THE STREET ADDRESS AS ORDERED AND NOT VERIFIED BY THIS FIRM IS: 510 N CRAFT HWY

ACCORDING TO MY SURVEY, THIS IS THE 1ST DAY OF DECEMBER, 2023.

J. BRETT ORRELL, P.L.S. ALA. LICENSE NO: 31836-S

R022209440008051.000
HEARN STEPHEN G & BRUCE W &
PO BOX 11512
CHICKASAW, AL 36671

R022209440008013.000
SEWELL HOLDINGS LLC
10 WIMBLEDON DR W
MOBILE, AL 36608

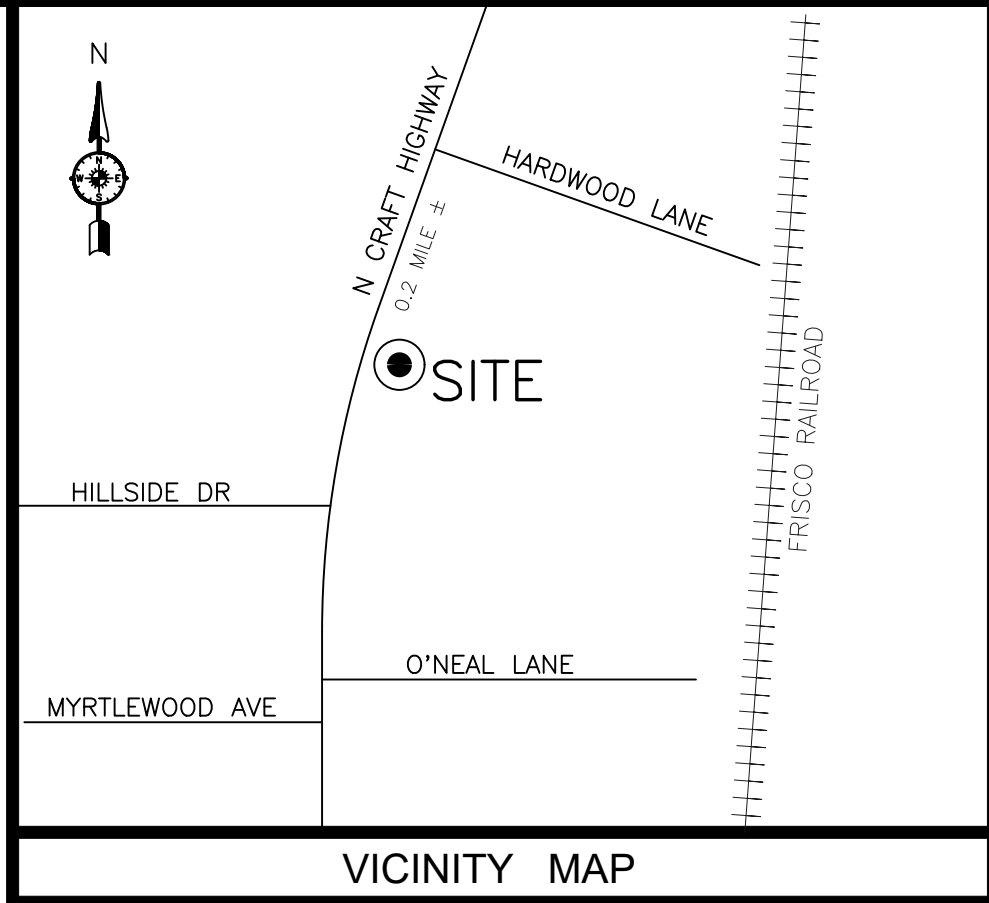
R022209440008014.000
DANHART LLC
3378 WOFFEIT RD
MOBILE, AL 36607

R022209440008015.000
MOUAWAD ADDOL
P O BOX 9203
MOBILE, AL 36691

AS-SURVEYED LEGAL DESCRIPTION:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 1 WEST, MOBILE COUNTY, ALABAMA; THENCE IN A WESTERLY DIRECTION ALONG THE NORTH BOUNDARY OF SAID SECTION, 118.18 FEET; THENCE TURNING AN ANGLE OF 74°28'00" TO THE LEFT IN A SOUTHWESTERLY DIRECTION 994.30 FEET TO A POINT; THENCE TURNING AN ANGLE OF 90°00'00" TO THE LEFT IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTH BOUNDARY OF LAND CONVEYED BY TENNESSEE LAND COMPANY TO H. F. PARKER 100.00 FEET; THENCE TURNING AN ANGLE OF 15°32'00" TO THE LEFT IN AN EASTERLY DIRECTION, 368.79 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF A 100 FOOT FRISCO RAILROAD RIGHT-OF-WAY; THENCE TURNING AN ANGLE OF 90°01'00" TO THE RIGHT IN A SOUTHWESTERLY DIRECTION ALONG SAID RAILROAD RIGHT-OF-WAY, 389.00 FEET TO A CRIMP TOP IRON, BEING THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE RUN S05°35'00"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 190.70 FEET TO AN OPEN TOP IRON; THENCE RUN N88°30'01"W, 526.51 FEET TO AN IRON REBAR LOCATED ON THE EAST RIGHT-OF-WAY LINE OF NORTH CRAFT HIGHWAY (ALSO KNOWN AS U.S. HIGHWAY 43), SAID POINT LOCATED ON A CURVE, CONVEYING TO THE SOUTHEAST, HAVING A RADIUS OF 2679.99 FEET AND A DELTA ANGLE OF 0°24'48"; THENCE RUN NORTHEASTERLY ALONG SAID CURVE AND EAST RIGHT-OF-WAY LINE, AN ARC LENGTH OF 159.66 FEET (CHORD BEARS N14°29'31"E, 159.63 FEET) TO A CAPPED IRON REBAR, BEING THE P.T. THEREOF; THENCE RUN N16°13'35"E, ALONG SAID EAST RIGHT-OF-WAY LINE, 37.43 FEET TO A CRIMP TOP IRON; THENCE RUN S89°29'19"E, 494.67 FEET TO A CRIMP TOP IRON, BEING THE POINT OF BEGINNING.

BEING THE SAME PROPERTY DESCRIBED IN DEED BOOK 6359, PAGE 565, IN THE OFFICE OF THE JUDGE OF PROBATE COURT, MOBILE COUNTY, ALABAMA.



SURVEYOR'S NOTES

1. TYPE OF SURVEY: TOPOGRAPHIC SURVEY
2. BEARING BASED ON DEED AS RECORDED IN PROPERTY BOOK 452, PAGE 230; NO SETBACKS NOTED.
3. PROPERTY IS LOCATED IN FLOOD ZONE "X" UNSHADED AS SCALED FROM FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP 01097C PANEL NO. 0439 SUFFIX L, DATED JUNE 5, 2020
4. OVERHEAD POWER TO PROPERTY
5. 811 TICKET #233251558

POLY
SURVEYING

SERVING ALABAMA, FLORIDA & MISSISSIPPI
CORPORATE OFFICE 6588 JACKSON RD MOBILE, AL 36618 P: (251) 966-2010
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PREPARED FOR DAN HART, LLC

510 N CRAFT HWY, CHICKASAW, AL

TOPOGRAPHIC SURVEY

DRAWN BY: BLS SURVEY DATE: 12/11/2023 SCALE: 1"=30' 24"x36" PRINT
CHECKED BY: JBO FIELD DATE: 12/4/2023 FILE NAME: 2311-0063 S-(18)

SHEET NO.
1 OF 2

