

LEGEND

P.O.C. POINT OF COMMENCEMENT	☉ TELEPHONE BOX (VAULT)
P.O.B. POINT OF BEGINNING	☉ WATER METER
(A) ACTUAL	☉ SANITARY SEWER VALVE
(R) RECORD DEED	☉ WATER VALVE
(P) PLAT OF RECORD	☉ GAS VALVE
(C) COMPUTED	☉ TRANSFORMER BOX
OTIF OPEN TOP IRON PIPE FOUND	☉ LIGHT POLE
IPF IRON PIN FOUND	☉ CABLE TV BOX
CTIF CRIMP TOP IRON PIPE FOUND	☉ ELECTRIC BOX
CRF CAPPED REBAR FOUND	☉ ELECTRIC PANEL
RFB REBAR FOUND	☉ IRRIGATION CONTROL VALVE
CRS 5/8" CAPPED REBAR SET STAMPED CA#1196	☉ SANITARY SEWER MANHOLE
RCRS 5/8" REFERENCE CAPPED REBAR SET STAMPED CA#1196	☉ STORM DRAIN MANHOLE
TBM TEMPORARY BENCHMARK	☉ TELEPHONE MANHOLE
CMF CONCRETE MONUMENT FOUND	☉ SEWER CLEANOUT
CMS CONCRETE MONUMENT SET	☉ SEWER GRINDER PUMP
RCRS 5/8" CAPPED REBAR WITH REFERENCE CAP SET	☉ GREASE TRAP
LS# LICENSED PROFESSIONAL SURVEYOR'S NUMBER	☉ FLAG POLE
CA# CERTIFICATE OF AUTHORIZATION NUMBER	☉ GAS LINE SIGN MARKER
(DIST) DISTURBED	☉ TELEPHONE SIGN MARKER
(REF) REFERENCE CORNER SET ON LINE	☉ WATERLINE MARKER
(UNR) UNREADABLE/ILLEGIBLE	☉ FIBER OPTIC LINE MARKER
INST # INSTRUMENT NUMBER	☉ EXCEPTION
SECT. SECTION	☉ UNDERGROUND FIBER OPTIC LINE
T- TOWNSHIP	☉ OVERHEAD ELECTRIC
R- RANGE	☉ BURIED ELECTRIC LINE
☉ POWER POLE	☉ UNDERGROUND TELEPHONE LINE
☉ GUY WIRE	☉ S UNDERGROUND SEWER LINE
R/W RIGHT-OF-WAY	☉ W UNDERGROUND WATERLINE
UNDERGROUND GAS LINE	☉ UNDERGROUND LINE
☉ FIRE HYDRANT	☉ TV UNDERGROUND TELEVISION
☉ SIGN	☉ SPOT GRADE ELEVATIONS
☉ TELEPHONE PEDESTAL	M.B./D.B./R.B. MAP BOOK / DEED BOOK / REAL BOOK
☉ ELECTRIC METER BOX	☉ CMP CORRUGATED METAL PIPE
☉ AIR CONDITIONER	☉ RCP REINFORCED CONCRETE PIPE
☉ JUNCTION BOX (VAULT)	☉ CPP CORRUGATED PLASTIC PIPE
EL/ELEV ELEVATION	☉ DENOTES STATEMENT BY LAND SURVEYOR
IN/ INVERT	☉ LAND HOOK
FFE FINISHED FLOOR ELEVATION	☉ LINE SHOWN NOT TO SCALE

LEGAL DESCRIPTION

(AS PER REAL PROPERTY BOOK 324, PAGE 1874)
 NORTHEAST QUARTER OF SECTION TWENTY-TWO TOWNSHIP 7 SOUTH, RANGE 4 EAST.

