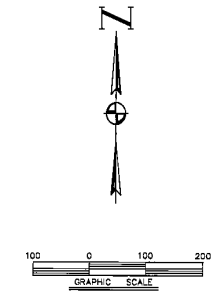
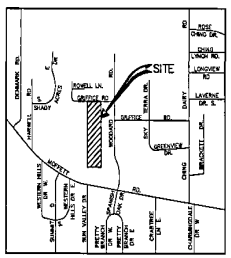
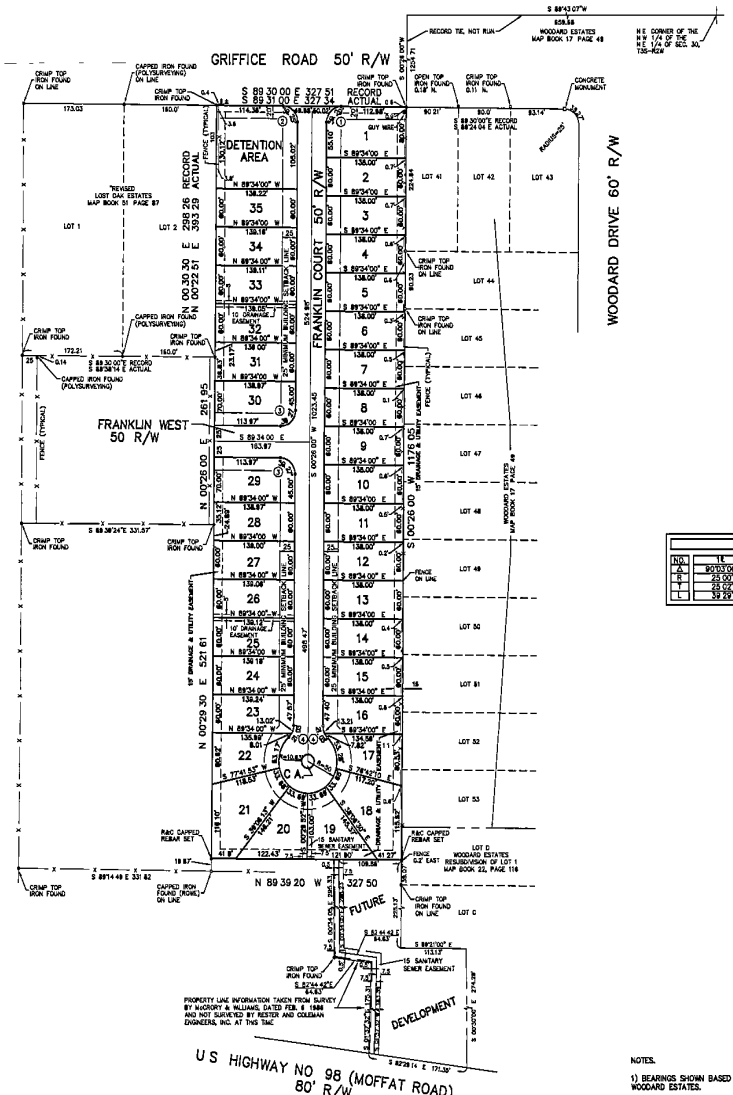
1850
200
2050

2004031393 Book 5581 Pag 1977
Total Numb 1 Pag # 1





VICINITY MAP



CURVE DATA TABLE				
NO.	1¢	2¢	3¢	4¢
C	90°03'00"	89°57'00"	90'00"	48°17'23"
R	25.00'	25.00'	25.00'	25.00'
T	25.02'	24.98'	25.00'	11.18'
L	39.29'	39.25'	39.27'	21.03'

DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 2 WEST MOBILE COUNTY ALABAMA, SAID POINT BEING THE NORTHEAST CORNER OF WOODARD ESTATES AS RECORDED IN MAP BOOK 17 PAGE 49 OF THE PROBATE COURT RECORDS OF MOBILE COUNTY ALABAMA, THENCE ALONG THE NORTH BOUNDARY LINE OF SAID WOODARD ESTATES, RUN S 89 43 07 W 659 56 FEET TO THE NORTHWEST CORNER OF SAID WOODARD ESTATES, THENCE ALONG THE WEST BOUNDARY LINE OF SAID WOODARD ESTATES, RUN S 00°26 00"W 1254.71 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF GRIFFICE ROAD SAID POINT BEING THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED THENCE CONTINUING S 00°26 00"W RUN ALONG SAID WEST BOUNDARY LINE OF WOODARD ESTATES AND ALONG THE WEST BOUNDARY LINE OF WOODARD ESTATES, RESUBDIVISION OF LOT 1 AS RECORDED IN MAP BOOK 22, PAGE 116 OF SAID PROBATE COURT RECORDS OF MOBILE COUNTY ALABAMA, A DISTANCE OF 1176.05 FEET TO A POINT THENCE RUN N 89°39'20"W 327 50 FEET TO A POINT THENCE RUN N 00°29 30"E 521 61 FEET TO A POINT THENCE RUN N 00°26 00 E 281 95 FEET TO THE SOUTHEAST CORNER OF REVISED LOST OAK ESTATES AS RECORDED IN MAP BOOK 51 PAGE 87 OF SAID PROBATE COURT RECORDS OF MOBILE COUNTY ALABAMA, THENCE ALONG THE EAST BOUNDARY LINE OF SAID "REVISED LOST OAK ESTATES, RUN N 00°22 51 E 393.29 FEET TO THE NORTHEAST CORNER OF SAID "REVISED LOST OAK ESTATES, SAID POINT BEING ON THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF GRIFFICE ROAD THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF GRIFFICE ROAD, RUN S 89°31 00"E 327 34 FEET TO THE POINT OF BEGINNING, CONTAINING 8.8355 ACRES.

