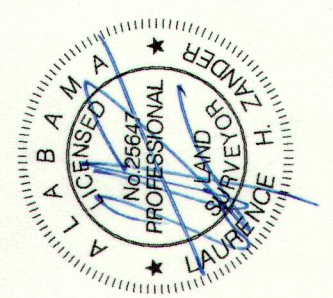


SURVEY SERVICES

LAURENCE H. ZANDER, PLS
PO BOX 1753
FOLEY, ALABAMA 36536
PH. (251) 971-2986
FAX (251) 971-2987
CELL. (251) 978-4720
E-MAIL: LHZANDER@GULFTL.COM



(not valid without original signature)

Plat of:

Circle D Commercial Plaza
Revised name:
Mitchell's Commercial Park

SECTION 30, TOWNSHIP 6 SOUTH, RANGE 4 EAST
BALDWIN COUNTY, ALABAMA

OWNERS:

STEVE MITCHELL CONSTRUCTION, INC. (Lots 1-2 & 5-21)
JACK D. & SANDRA N. DIXON (Lots 3 & 4)

Scale: 1" = 100'	Issue Date: February 05, 2020
Project Number: 203337	Field Date: July 9, 2004
Drawn By: LHZ	Revisions
	No. Date Description
Sheet Title: REVISED SUBDIVISION	
Sheet Number: 1 of 1	

SURVEY CERTIFICATION

This is to certify that I, Laurence H. Zander, Land Surveyor, have surveyed and subdivided the property shown or described hereon which is a correct representation of said survey and subdivision, all distances, bearing angles, radii, curves, and other dimensions thereof are true and correct to the accuracy required by the Town of Summerdale Planning Commission and that this plat is a true and correct representation of the survey and subdivision relative to plots and subdivisions have been compiled with, in the preparation of this plan, to the best of my knowledge.

Given under my hand and seal at Magnolia Springs, Alabama this 20th day of February, 2020.

Laurence H. Zander (Land Surveyor #25647)

PROPERTY DESCRIPTION

All that tract or parcel of land lying and being within the City of Summerdale, Alabama and located in Section 30 Township 6 South, Range 4 East and being more particularly described as follows:
COMMENCING at the intersection of the North right-of-way line of Wynn Road (50 foot right-of-way) and the West right-of-way line of State Highway 59 (120 foot right-of-way); thence West along said North right-of-way line of Wynn Road a distance of 165 feet to a point; thence North along the West right-of-way line of Wynn Road a distance of 165 feet to a point; thence leaving said right-of-way line North 01°16'14" West, a distance of 435.28 feet to a point; thence North 89°10'52" East, a distance of 1140.95 feet to the POINT OF BEGINNING. Said parcel of land containing 11.574 acres of land more or less.

REVISED RECORDED PLAT

REVISION MADE TO CHANGE THE NAME OF THE SUBDIVISION
CERTIFICATION OF OWNERSHIP AND DEDICATION
STATE OF ALABAMA
COUNTY OF BALDWIN

This is to certify that I (we) the undersigned is (are) the owner(s) of the land shown and described in the Plat Mitchell's Commercial Park, and that I (we) have caused the same to be surveyed and subdivided as indicated hereon, for the uses and purpose herein set forth and do hereby acknowledge and adopt the same under the design and title hereon indicated and dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as noted.

Dated this 11th day of March, 2020

Owner

Owner

Owner

SITE DATA

- Acreage in total tract ----- 11.574 Ac.
- Smallest lot size ----- 0.37 Ac.
- Total number of lots ----- 21
- Linear feet in streets ----- 892
- Setback restrictions
Front 25'
Rear 25'
Street side yard 15'
Interior side yard none except 20 feet when contiguous to a R-1, R-2, R-3 or MH-1 District

SURVEY REFERENCES

- Survey by Survey Services dated April 5, 2004 entitled "McMillan Commercial Park"

UTILITY NOTE:

Utility locations were obtained from field observation. Survey Services has not researched underground utility locations. Information shown hereon regarding the existence, size, type and location of underground utilities are based on field observations and information furnished to us by others. Survey Services is unable to certify to the existence, size, type and location of underground utilities or utility companies prior to proceeding with design or construction.

