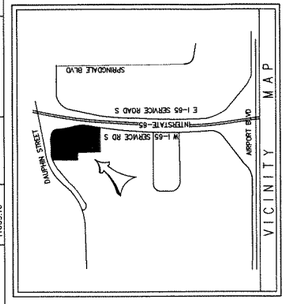
RESUBDIVISION OF LOT 1, DAUPHIN WAY BAPTIST CHURCH SUBDIVISION

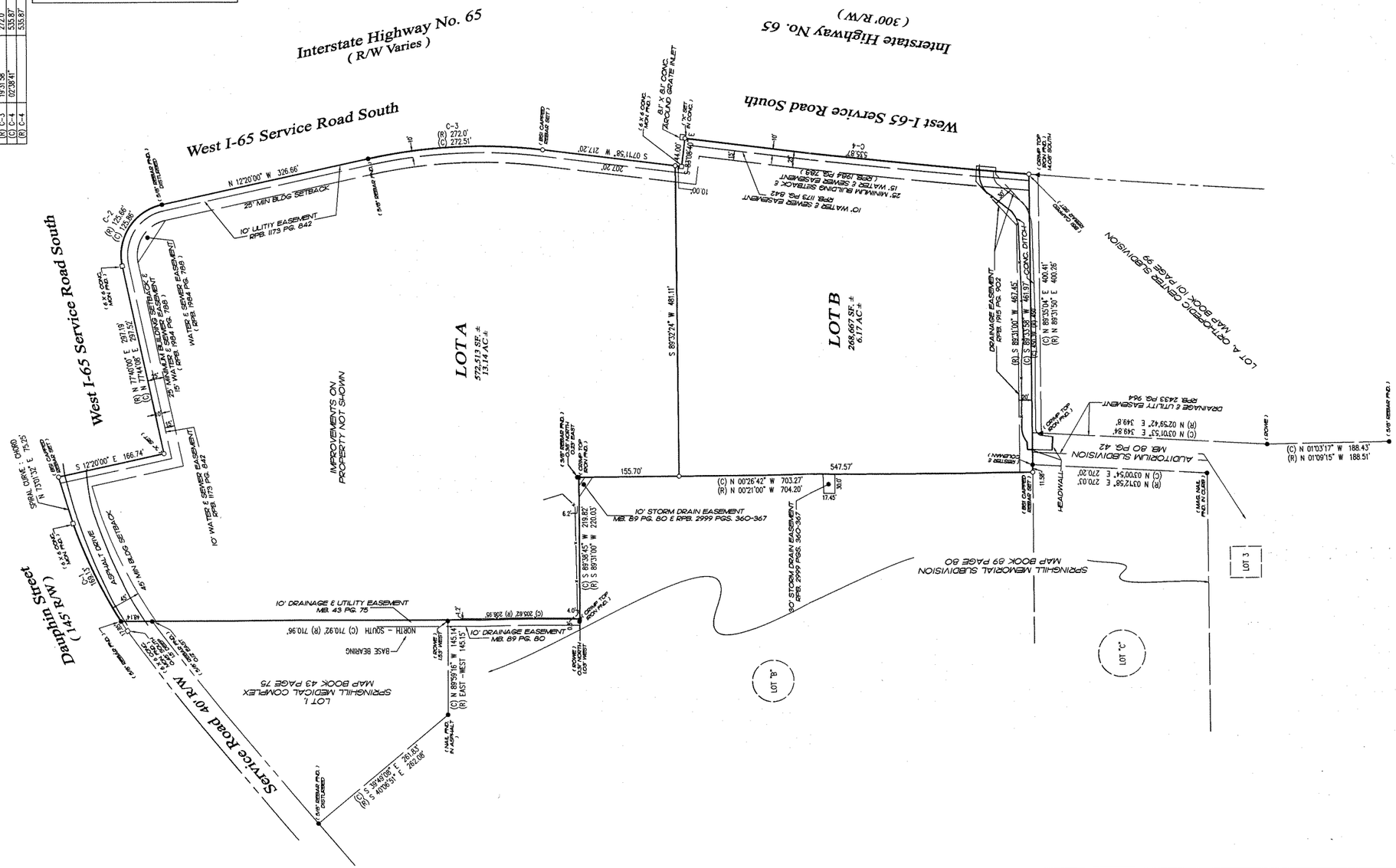
BYRD SURVEYING, INC.

