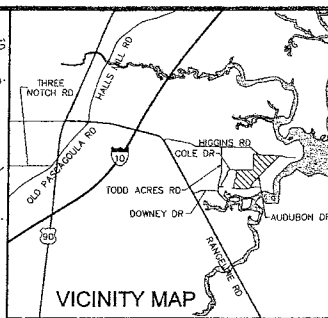
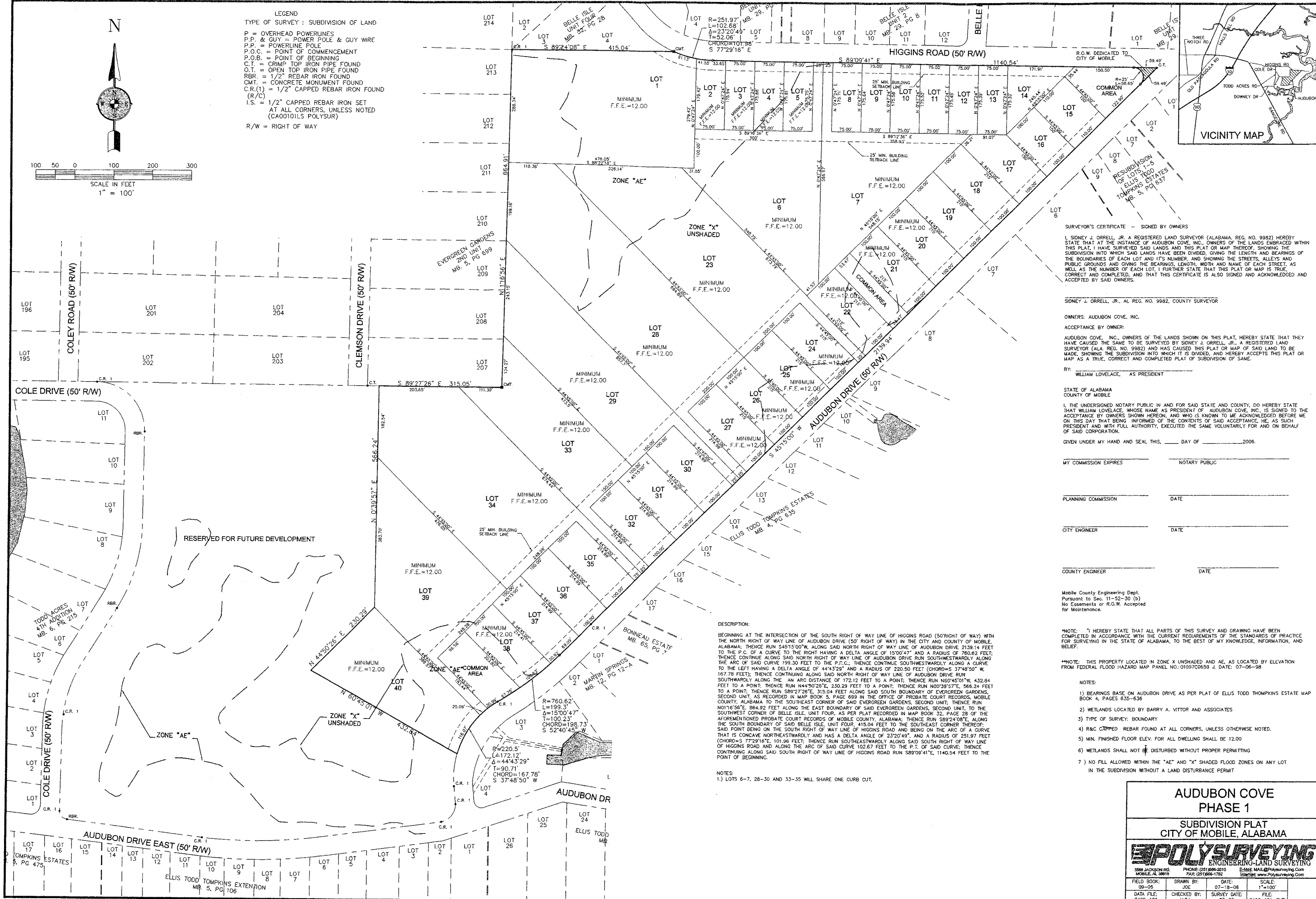