REVISED RECORDED PLAT

REVISION MADE TO CHANGE THE NAME OF THE PLAT.
CERTIFICATION OF APPROVAL FOR RECORDING
STATE OF ALABAMA)
COUNTY OF BALDWIN)

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of the Town of Summerdale, Alabama. The undersigned, as Director of the Baldwin County Planning and Zoning Department, hereby certifies that the within plat for the recording of same in the Probate Office Baldwin County, Alabama, appeared before me this day in person and acknowledged that he (they) signed, sealed and delivered said instrument of this (their) free and voluntary act for the uses and purposes herein set forth.

Dated this 11th day of March, 2020

Planning Commission Chairman
or his Authorized Representative

REVISED RECORDED PLAT

CERTIFICATE OF APPROVAL BY THE COUNTY PLANNING DIRECTOR
The undersigned, as Director of the Baldwin County Planning and Zoning Department, hereby certifies that the within plat for the recording of same in the Probate Office Baldwin County, Alabama, appeared before me this day in person and acknowledged that he (they) signed, sealed and delivered said instrument of this (their) free and voluntary act for the uses and purposes herein set forth.

Baldwin County Planning Director

REVISED RECORDED PLAT

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER
The undersigned, as County Engineer of Baldwin County, Alabama, hereby approves the within plat for the recording of same in the Probate Office Baldwin County, Alabama, this the 11th day of March, 2020.

Baldwin County Engineer

CERTIFICATION BY NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Melly Fasman Farmer, Notary Public in and for Baldwin County in the State of Alabama do certify that whose name(s) is (are) subscribed to the Certificate of Ownership and Dedication, appeared before me this day in person and acknowledged that he (they) signed, sealed and delivered said instrument of this (their) free and voluntary act for the uses and purposes herein set forth.

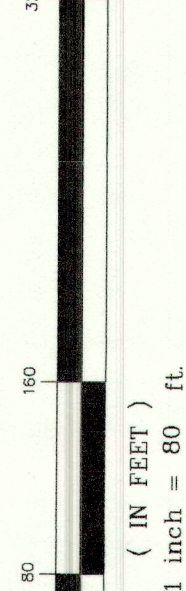
GIVEN under my hand and official seal this 11th day of March, 2020.

NOTARY PUBLIC

SURVEY DOCUMENTATION

- THE FIELD DATA UPON WHICH THIS MAP WAS BASED HAS BEEN CHECKED AND FOUND TO BE CORRECT. THE FIELD DATA WAS OBTAINED FROM THE FOLLOWING SOURCES:
1. THE FIELD DATA WAS OBTAINED FROM THE FOLLOWING SOURCES:
2. THE DATA SHOWN ON THIS MAP INDICATING ACTUAL PROPERTY LINES HAS BEEN CALCULATED FOR A CLOSURE GREATER THAN ONE FOOT IN 10,000 FEET.
3. THE LINEAR AND ANGULAR MEASUREMENTS NECESSARY FOR THE CALCULATION OF THE CLOSURE WERE OBTAINED FROM THE FIELD WITH A LEICA TOA 1103 PLUS THEODOLITE.
4. THIS PLAT IS SUBJECT TO ALL RESTRICTIONS, ENCUMBRANCES AND EASEMENTS WHICH MAY OR MAY NOT BE OF RECORD.
5. THE NORTH ARROW SHOWN ON THIS MAP INDICATES ASSUMED NORTH.
6. ALL LINEAR DISTANCES SHOWN ON THIS MAP ARE HORIZONTAL.

GRAPHIC SCALE



1935796

SLIDE 0002791-B

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Professional Seal No. 12345
Exp. 12/31/2024

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