

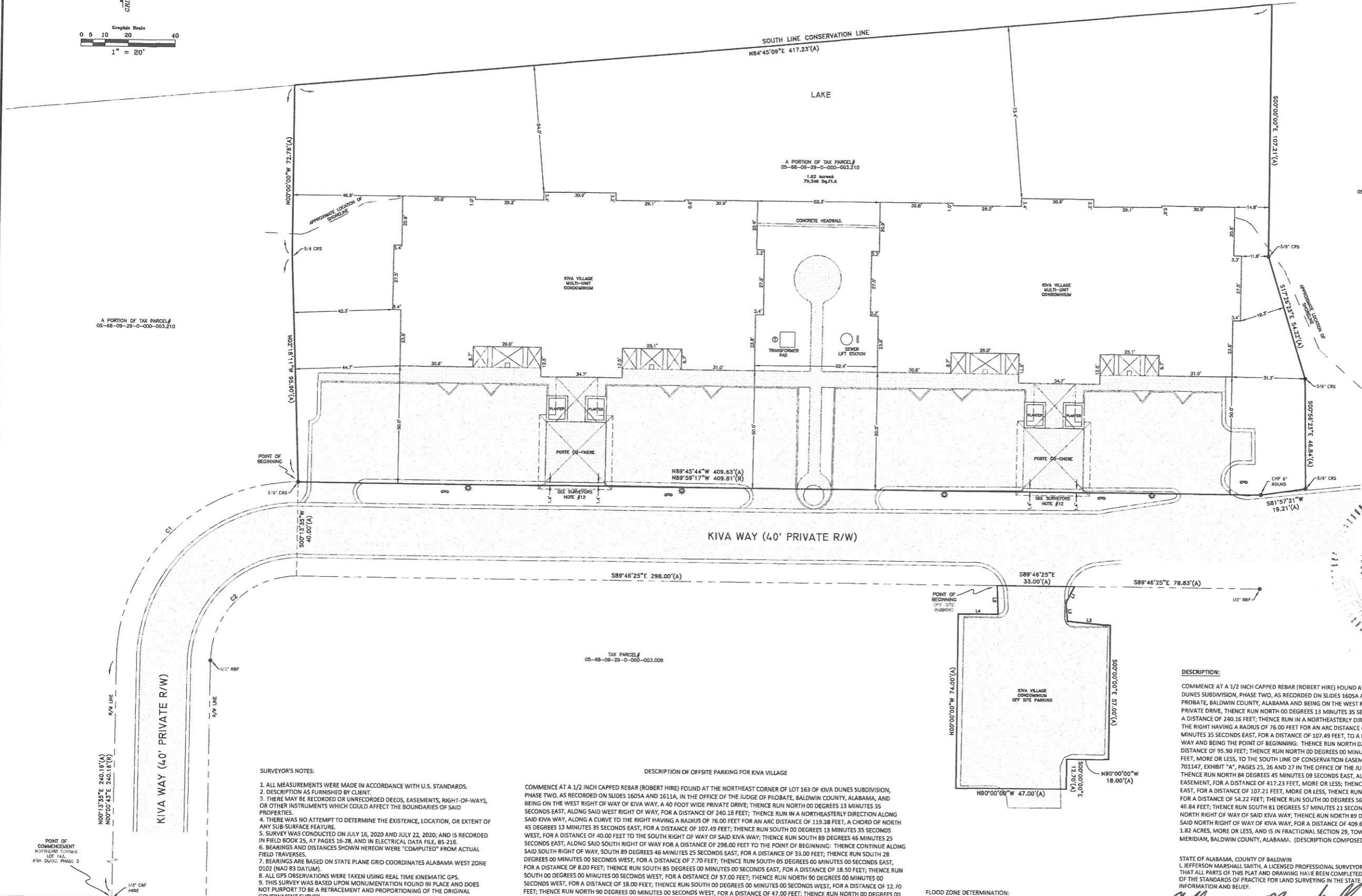


CURVE TABLE				
CHORD	ARC	CHORD BEARING	CHORD	CHORD BEARING
119.38	119.38	N45°00'00"E	119.38	N45°00'00"E
119.38	119.38	N45°00'00"E	119.38	N45°00'00"E
119.38	119.38	N45°00'00"E	119.38	N45°00'00"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°46'25"W	298.00'
L2	S89°46'25"E	78.83'
L3	S89°46'25"E	33.00'
L4	S89°46'25"E	47.00'
L5	S89°46'25"E	74.00'
L6	S89°46'25"E	18.00'