TOGETHER WITH A SANITARY SEWER EASEMENT HAVING 15.0 FEET IN WIDTH LYING 7 50 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30 TOWNSHIP 3 SOUTH RANGE 2 WEST MOBILE COUNTY ALABAMA, SAID POINT BEING THE NORTHEAST CORNER OF WOODARD ESTATES AS RECORDED IN MAP BOOK 17 PAGE 49 OF THE PROBATE COURT RECORDS OF MOBILE COUNTY ALABAMA, THENCE ALONG THE NORTH BOUNDARY LINE OF SAID WOODARD ESTATES, RUN S 89°43 07"W 659.56 FEET TO THE NORTHWEST CORNER OF SAID WOODARD ESTATES, THENCE ALONG THE WEST BOUNDARY LINE OF SAID WOODARD ESTATES AND ALONG THE WEST BOUNDARY LINE OF SAID WOODARD ESTATES, RESUBDIVISION OF LOT 1 AS RECORDED IN MAP BOOK 22, PAGE 116 OF SAID PROBATE COURT RECORDS OF MOBILE COUNTY ALABAMA, RUN S 00°26 00"W 2430.78 FEET TO A POINT THENCE RUN N 89°39 20"W 108 56 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF EASEMENT HEREIN DESCRIBED THENCE RUN S 00 34'08 E 288.23 FEET TO A POINT THENCE RUN S 82°44 42"E 84.63 FEET TO A POINT THENCE RUN S 01°37'32 W 183.39 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 98 (ALSO KNOWN AS MOFFAT ROAD) SAID POINT BEING THE TERMINUS OF SAID CENTERLINE OF EASEMENT

WE HEREBY 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

RESTER AND COLEMAN ENGINEERS, INC.

DONALD F COLEMAN – REGISTERED LAND SURVEYOR NO. 5421

ALABAMA REGISTERED PROFESSIONAL ENGINEER No 5421 DONALD F COLEMAN LAND SURVEYOR

OWNERS. SHARON W. SHUMOCK, JOSEPH E. SHUMOCK, CARLTON E. SHUMOCK

SHARON W SHUMOCK JOSEPH E SHUMOCK

CARLTON E. SHUMOCK

STATE OF ALABAMA
COUNTY OF MOBILE

I THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT SHARON W SHUMOCK JOSEPH E. SHUMOCK, AND CARLTON E. SHUMOCK WHOSE NAMES AS OWNERS, IS SIGNED TO THE FOREGOING CERTIFICATE AND WHO ARE KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE, THEY AS OWNERS, AND WITH FULL AUTHORITY EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL THIS THE 5TH DAY OF April 2004.

NOTARY PUBLIC MY COMMISSION EXPIRES 2/1/06

NOTARY PUBLIC ALABAMA AT LARGE

I CERTIFY THAT I HAVE CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 015008 0414 J (MAP NO. 01087C0414 J) DATED JULY 6 1998 AND FOUND THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN A ZONE 'X (UNSHADED) AREA.

DONALD F COLEMAN – AL REG. NO. 5421

APPROVED

MOBILE CITY PLANNING COMMISSION

SECRETARY DATE 4/22/04

ROADS ONLY ACCEPTED FOR MAINTENANCE BY MOBILE COUNTY

COUNTY ENGINEER DATE 4/27/04

NOTES.

1) BEARINGS SHOWN BASED ON THE WEST BOUNDARY LINE OF THE RECORDED PLAT OF WOODARD ESTATES.

2) R&C DENOTES RESTER AND COLEMAN.

3) 7.5 DRAINAGE EASEMENT ALONG THE FRONT OF ALL LOTS.

4) C.A. DENOTES COMMON AREA.

5) COMMON AREA AND DETENTION AREA MAYBE USED AS DRAINAGE EASEMENTS.

6) WHERE A PLUMBING DRAINAGE SYSTEM MAY BE SUBJECT TO BACKFLOW OF SEWAGE (E.G., BELOW THE LEVEL OF THE NEAREST UPSTREAM MANHOLE COVER) SUITABLE PROVISIONS SHALL BE MADE TO PREVENT ITS OVERFLOW IN THE BUILDING. IT SHALL BE THE PROPERTY OWNER'S RESPONSIBILITY TO INSTALL AND MAINTAIN SUITABLE DEVICES IN ACCORDANCE WITH THE LOCAL PLUMBING CODE.

7) RELEASE AND SERVITUDE AGREEMENT IN FAVOR OF MOBILE COUNTY FOR DETENTION AREA RECORDED IN REAL PROPERTY BOOK 5581 PAGE 1967

State of Alabama Mobile County
I certify this instrument was filed on
Thu, Apr-29-2004 @ 3:20:31PM
RECORDING FEE 18.00
1 PGS 2.00
TOTAL AMOUNT $20.00

2004031393 M8010A0082
Don Davis, Judge of Probate

FRANKLIN ESTATES

RESTER AND COLEMAN
ENGINEERS INC

66 MIDTOWN PARK WEST MOBILE, ALABAMA 36606-4146
TELEPHONE NO (251)-479-4518
FAX NO. (251)-479-4522

DWG BY:	DATE	REVISIONS						SCALE
R.A.T./R.L.P	6/19/03	BY:	DATE	BY	DATE	BY	DATE	1"=100
CHKD BY:	DATE	A.M.D	08/14/03					FILE NO
L.M.D	04/05/04	A.M.D	04/02/04					S-58

FRANKLIN EST-FINAL RP-REV.dwg DWG. NO.