SCALE IN FEET
1" = 100'

LEGEND
TYPE OF SURVEY : SUBDIVISION OF LAND
P = OVERHEAD POWERLINES
P.P. & GUY = POWER POLE & GUY WIRE
P.P. = POWERLINE POLE
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
C.T. = CRIMP TOP IRON PIPE FOUND
O.T. = OPEN TOP IRON PIPE FOUND
RBR. = 1/2" REBAR IRON FOUND
CMT. = CONCRETE MONUMENT FOUND
C.R.(1) = 1/2" CAPPED REBAR IRON FOUND (R/O)
I.S. = 1/2" CAPPED REBAR IRON SET AT ALL CORNERS, UNLESS NOTED (CA00101LS POLYSUR)
R/W = RIGHT OF WAY



SURVEYOR'S CERTIFICATE - SIGNED BY OWNERS
I, SIDNEY J. ORRELL, JR., A REGISTERED LAND SURVEYOR (ALABAMA REG. NO. 9982) HEREBY STATE THAT AT THE INSTANCE OF AUDUBON COVE, INC., OWNERS OF THE LANDS EMBRACED WITHIN THIS PLAT, I HAVE SURVEYED SAID LANDS AND THIS PLAT OR MAP THEREOF, SHOWING THE SUBDIVISION INTO WHICH SAID LANDS HAVE BEEN DIVIDED, GIVING THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER, AND SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS AND GIVING THE BEARINGS, LENGTH, WIDTH AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT, I FURTHER STATE THAT THIS PLAT OR MAP IS TRUE, CORRECT AND COMPLETED, AND THAT THIS CERTIFICATE IS ALSO SIGNED AND ACKNOWLEDGED AND ACCEPTED BY SAID OWNERS.

SIDNEY J. ORRELL, JR., AL REG. NO. 9982, COUNTY SURVEYOR
OWNERS: AUDUBON COVE, INC.
ACCEPTANCE BY OWNER:
AUDUBON COVE, INC., OWNERS OF THE LANDS SHOWN ON THIS PLAT, HEREBY STATE THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED BY SIDNEY J. ORRELL, JR., A REGISTERED LAND SURVEYOR (ALA. REG. NO. 9982) AND HAS CAUSED THIS PLAT OR MAP OF SAID LAND TO BE MADE, SHOWING THE SUBDIVISION INTO WHICH IT IS DIVIDED, AND HEREBY ACCEPTS THIS PLAT OR MAP AS A TRUE, CORRECT AND COMPLETED PLAT OF SUBDIVISION OF SAME.
BY: WILLIAM LOVELACE, AS PRESIDENT

STATE OF ALABAMA
COUNTY OF MOBILE
I, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, DO HEREBY STATE THAT WILLIAM LOVELACE, WHOSE NAME AS PRESIDENT OF AUDUBON COVE, INC., IS SIGNED TO THE ACCEPTANCE BY OWNERS SHOWN HEREON, AND WHO IS KNOWN TO ME AS KNOWN BEFORE ME ON THIS DAY THAT BEING INFORMED OF THE CONTENTS OF SAID ACCEPTANCE, HE, AS SUCH PRESIDENT AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND ON BEHALF OF SAID CORPORATION.
GIVEN UNDER MY HAND AND SEAL THIS, ____ DAY OF ____, 2006.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
PLANNING COMMISSION _____ DATE
CITY ENGINEER _____ DATE
COUNTY ENGINEER _____ DATE

Mobile County Engineering Dept.
Pursuant to Sec. 11-52-30 (b)
No Easements or R.O.W. Accepted for Maintenance.

*NOTE: I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

**NOTE: THIS PROPERTY LOCATED IN ZONE X UNSHADED AND AE, AS LOCATED BY ELEVATION FROM FEDERAL FLOOD HAZARD MAP PANEL NO. 01097C0659 J. DATE: 07-06-98