DESCRIPTION FROM SURVEY

THE PORTION OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, LYING NORTH OF FERN AVENUE (150' WIDE OPEN PUBLIC RIGHT-OF-WAY); LESS AND EXCEPT A 15' WIDE UNOPENED PUBLIC RIGHT-OF-WAY ALONG THE WEST LINE AS PER DEED RECORDED IN DEED BOOK 22, PAGE 315 AND 316 IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5" CONCRETE MONUMENT WITH A BRASS DISK STAMPED AS THE CORNER OF SECTIONS 14, 15, 22 AND 23 OF TOWNSHIP 7 SOUTH, RANGE 4 EAST AND HAVING A STAMPED DATE OF "1969"; SAID MONUMENT BEING HELD AS THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°01'04" EAST ALONG THE EAST LINE OF SAID SECTION 22 A DISTANCE OF 2659.39 FEET TO A 5/8" IRON REBAR WITH CAP (CA#1196); THENCE RUN NORTH 89°59'53" WEST ALONG THE HALF SECTION LINE OF SAID SECTION 22 A DISTANCE OF 1531.37 FEET TO A 5/8" IRON REBAR WITH CAP (CA#1196) AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF SAID FERN AVENUE; THENCE RUN WESTERLY ALONG THE NORTH RIGHT-OF-WAY OF SAID FERN AVENUE AND A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1274.63 FEET, AN ARC LENGTH OF 304.78 FEET, A CHORD BEARING NORTH 83°03'22" WEST, AND A CHORD DISTANCE OF 304.05 FEET TO A 1/2" IRON REBAR WITH CAP (VOLKERT); THENCE RUN NORTH 89°57'14" WEST ALONG SAID FERN AVENUE A DISTANCE OF 827.26 FEET TO A 5/8" IRON REBAR WITH CAP (CA#1196), IRON REBAR LYING 15 FEET EASTERLY OF THE NORTH-SOUTH HALF SECTION LINE OF SAID SECTION 22; AND BEING THE EASTERLY RIGHT-OF-WAY OF A 30' WIDE UNOPENED PUBLIC ROAD; THENCE LEAVING SAID FERN AVENUE RUN NORTH 00°06'29" WEST ALONG THE EAST RIGHT-OF-WAY OF SAID UNOPENED PUBLIC ROAD AND PARALLEL TO SAID HALF SECTION LINE A DISTANCE OF 2639.40 FEET TO A 5/8" IRON REBAR WITH CAP (CA#1196) LYING ON THE NORTH LINE OF SAID SECTION 22; SAID IRON REBAR LYING SOUTH 89°37'26" EAST A DISTANCE OF 15.00 FEET FROM A 5" CONCRETE MONUMENT WITH A BROKEN TOP HELD AS THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE RUN SOUTH 89°37'26" EAST ALONG THE NORTH LINE OF SAID SECTION 22 A DISTANCE OF 2644.66 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED PARCEL CONTAINING 162.21 ACRES, MORE OR LESS.

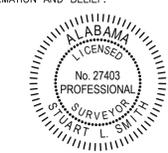
SURVEYOR'S CERTIFICATION

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 LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Stuart L. Smith
 STUART L. SMITH, PLS
 ALABAMA LICENSE NUMBER 27403

02/02/2026
 DATE

*DRAWING IS INVALID WITHOUT THE SIGNATURE & SEAL OF A LICENSED LAND SURVEYOR



GENERAL SURVEYOR'S NOTES

- SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS AND OTHER FIRMS, THE RECORDED SUBDIVISION PLAT, AND/OR OTHER RECORDED DOCUMENTS SHOWN HEREON.
- NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT TIME OF SURVEY.
- FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 01/12/2026.
- HORIZONTAL DATUM: ALL BEARINGS ARE BASED ON NORTH AMERICAN DATUM 1983, ALABAMA WEST ZONE; STATE PLANE GRID NORTH; DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATION; ALL DISTANCES SHOWN ARE GROUND DISTANCES. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. SURVEY FEET.
- THE SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X-UNSHADED", "X-SHADED", "AE, BFE OF 55 FEET", AND "A" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SCALED FROM FLOOD INSURANCE RATE MAP NO. 01003C0817M, WITH A REVISED DATE OF IDENTIFICATION OF APRIL 19, 2019, FOR COMMUNITY NO. 015000, IN BALDWIN COUNTY, STATE OF ALABAMA.
- NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS SHOWN.
- ALABAMA ONE CALL WAS CONTACTED TO HAVE THE UNDERGROUND UTILITIES MARKED FOR LOCATION ON JANUARY 6, 2026 (TICKET # 260062073). ANY EXISTING UNDERGROUND UTILITIES NOT SHOWN HEREON WERE NOT MARKED AT THE TIME OF THIS SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, BUT THE UTILITIES ARE SHOWN AS THEY WERE MARKED IN THE FIELD UNLESS OTHERWISE STATED. PDF-IMAGES WERE PROVIDED BY RIVERA UTILITIES TO ILLUSTRATE THE APPROXIMATE POSITION FOR THE FORCE MAIN SEWER AND OVERHEAD POWER AND IS REFERENCED HEREON.
- THIS IS A BOUNDARY SURVEY.
- THE SURVEYED PROPERTY LIES WITHIN SECTION 22, TOWNSHIP 7 SOUTH, RANGE 4 EAST IN BALDWIN COUNTY, ALABAMA.
- RIGHTS-OF-WAY ALONG THE NORTH, EAST AND HALF SECTION LINE OF SECTION 22-17S-84E WERE VACATED, AS PER DEED BOOK 35 PAGE 447. THE BOUNDARY SURVEY SHOWN HEREON SUPERCEDES ALL PREVIOUS SURVEYS BY THIS FIRM.

GOODWYN MILLS CAWOOD, LLC

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 Daphne, AL 36526
 T 251.626.2626
 GMCNETWORK.COM

VACATED R/W DISCOVERED 02/02/2026
 SEE SURVEYOR'S NOTE D

DRAWN BY: KWK
 CHECKED BY: T SLS

BOUNDARY SURVEY

CITY OF FOLEY
 FOLEY FIRE STATION
 FERN STREET

GMC Project #
 CMOB250111S

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