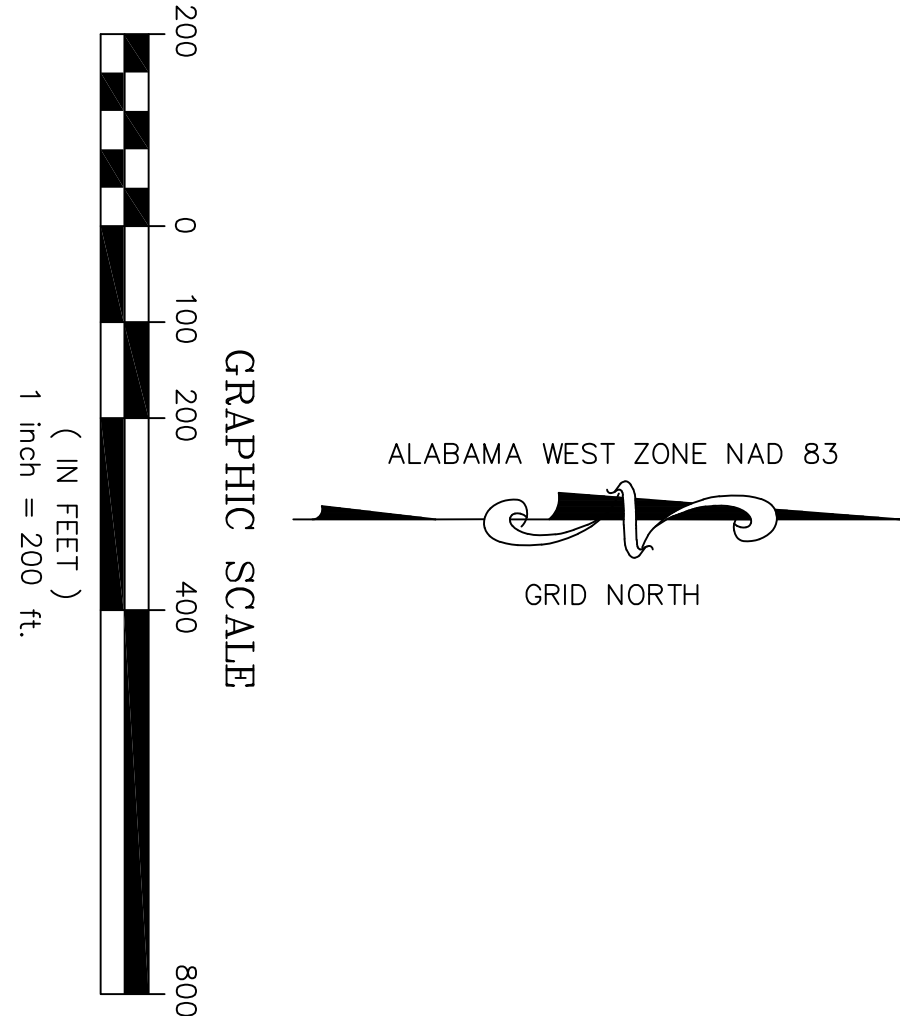


BOUNDARY SURVEY OF ROBERTS COVE

SITUATED IN SECTION 14, AND 15,
TOWNSHIP 8 SOUTH, RANGE 4 EAST
BALDWIN COUNTY, ALABAMA



SURVEY DESCRIPTION

A parcel of land situated in Sections 14 and 15, Township 8 South, Range 4 East, Baldwin County, Alabama, being more particularly described as follows:

[illegible]

Description describes the same property as described in Old Republic National Title Insurance Company commitment no. 411-202800652 effective date June 11, 2021.