- NOTES:
- 1) BEARINGS BASE ON AUDUBON DRIVE AS PER PLAT OF ELLIS TODD THOMPINS ESTATE MAP BOOK 4, PAGES 635-636
 - 2) WETLANDS LOCATED BY BARRY A. VITTO AND ASSOCIATES
 - 3) TYPE OF SURVEY: BOUNDARY
 - 4) R&C CAPPED REBAR FOUND AT ALL CORNERS, UNLESS OTHERWISE NOTED.
 - 5) MIN. FINISHED FLOOR ELEV. FOR ALL DWELLING SHALL BE 12.00
 - 6) WETLANDS SHALL NOT BE DISTURBED WITHOUT PROPER PERMITTING
 - 7) NO FILL ALLOWED WITHIN THE "AE" AND "X" SHADED FLOOD ZONES ON ANY LOT IN THE SUBDIVISION WITHOUT A LAND DISTURBANCE PERMIT

DESCRIPTION:
BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF HIGGINS ROAD (50' RIGHT OF WAY) WITH THE NORTH RIGHT OF WAY LINE OF AUDUBON DRIVE (50' RIGHT OF WAY) IN THE CITY AND COUNTY OF MOBILE, ALABAMA; THENCE RUN S45°15'00"W, ALONG SAID NORTH RIGHT OF WAY LINE OF AUDUBON DRIVE 2139.14 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 15°00'47" AND A RADIUS OF 780.62 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE OF AUDUBON DRIVE RUN SOUTHWESTWARDLY ALONG THE ARC OF SAID CURVE 199.30 FEET TO THE P.O.C.; THENCE CONTINUE SOUTHWESTWARDLY ALONG A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 44°43'29" AND A RADIUS OF 220.50 FEET (CHORD=S 37°48'30" W, 167.78 FEET); THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE OF AUDUBON DRIVE RUN SOUTHWESTWARDLY ALONG THE AN ARC DISTANCE OF 172.12 FEET TO A POINT; THENCE RUN N50°45'01"W, 432.84 FEET TO A POINT; THENCE RUN N44°50'26"E, 230.29 FEET TO A POINT; THENCE RUN N00°39'57"E, 566.24 FEET TO A POINT; THENCE RUN S89°27'26"E, 315.05 FEET ALONG SAID SOUTH BOUNDARY OF EVERGREEN GARDENS, SECOND UNIT, AS RECORDED IN MAP BOOK 3, PAGE 659 IN THE OFFICE OF PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA TO THE SOUTHEAST CORNER OF SAID EVERGREEN GARDENS, SECOND UNIT; THENCE RUN N01°16'58"E, 864.92 FEET ALONG THE EAST BOUNDARY OF SAID EVERGREEN GARDENS, SECOND UNIT, TO THE SOUTHWEST CORNER OF BELLE ISLE, UNIT FOUR, AS PER PLAT RECORDED IN MAP BOOK 32, PAGE 28 OF THE FOREMENTIONED PROBATE COURT RECORDS OF MOBILE COUNTY, ALABAMA; THENCE RUN S69°24'08"E, ALONG THE SOUTH BOUNDARY OF SAID BELLE ISLE, UNIT FOUR, 415.04 FEET TO THE SOUTHEAST CORNER THEREOF; SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF HIGGINS ROAD AND BEING ON THE ARC OF A CURVE THAT IS CONCAVE NORTHEASTWARDLY AND HAS A DELTA ANGLE OF 23°20'49" AND A RADIUS OF 251.97 FEET (CHORD=S 77°29'16"E, 101.96 FEET); THENCE RUN SOUTHEASTWARDLY ALONG SAID SOUTH RIGHT OF WAY LINE OF HIGGINS ROAD AND ALONG THE ARC OF SAID CURVE 102.67 FEET TO THE P.T. OF SAID CURVE; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE OF HIGGINS ROAD RUN S89°09'41"E, 1140.54 FEET TO THE POINT OF BEGINNING.

NOTES:
1.) LOTS 6-7, 28-30 AND 33-35 WILL SHARE ONE CURB CUT.

AUDUBON COVE
PHASE 1

SUBDIVISION PLAT
CITY OF MOBILE, ALABAMA

ENGINEERING-LAND SURVEYING

5888 JACKSON RD.
MOBILE, AL 36618
PHONE: (251) 696-2010
FAX: (251) 696-1782
E-MAIL: MAIL@Polysurveying.com
Internet: www.Polysurveying.com

FIELD BOOK:
09-05
DATA FILE:
0409-101

DRAWN BY:
JOE
CHECKED BY:
V.D.

DATE:
07-18-06
SURVEY DATE:
07-06

SCALE:
1"=100'
FILE:
0409-101-SUB