LEGAL DESCRIPTION

STATE OF ALABAMA
COUNTY OF BALDWIN

I, MIKELL D. SPEAKS, A REGISTERED SURVEYOR IN THE STATE OF ALABAMA HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN COMPLETED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA AND THAT THE LOCATION OF THE AOCM CONSTRUCTION CONTROL LINE (CCL) REPRESENTED HEREON HAS BEEN DETERMINED FROM THE ALABAMA STATE PLANE COORDINATES AS PUBLISHED IN A.D.L.R. ADMINISTRATIVE CODE R. 330-X-9-11. IT IS AMENDED, NOT THE PHYSICAL LOCATION OF ANY MONUMENTS ENCOUNTERED.

LOT 2, THE PHOENIX SUBDIVISION, AS RECORDED ON SLIDE 1687 A OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

THE BUILDINGS NOW ERECTED ON SAID LOT ARE WITHIN THE BOUNDARIES OF SAME, THAT THERE ARE NO ENCROACHMENTS BY ADJOINING PROPERTY, EXCEPT AS SHOWN; THAT THERE ARE NO JOINT DRIVES, RIGHT-OF-WAYS, OR EASEMENT OVER OR ACROSS SAID PROPERTY VISIBLE ON THE SURFACE, EXCEPT AS SHOWN; THAT THERE ARE NO ELECTRIC OR TELEPHONE WIRES (EXCLUDING WIRES WHICH SERVE THE PREMISES ONLY) OF STRUCTURES OR SUPPORTS THEREOF INCLUDING POLES ANCHORS, AND GUY WIRES ON OR ACROSS SAID PREMISES, EXCEPT AS SHOWN.

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 010029, PANEL NO. 0007G, AND FOUND THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN FLOOD ZONE "C","B","AE" (ELEV. "11'0" (EL11)),"V10" (EL 11').

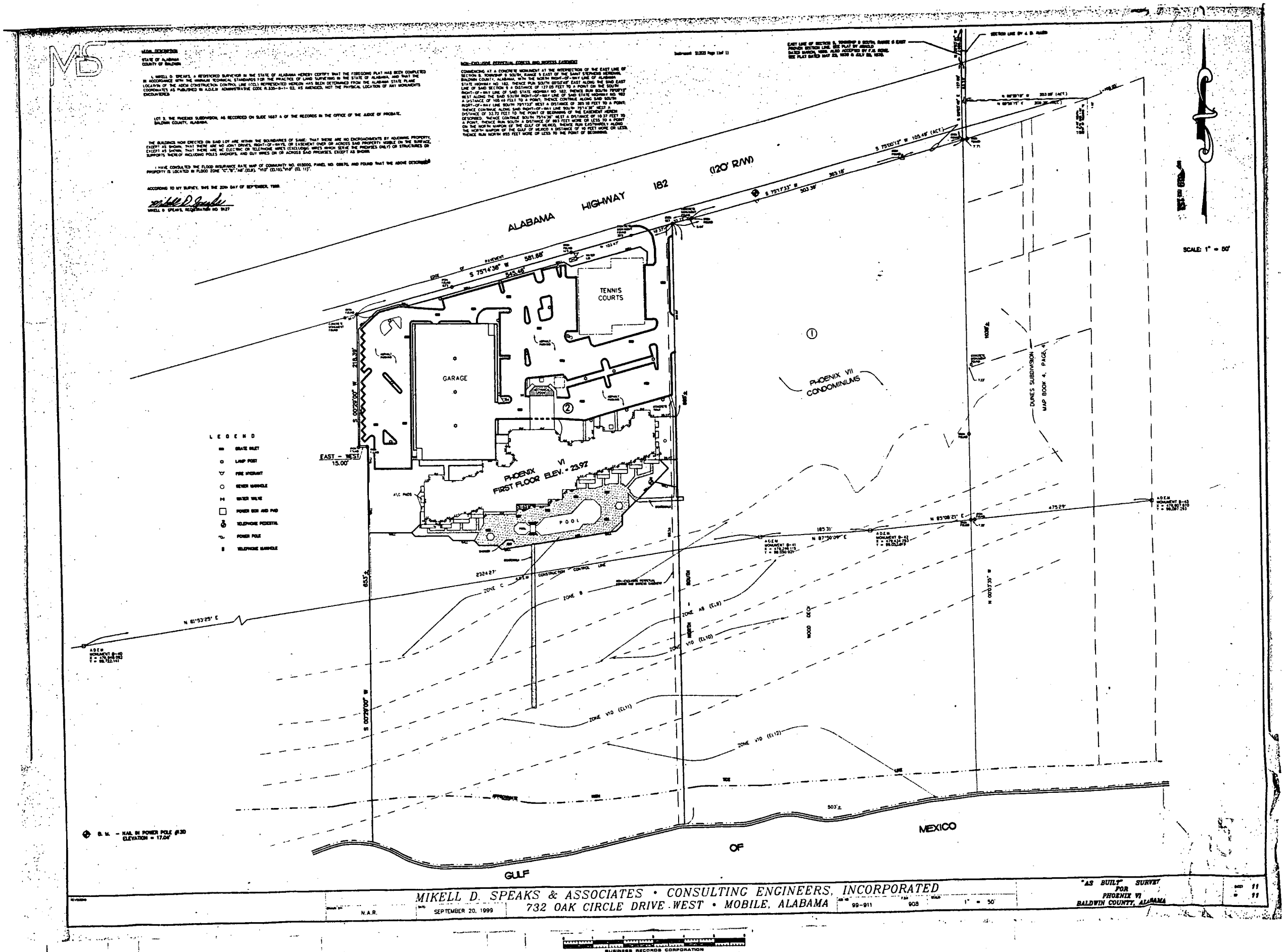
ACCORDING TO MY SURVEY, THIS THE 20th DAY OF SEPTEMBER, 1999.