DESCRIPTION OF PHASE 3

COMMENCE AT THE SW CORNER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE S 02°22'18" E ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 43.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF BALDWIN COUNTY HIGHWAY 12; THENCE LEAVING SAID WEST LINE OF SAID SECTION ON THE SOUTH 89°57'32" EAST ALONG SAID ROAD RIGHT-OF-WAY A DISTANCE OF 363.55 FEET TO THE POINT OF BEGINNING OF THE LEFT WING OF SAID ROAD RIGHT-OF-WAY; THENCE LEAVING SAID ROAD RIGHT-OF-WAY ON THE SOUTH 07°10'14" EAST LINE OF THE EAST LINE OF SAID SECTION A DISTANCE OF 1993.38 FEET TO A POINT; THENCE LEAVING SAID EAST LINE 05°40'50" SECTION RUN SOUTH 74°49'99" WEST, A DISTANCE OF 44.11 FEET TO A POINT; THENCE RUN NORTH 66°22'17" WEST A DISTANCE OF 72.33 FEET TO A POINT; THENCE RUN SOUTH 86°01'09" WEST A DISTANCE OF 49.05 FEET TO A POINT; THENCE RUN SOUTH 55°30'21" WEST, A DISTANCE OF 38.16 FEET TO A POINT; THENCE RUN SOUTH 85°10'46" WEST A DISTANCE OF 90.14 FEET TO A POINT; THENCE RUN NORTH 77°52'40" WEST A DISTANCE OF 166.04 FEET TO A POINT; THENCE RUN SOUTH 34°08'19" WEST, A DISTANCE OF 63.39 FEET TO A POINT; THENCE RUN NORTH 62°44'59" WEST TO A POINT; THENCE RUN NORTH 02°29'35" EAST, A DISTANCE OF 56.80 FEET TO A POINT; THENCE RUN NORTH 32°20'55" WEST A DISTANCE OF 78.88 FEET TO A POINT; THENCE RUN NORTH 65°28'51" WEST A DISTANCE OF 125.62 FEET TO A POINT; THENCE RUN NORTH 78°42'59" WEST, A DISTANCE OF 562.73 FEET TO A POINT; THENCE RUN SOUTH 67°24'01" WEST A DISTANCE OF 314.69 FEET TO A POINT; THENCE RUN NORTH 09°10'36" WEST, A DISTANCE OF 298.71 FEET TO A POINT; THENCE RUN NORTH 14°38'31" EAST, A DISTANCE OF 55.18 FEET TO A POINT; THENCE RUN NORTH 07°57'41" WEST, A DISTANCE OF 130.00 FEET TO A NON TANGENT CURVE TO THE LEFT WITH A RADIUS OF 599.00 FEET; WITH A DELTA ANGLE OF 69°52'55"; A CHORD BEARING OF N04°10'05"E EAST; AND A CHORD LENGTH OF 661.8631 FEET; THENCE RUN 15.00 FEET TO A POINT TO THE LEFT WITH A RADIUS OF 35.00 FEET; WITH A DELTA ANGLE OF 90°00'00"; A CHORD BEARING OF S04°14'59"06" WEST; AND A CHORD LENGTH OF 35.36 FEET; THENCE RUN SAID CHORD A DISTANCE OF 39.27 FEET TO A POINT; THENCE RUN NORTH 08°10'30" WEST, A DISTANCE OF 50.00 FEET TO A NON TANGENT CURVE TO THE LEFT WITH A RADIUS OF 25.00 FEET; WITH A DELTA ANGLE OF 90°00'00"; A CHORD BEARING OF N04°14'59"06" WEST; AND A CHORD LENGTH OF 35.36 FEET; THENCE RUN SAID CHORD A DISTANCE OF 39.27 FEET TO A POINT; THENCE RUN NORTH 07°00'52" WEST, A DISTANCE OF 131.78 FEET TO A POINT TO THE POINT OF BEGINNING.

AND TRACT OF LAND CONTAINING 61.04 ACRES OR 2659079 SQ.FT. MORE OR LESS.

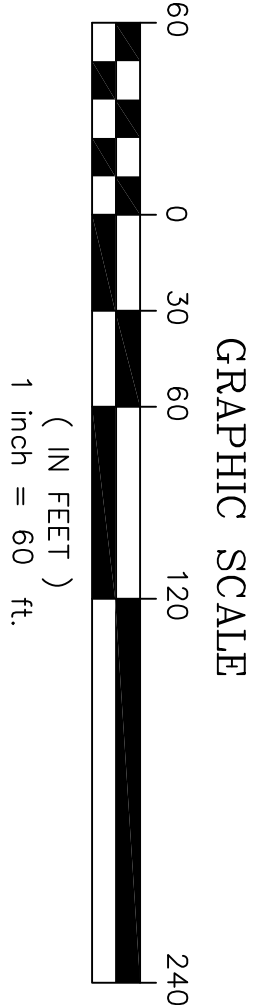
[illegible]

