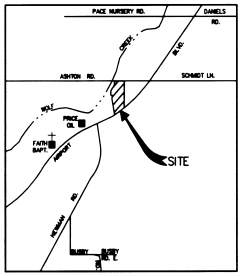
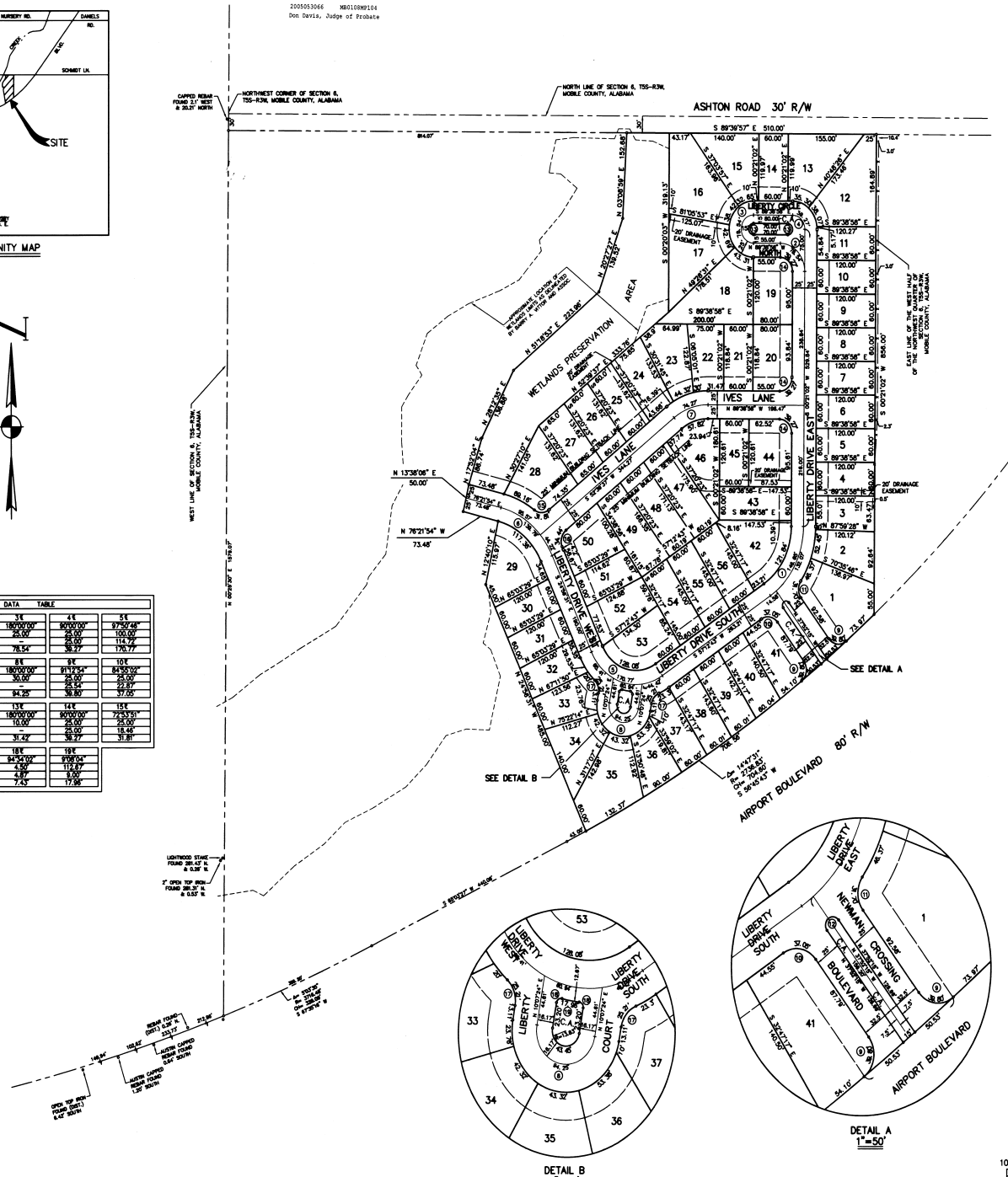
2005053066 Book-5813 Page-1044
Total Number of Pages: 1