MIKELL D. SPEAKS, REGISTERED NO. 9427

NON-EXCLUSIVE PERPETUAL ACCESS AND ROADWAY EASEMENT

Instrument 313305 Page 1 of 11

COMMENCING AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE EAST LINE OF SECTION 2, TOWNSHIP 9 SOUTH, RANGE 5 EAST OF THE SAINT STEPHENS MERIDIAN, BALDWIN COUNTY, ALABAMA, WITH THE NORTH RIGHT-OF-WAY LINE OF ALABAMA STATE HIGHWAY NO. 182; THENCE RUN SOUTH 07°50'09" EAST ALONG THE SAID EAST LINE OF SAID SECTION 2 A DISTANCE OF 127.05 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 182; THENCE RUN SOUTH 75°01'13" WEST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 182 A DISTANCE OF 165.49 FEET TO A POINT; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 79°17'33" WEST A DISTANCE OF 383.18 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE SOUTH 75°17'33" WEST A DISTANCE OF 32.73 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED; THENCE CONTINUE SOUTH 75°17'33" WEST A DISTANCE OF 10.27 FEET TO A POINT; THENCE RUN SOUTH A DISTANCE OF 893 FEET MORE OR LESS TO A POINT ON THE NORTH MARGIN OF THE GULF OF MEXICO; THENCE RUN EASTWARDLY ALONG THE NORTH MARGIN OF THE GULF OF MEXICO A DISTANCE OF 10 FEET MORE OR LESS; THENCE RUN NORTH 893 FEET MORE OR LESS TO THE POINT OF BEGINNING.



MIKELL D. SPEAKS & ASSOCIATES • CONSULTING ENGINEERS, INCORPORATED
732 OAK CIRCLE DRIVE WEST • MOBILE, ALABAMA

DRAWN BY	DATE	JOB NO.	FILE	SCALE	
N.A.R.	SEPTEMBER 20, 1999	99-911	908	1" = 50'	

"AS BUILT" SURVEY FOR PHOENIX VI
BALDWIN COUNTY, ALABAMA

SHEET 1 OF 1

BUSINESS RECORDS CORPORATION