KIVA DUNES GOLF COURSE

SURVEY LEGEND			
● - PROPERTY CORNER	CRS - 1/2" CAPPED REBAR SET (AND CH-33)	⊕ - POWER POLE	⊕ - GUY ANCHOR
(R) - RECORD DIMENSION	CRF - CAPPED REBAR FOUND	⊕ - FIRE HYDRANT	⊕ - WATER VALVE
(A) - ACTUAL DIMENSION	RF - REBAR FOUND	⊕ - OPEN TOP PIPE FOUND	⊕ - WATER METER
R/W - RIGHT-OF-WAY	CTP - CHIMNEY TOP PIPE FOUND	⊕ - CONCRETE MONUMENT FOUND	⊕ - WOOD STAKE
B.S.L. - BUILDING SETBACK LINES	OTF - OPEN TOP PIPE FOUND	⊕ - LIGHT POLE	⊕ - TELEPHONE PEDESTAL
⊕ - BACK FLOW PREVENTER	CMF - CONCRETE MONUMENT FOUND	⊕ - LIGHT POLE	⊕ - TELEPHONE PEDESTAL
⊕ - OVERHEAD POWER LINE	⊕ - LIGHT POLE	⊕ - TELEPHONE PEDESTAL	⊕ - TELEPHONE PEDESTAL
▭ - CONCRETE	▭ - PAVERS	▭ - ASPHALT	▭ - COVERED AREA

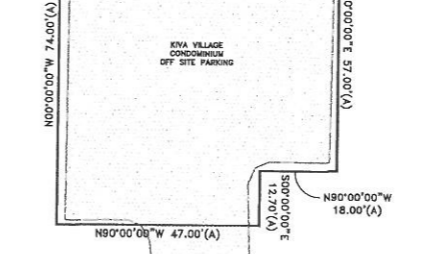


SURVEYOR'S NOTES:

- ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
- DESCRIPTION AS FURNISHED BY CLIENT.
- THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
- THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURE.
- SURVEY WAS CONDUCTED ON JULY 15, 2020 AND JULY 22, 2020; AND IS RECORDED IN FIELD BOOK 25, AT PAGES 16-28, AND IN ELECTRICAL DATA FILE, BS-216.
- BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES.
- BEARINGS ARE BASED ON STATE PLANE GRID COORDINATES ALABAMA WEST ZONE 0102 (NAD 83 DATUM).
- ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC GPS.
- THIS SURVEY WAS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A RETRACEMENT AND PROPORTIONING OF THE ORIGINAL GOVERNMENT SURVEY.
- THIS IS A BOUNDARY SURVEY.
- SHORELINE AS SHOWN HEREON WAS SCALED FROM BALDWIN COUNTY TAX MAP.
- PORTIE CO-CHESE ROOF OVERHANG APPEARS TO BE ACROSS THE PROPERTY LINE.

DESCRIPTION OF OFFSITE PARKING FOR KIVA VILLAGE

COMMENCE AT A 1/2 INCH CAPPED REBAR (ROBERT HIRE) FOUND AT THE NORTHEAST CORNER OF LOT 163 OF KIVA DUNES SUBDIVISION, PHASE TWO, AS RECORDED ON SLIDES 1605A AND 1611A, IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA, AND BEING ON THE WEST RIGHT OF WAY OF KIVA WAY, A 40 FOOT WIDE PRIVATE DRIVE; THENCE RUN NORTH 00 DEGREES 13 MINUTES 35 SECONDS EAST, ALONG SAID WEST RIGHT OF WAY, FOR A DISTANCE OF 240.16 FEET; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG SAID KIVA WAY, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 76.00 FEET FOR AN ARC DISTANCE OF 119.38 FEET, A CHORD OF NORTH 45 DEGREES 13 MINUTES 35 SECONDS EAST, FOR A DISTANCE OF 107.49 FEET; THENCE RUN SOUTH 00 DEGREES 13 MINUTES 35 SECONDS WEST, FOR A DISTANCE OF 40.00 FEET TO THE SOUTH RIGHT OF WAY OF SAID KIVA WAY; THENCE RUN SOUTH 89 DEGREES 46 MINUTES 25 SECONDS EAST, ALONG SAID SOUTH RIGHT OF WAY, FOR A DISTANCE OF 298.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY, SOUTH 89 DEGREES 46 MINUTES 25 SECONDS EAST, FOR A DISTANCE OF 33.00 FEET; THENCE RUN SOUTH 28 DEGREES 00 MINUTES 00 SECONDS WEST, FOR A DISTANCE OF 7.70 FEET; THENCE RUN SOUTH 05 DEGREES 00 MINUTES 00 SECONDS EAST, FOR A DISTANCE OF 8.00 FEET; THENCE RUN SOUTH 85 DEGREES 00 MINUTES 00 SECONDS EAST, FOR A DISTANCE OF 18.50 FEET; THENCE RUN SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, FOR A DISTANCE OF 57.00 FEET; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, FOR A DISTANCE OF 12.70 FEET; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, FOR A DISTANCE OF 47.00 FEET; THENCE RUN NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, FOR A DISTANCE OF 74.00 FEET; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, FOR A DISTANCE OF 17.00 FEET; THENCE RUN NORTH 02 DEGREES 23 MINUTES 57 SECONDS WEST, FOR A DISTANCE OF 12.22 FEET TO THE SOUTH RIGHT OF WAY OF KIVA WAY AND THE POINT OF BEGINNING, BEING IN FRACTIONAL SECTION 29, TOWNSHIP 9 SOUTH, RANGE 2 EAST, ST. STEPHENS MERIDIAN, BALDWIN COUNTY, ALABAMA. (DESCRIPTION COMPOSED FROM AN ACTUAL FIELD SURVEY AND RECORDS).



