

DAVID LOWERY SURVEYING, L.L.C.

NOTES

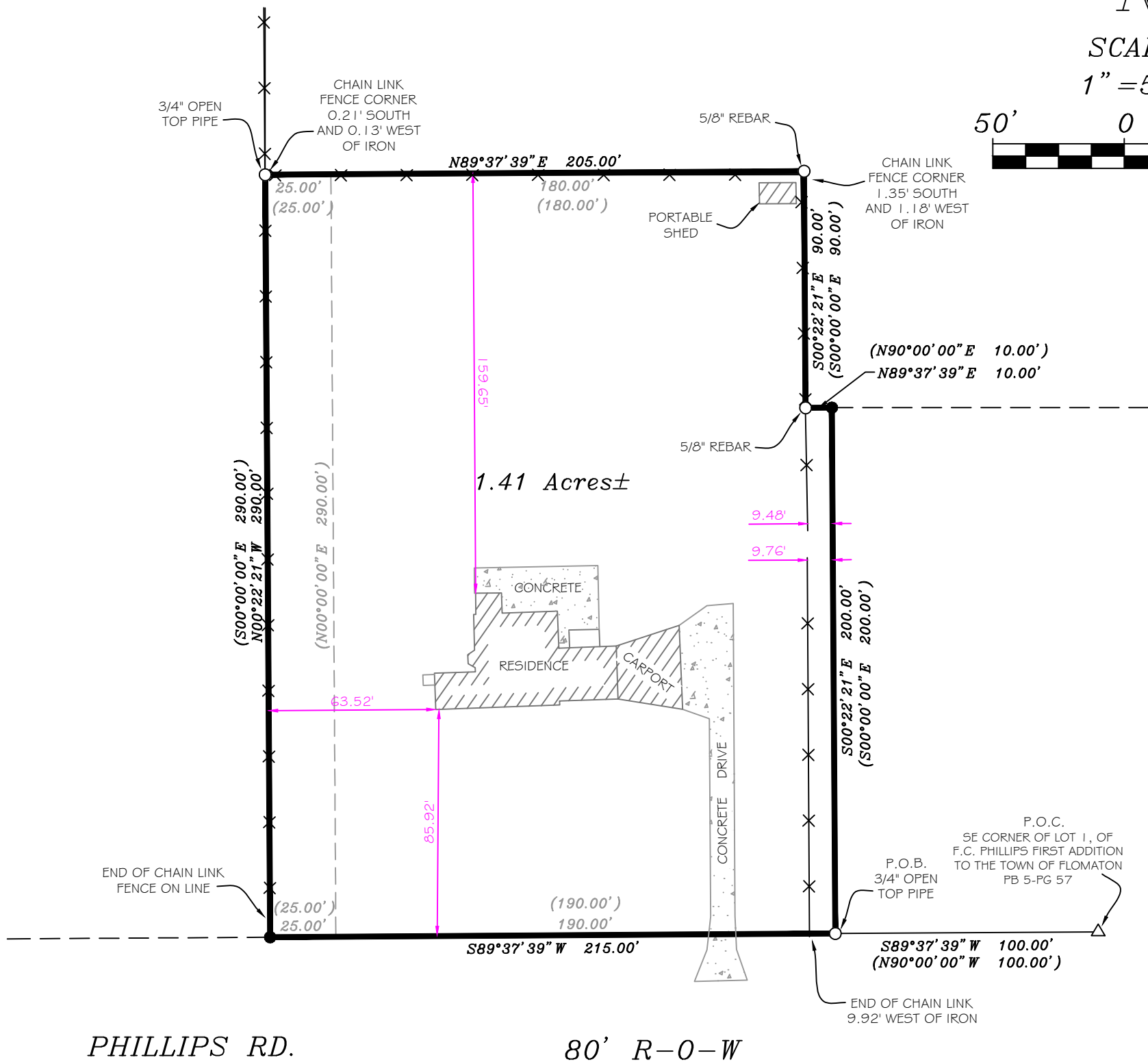
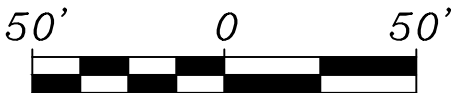
- * 1. All bearings shown hereon are relative to GRID NORTH. GRID NORTH was obtained by G.P.S. observations.
2. Corner monuments shown as set iron pins are 5/8" reinforcing bars with a durable plastic cap stamped "26623".
3. Only Select Fixed Interior Improvements shown hereon.
4. This survey was prepared for the client shown and is not to be used for any other purpose without prior approval from this surveyor.
5. No instruments of record reflecting easements, right of ways, and/or ownership were furnished this surveyor, except as shown or noted.
6. No underground installations or improvements have been located, except as shown or noted.
7. This survey was prepared without the benefit of an abstract of title or a title search unless stated hereon. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract, title search, or legal judgement rendered on the property.
8. Liability of the undersigned for the survey shown shall not exceed the amount paid for this survey.

DESCRIPTION OF SURVEY

Commencing at the S.E. CORNER OF LOT 1, OF F.C. PHILLIPS FIRST ADDITION TO THE TOWN OF FLOMATON, AS SHOW IN PLAT BOOK 5, ON PAGE 57, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE FOR ESCAMBIA COUNTY, AL. SAID POINT BEING ON THE NORTH R-O-W OF PHILLIPS RD.; thence S.89°37'39"W., along said R-O-W, a distance of 100.00 feet to a 3/4" OPEN TOP PIPE ON SAID R-O-W at the POINT OF BEGINNING; thence continue Westerly along said R-O-W line, a distance of 215.00 feet to a SET 5/8" CAPPED REBAR ON SAID R-O-W; thence N.00°22'21"W., leaving said R-O-W, a distance of 290.00 feet to a 3/4" OPEN TOP PIPE; thence N.89°37'39"E., a distance of 205.00 feet to a 5/8" REBAR; thence S.00°22'21"E., a distance of 90.00 feet to a 5/8" REBAR; thence N.89°37'39"E., a distance of 10.00 feet to a SET 5/8" CAPPED REBAR; thence S.00°22'21"E., a distance of 200.00 feet to the POINT OF BEGINNING. Said parcel containing 1.41 acres, more or less.



SCALE
1" = 50'



CERTIFICATION

I, David Lowery, a licensed land surveyor in the State of Alabama, do hereby certify the foregoing to be a true plat or map of a survey performed by me or under my supervision, containing the acreage and being situated as both shown and stated herein. I further certify 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.

PLAT OF A BOUNDARY LINE SURVEY
PREPARED FOR

ESCAMBIA COUNTY, AL

DWG. NO.	SURVEY DATE	SCALE
22-114139	05/03/2022	1"=50'
DRAWN BY: R. TILLMAN		CHECKED BY: D. LOWERY

LEGEND AND SYMBOLS

- (**) RECORD BEARING/DISTANCE
- OE OVERHEAD ELECTRIC
- SET IRON PIN
- FOUND IRON PIN
- △ PIN NOT SET
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- ~ NOT TO SCALE
- ✕ FENCE
- FENCE CORNER POST
- CONCRETE MONUMENT

DAVID LOWERY
SURVEYING, L.L.C.

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