2609 HALLS MILL ROAD
(251) 476-5010
SCALE : 1" = 80'

MOBILE, ALABAMA
BYRD@BYRDSURVEYINGBIZ
JULY 22, 2022

CURVE	DELTA ANGLE	ARC LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD LENGTH
C-1	12°36'35"	169.13'	768.51'	84.91'	N 64°07'31" E	168.79'
(C) C-2	90°08'21"	125.86'	80.00'	80.19'	S 56°56'43" E	113.27'
(R) C-2	90°00'00"	125.66'	80.00'			
(C) C-3	19°41'11"	272.51'	792.85'	137.59'	S 02°46'28" E	271.19'
(R) C-3	19°37'58"	272.0'	797.85'			
(C) C-4	02°28'41"	535.87'	1169.16'	267.98'	N 06°08'27" E	535.82'
(R) C-4	02°28'41"	535.87'	1169.16'			




Interstate Highway No. 65
(R/W Varies)
Interstate Highway No. 65
(300' R/W)
West I-65 Service Road South
West I-65 Service Road South
Dauphin Street
(145' R/W)
Service Road 40' R/W
LOT A
572,513 SF.±
13.14 AC.±
LOT B
266,067 SF.±
6.17 AC.±
IMPROVEMENTS ON PROPERTY NOT SHOWN
25' MIN BLDG SETBACK
10' UTILITY EASEMENT RPB. 1173 PG. 842
10' WATER & SEWER EASEMENT RPB. 1173 PG. 842
25' MINIMUM BUILDING SETBACK & 15' WATER & SEWER EASEMENT (RPB. 1984 PG. 783)
25' WATER & SEWER EASEMENT (RPB. 1984 PG. 788)
10' WATER & SEWER EASEMENT RPB. 1173 PG. 842
10' DRAINAGE & UTILITY EASEMENT MB. 43 PG. 75
10' DRAINAGE EASEMENT MB. 89 PG. 80
10' STORM DRAIN EASEMENT MB. 89 PG. 80 & RPB. 2999 PGS. 360-367
30' STORM DRAIN EASEMENT RPB. 2999 PGS. 360-367
DRAINAGE EASEMENT RPB. 1173 PG. 842
DRAINAGE & UTILITY EASEMENT RPB. 2433 PG. 964
LOT A OTTOPOLIS CENTER SUBDIVISION MAP BOOK 101 PAGE 99
AUDITORIUM SUBDIVISION MB. 80 PG. 42
SPRINGHILL MEMORIAL SUBDIVISION MAP BOOK 69 PAGE 60
SPRINGHILL MEDICAL COMPLEX MAP BOOK 43 PAGE 75
LOT 1
LOT 2
LOT 3
LOT 4A
LOT 4B
BASE BEARING
NORTH - SOUTH (C) 710.92' (R) 710.96'
EAST - WEST 145.14' (C) N 89°59'16" W (R) S 89°31'00" W
S 89°32'24" W 481.11'
S 07°11'58" W 217.20'
N 12°20'00" W 326.66'
S 12°20'00" E 166.74'
155.70'
547.57'
(C) N 00°26'42" W 703.27'
(R) N 00°21'00" W 704.20'
(C) N 01°03'17" W 188.43'
(R) N 01°09'15" W 188.51'
(R) N 03°12'58" E 270.03'
(C) N 03°00'54" E 270.20'
(C) N 03°01'52" E 349.84'
(R) N 02°59'42" E 349.8'
(C) N 89°35'04" E 400.41'
(R) N 89°31'50" E 400.26'
(C) N 89°33'58" W 461.97'
(R) S 89°31'00" W 461.45'
(C) S 89°38'45" W 219.82'
(R) S 89°31'00" W 220.03'
(C) 205.62' (R) 206.35'
(C) S 40°06'51" E 261.83'
(R) S 40°06'49" E 262.08'
C-2 (R) 125.66' (C) 125.86'
C-3 (R) 272.0' (C) 272.51'
C-4 (R) 535.87'
C-1 169.13'
HEADWALL
CONC. DITCH
CROWN TOP ROW PKD.
CENTER & COLUMN
FIBER OPTIC
(5/8" REBAR PKD.)
(1/2" REBAR PKD.)
(1/2" REBAR PKD.)
(5/8" REBAR PKD.)
(1/2" REBAR PKD.)
(1/2" REBAR PKD.)
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(5/8" REBAR PKD.)
(5/8" REBAR PKD.)
(1/2" REBAR PKD.)
(1/2" REBAR PKD.)
(1/2