DRAWN BY:	MBA
CHECKED BY:	RKC
PROJECT No.:	DRHO0005
DATE:	December 1, 2022
SCALE:	1" = 200'

PROJECT:	ROBERTS COVE
TITLE:	EXHIBIT BOUNDARY SURVEY

120 BISHOP CIRCLE, SUITE 300 (PELHAM)
PELHAM, AL 35124
TEL - (205) 403-9158
1000 E. LAUREL AVENUE (FOLEY)
FOLEY, AL. 36535
(251) 943-8960

EDG
ENGINEERING DESIGN GROUP, LLC
CIVIL ENGINEERING • LAND SURVEYING
(205) 403-9158 (251) 943-8960



BALDWIN COUNTY HIGHWAY 12

80' ROW

COMMON AREA 1

COMMON AREA 1

ROBERTS COVE
BOULEVARD

ALEUTIAN AVENUE

EARLY DAWN CIRCLE

ALEUTIAN AVENUE

ALABAMA WEST ZONE NAD 83

GRID NORTH

WETLANDS DELINEATED BY WETLAND
SCIENCES INCORPORATED DATED 2-10-2020

TRACT "A"
10.41 AC

FINAL PLAT OF ROBERTS COVE PHASE 1

SITUATED IN THE NORTHWEST 1/4 OF SECTION 14,
TOWNSHIP 8 SOUTH, RANGE 4 EAST,
BALDWIN COUNTY, ALABAMA

61-06-14-0-000-001.000
BOBBY FAUST
22550 WOLF BAY DR
FOLEY AL 36555
DB 768 PG 986

PROJECT: ROBERTS COVE PHASE 1

TITLE: FINAL PLAT

DRAWN BY: MBA

CHECKED BY: BCJ

PROJECT No.: F_DRHO0005

DATE: December 1, 2022

SCALE: 1" = 60'

REVISIONS	DATE

EDG

ENGINEERING DESIGN GROUP, LLC

CIVIL ENGINEERING • LAND SURVEYING

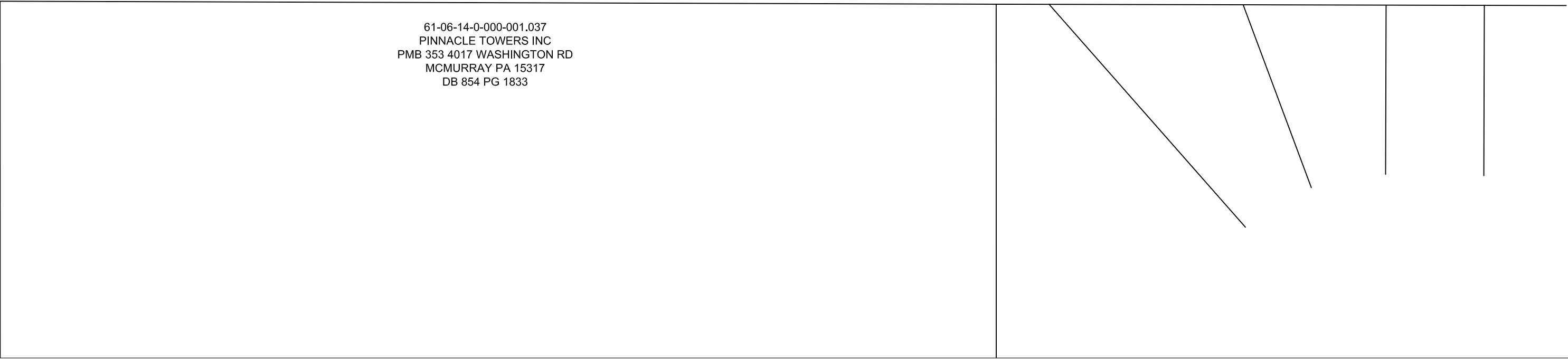
(205) 403-9158 (251) 943-8960

120 BISHOP CIRCLE, SUITE 300 (PELHAM)
PELHAM, AL 35124
TEL - (205) 403-9158
1000 E. LAUREL AVENUE (FOLEY)
FOLEY, AL 36535
(251) 943-8960

