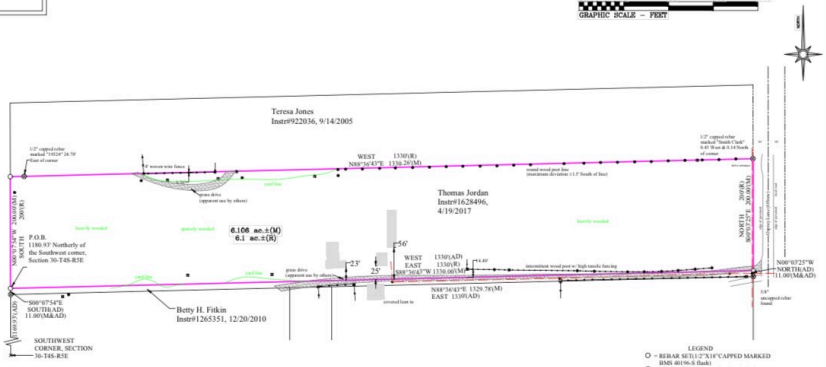
Property Boundary Survey
FOR: Jennifer Gray

30225 Osprey Lane
Robertsdale AL, 36567
Parcel#05-35-09-30-0-000-007.011
PIN 200532
Current Title Holder - Jordan Thomas

Site Data:
Zoning - unzoned area of Baldwin County
County Planning District - 13
Number of tracts - 1
Site Area - 6.106
No Potential Wetlands shown on County Parcel Viewer

Property NOT is located within a Special Flood Hazard Area as shown on FEMA maps for Baldwin County (Unincorporated Areas), AL Community#015000, Map#01003C0590M, effective date 4/19/2019



Instrument#1628496, 4/19/2017
Commence at the Southwest corner of Section 30, Township 4 South, Range 5 East, Baldwin County, Alabama, run in a Northerly direction along the Western boundary of said Section 30 a distance of 1180.93 feet to the point of Beginning; run thence East along the North side of an eleven foot right-of-way deeded in Real Property Book 473, page 140, Baldwin County Probate Records, a distance of 1330 feet, more or less; run thence North 200 feet; run thence West a distance of 1330 feet, more or less; run thence South a distance of 200 feet to the Point of Beginning. Containing 6.1 acres, more or less.

LEGEND
- ○ = REBAR SET(1/2"X18"CAPPED MARKED RMS 40196-S finish)
- ⊗ = REBAR FOUND (see plat description)
- ◉ = ROUND WOOD POST FOUND
- ⊞ = METAL "T" POST FOUND
- ◆ = UTILITY POLE
- ⊠ = SQUARE WOOD POST FOUND
- □ = WOOD CORNER POST FOUND
- X = SURVEY POINT, NO MONUMENT
- M = MEASURED DIMENSION
- R = RECORD DIMENSION
- HIGH TENSILE WIRE FENCE LINE FOUND
- WOVEN WIRE FENCE LINE FOUND
- APPROXIMATE CENTERLINE
- APPARENT RIGHT-OF-WAY
- CURRENT YARD LINE
- AERIAL UTILITY LINE
- BOUNDARY LINE

Surveyor's Notes:
- This survey was performed without an up to date Title Commitment, Title Search or abstract provided by client. There may be both recorded and unrecorded documentation which may have a direct effect upon the findings.
- No attempt was made to discover any buried utilities. Utilities shown are based upon visible evidence
- No Wetlands delineation has been performed and none provided.

The Basis of Bearings for this survey is Alabama State Plane Grid (West Zone)

The centerlines and fence lines as depicted on this plat are shown graphically as straight lines. These lines may actually meander between these end points.

REVISION	DATE	PROJECT NO: 2023-14	Jennifer Gray
		DATE: 12/18/2023	
		SCALE 1" = 100'	Property Boundary Survey
		DRAWN BY: BSG	30225 Osprey Lane
		CHECKED BY: BSG	Robertsdale, AL

BEYOND MEASURE SURVEYING
10038 Bluehaven Cir
FOLEY, AL, 36535
(251) 752-7317
WWW.BEYONDMEASURESURVEYING.COM

Relative Error of Closure
Suburban
1/7,500' & 20" X sq.root of # of angles

Additions or deletions to survey drawings by any other person(s) than the signing party or parties is prohibited without written consent of the signing party or parties.

SURVEYOR'S CERTIFICATE:
I, hereby certify (or 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 14th day of December, 2023.

Reese Harpel
AL PLS#40196-S

REESE R. HARPEL
REGISTERED
No. 40196-S
STATE OF ALABAMA
LAND SURVEYOR