DESCRIPTION:

COMMENCE AT A 1/2 INCH CAPPED REBAR (ROBERT HIRE) FOUND AT THE NORTHEAST CORNER OF LOT 163 OF KIVA DUNES SUBDIVISION, PHASE TWO, AS RECORDED ON SLIDES 1605A AND 1611A IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA AND BEING ON THE WEST RIGHT OF WAY OF KIVA WAY, A 40 FOOT WIDE PRIVATE DRIVE, THENCE RUN NORTH 00 DEGREES 13 MINUTES 35 SECONDS EAST, ALONG SAID WEST RIGHT OF WAY FOR A DISTANCE OF 240.16 FEET; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG SAID KIVA WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 76.00 FEET FOR AN ARC DISTANCE OF 119.38 FEET, A CHORD OF NORTH 45 DEGREES 13 MINUTES 35 SECONDS EAST, FOR A DISTANCE OF 107.49 FEET, TO A POINT ON THE NORTH RIGHT OF WAY OF SAID KIVA WAY AND BEING THE POINT OF BEGINNING; THENCE RUN NORTH 02 DEGREES 18 MINUTES 11 SECONDS WEST, FOR A DISTANCE OF 95.90 FEET; THENCE RUN NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, FOR A DISTANCE OF 72.70 FEET, MORE OR LESS, TO THE SOUTH LINE OF CONSERVATION EASEMENT LINE NO. 15, AS RECORDED IN INSTRUMENT 701147, EXHIBIT "A", PAGES 25, 26 AND 27 IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 84 DEGREES 45 MINUTES 09 SECONDS EAST, ALONG SAID SOUTH LINE OF SAID CONSERVATION EASEMENT, FOR A DISTANCE OF 417.23 FEET, MORE OR LESS; THENCE RUN SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, FOR A DISTANCE OF 107.21 FEET, MORE OR LESS; THENCE RUN SOUTH 17 DEGREES 26 MINUTES 23 SECONDS EAST, FOR A DISTANCE OF 54.22 FEET; THENCE RUN SOUTH 00 DEGREES 56 MINUTES 33 SECONDS EAST, FOR A DISTANCE OF 46.84 FEET; THENCE RUN SOUTH 81 DEGREES 57 MINUTES 21 SECONDS WEST, FOR A DISTANCE OF 19.21 FEET TO THE NORTH RIGHT OF WAY OF SAID KIVA WAY, THENCE RUN NORTH 89 DEGREES 45 MINUTES 44 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY OF KIVA WAY, FOR A DISTANCE OF 409.63 FEET TO THE POINT OF BEGINNING, CONTAINING 1.82 ACRES, MORE OR LESS, AND IS IN FRACTIONAL SECTION 29, TOWNSHIP 9 SOUTH, RANGE 2 EAST, ST. STEPHENS MERIDIAN, BALDWIN COUNTY, ALABAMA. (DESCRIPTION COMPOSED FROM AN ACTUAL FIELD SURVEY AND RECORDS).

STATE OF ALABAMA, COUNTY OF BALDWIN
 I, JEFFERSON MARSHALL SMITH, A LICENSED PROFESSIONAL SURVEYOR IN BALDWIN COUNTY, ALABAMA, HEREBY CERTIFY THAT ALL PARTS OF THIS PLAN AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Jefferson Marshall Smith Sr.
 PROFESSIONAL SURVEYOR
 AL PLS NO. 26283
 08-17-20
 Reduced Copy

PROJECT NAME	KIVA VILLAGE BOUNDARY SURVEY		
TYPE OF SURVEY	BOUNDARY SURVEY		
IN SECTION	29	T-9-S	R-2-E
CLIENT	D & E INVESTMENTS LLC		
PROJECT NUMBER	BS-216		
SHEET	1 OF 1		
APPR.	JMS		
DATE	8/15/2020		
NO.	1		
REVISION			
J. MARSHALL SMITH SURVEYING, LLC jmarshallsmith@live.com 11208 WREN AVENUE FAIRHOPE, AL 36532 FILE:16020 BS-216.dwg PHONE: 251-928-5081 CELL: 251-752-2987 DATE: 8/17/2020			