SHEET NO.
3 OF 4

FINAL PLAT OF
ROBERTS COVE PHASE 1

SITUATED IN THE NORTHWEST 1/4 OF SECTION 14,
TOWNSHIP 8 SOUTH, RANGE 4 EAST,
BALDWIN COUNTY, ALABAMA



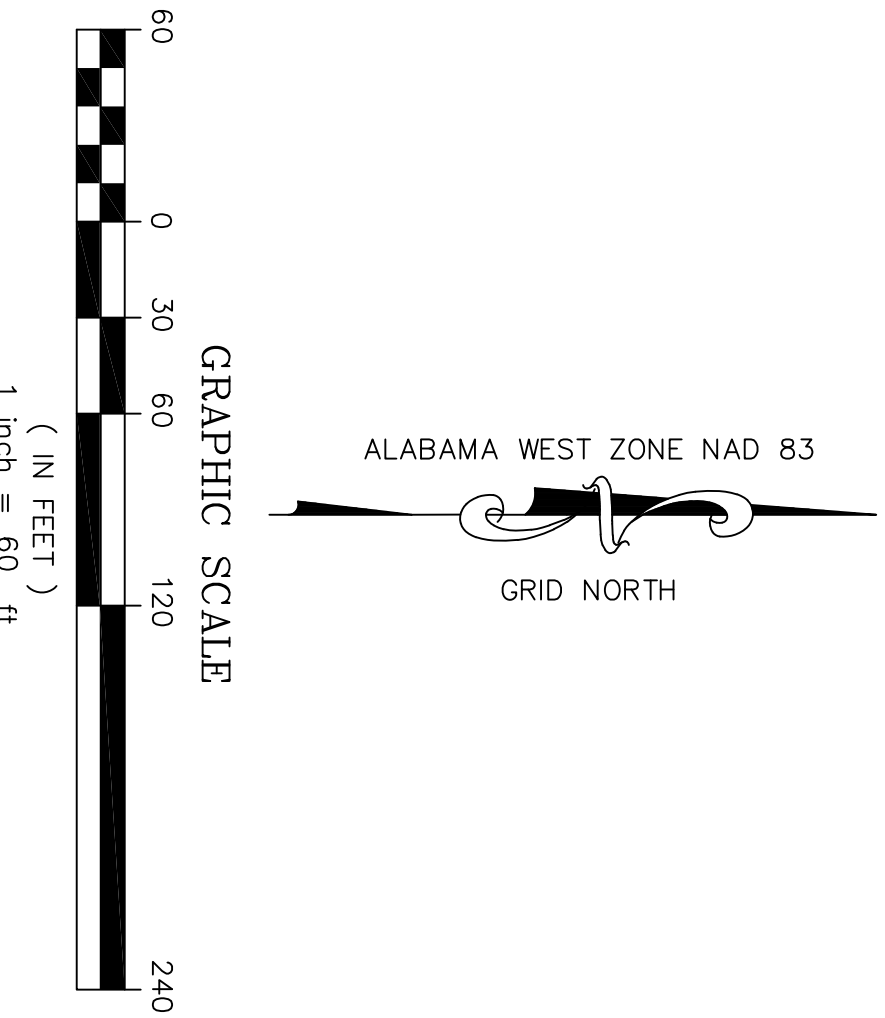
61-06-14-0-000-001.037
PINNACLE TOWERS INC.
PMB 353 4017 WASHINGTON RD
MC MURRAY PA 15317
DB 854 PG 1833

DRAWN BY:	MBA
CHECKED BY:	BCJ
PROJECT NO.:	F_DRHO0005
DATE:	December 1, 2022
SCALE:	1" = 60"

REVISIONS	DATE

PROJECT:	ROBERTS COVE PHASE 1
TITLE:	FINAL PLAT

120 BISHOP CIRCLE, SUITE 300 (PELHAM)
PELHAM, AL 35124
TEL - (205) 403-9158
1000 E. LAUREL AVENUE (FOLEY)
FOLEY, AL 36535
(251) 943-8960



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SHEET NO.

4 OF 4