State of Alabama-Mobile County
I certify this instrument was filed on:
July 19, 2005 @ 10:38:01 AM
RECORDING FEE $29.00
S.R. FEE $2.00
TOTAL AMOUNT $31.00

2005053066 MB0108MP104
Don Davis, Judge of Probate



VICINITY MAP



CURVE DATA TABLE					
NO.	1℄	2℄	3℄	4℄	5℄
Δ	58°51'41"	90°00'00"	180°00'00"	90°00'00"	97°50'48"
R	147.77'	50.00'	25.00'	25.00'	100.00'
T	80.00'	50.00'	-	25.00'	114.72'
L	146.65'	78.54'	78.54'	39.27'	170.77'
NO.	6℄	7℄	8℄	9℄	10℄
Δ	51°25'23"	37°41'25"	180°00'00"	91°12'54"	84°55'02"
R	155.76'	112.80'	30.00'	25.00'	25.00'
T	75.00'	38.53'	-	23.54'	22.87'
L	139.79'	74.27'	94.25'	39.80'	37.05'
NO.	11℄	12℄	13℄	14℄	15℄
Δ	72°39'07"	180°00'00"	180°00'00"	90°00'00"	75°53'31"
R	25.00'	7.50'	10.00'	25.00'	25.00'
T	18.38'	-	-	25.00'	18.46'
L	31.70'	23.56'	31.42'	39.27'	31.81'
NO.	16℄	17℄	18℄	19℄	
Δ	76°58'08"	57°46'09"	94°54'02"	97°06'04"	
R	25.00'	25.00'	4.50'	112.87'	
T	20.58'	13.79'	4.87'	8.00'	
L	34.44'	25.21'	7.43'	17.98'	

DETAIL B
1"=50'

DETAIL A
1"=50'

100 0 100 200
GRAPHIC SCALE

DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 6, T5S-R3W, MOBILE COUNTY, ALABAMA, RUN S 00° 25' 30" W ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 30 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF ASHTON ROAD; THENCE 30 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 6 RUN S 89° 39' 57" E ALONG SAID SOUTH RIGHT OF WAY LINE OF ASHTON ROAD 814.07 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUING S 89° 39' 57" E, 30 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 6 AND ALONG SAID SOUTH RIGHT OF WAY LINE OF ASHTON ROAD, RUN A DISTANCE OF 510.00 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 6, T5S-R3W; THENCE ALONG SAID EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 6 RUN S 00° 21' 02" W 856.0 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF AIRPORT BOULEVARD (80 FOOT RIGHT OF WAY); SAID POINT BEING ON THE ARC OF A CURVE THAT IS CONCAVE NORTHWESTWARDLY AND HAS A CENTRAL ANGLE OF 14° 47' 31" AND A RADIUS OF 2736.83 FEET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF AIRPORT BOULEVARD AND SAID ARC OF CURVE RUN SOUTHWESTWARDLY 706.56 FEET TO A POINT; THENCE RUN N 24° 56' 31" W 485.00 FEET TO A POINT; THENCE RUN N 12° 40' 10" E 115.97 FEET TO A POINT; THENCE RUN N 76° 21' 54" W 73.48 FEET TO A POINT; THENCE RUN N 13° 38' 06" E 50.00 FEET TO A POINT; THENCE RUN N 17° 52' 04" E 86.74 FEET TO A POINT; THENCE RUN N 28° 12' 35" E 136.88 FEET TO A POINT; THENCE RUN N 51° 18' 53" E 223.96 FEET TO A POINT; THENCE RUN N 20° 27' 27" E 136.52 FEET TO A POINT; THENCE RUN N 03° 08' 59" E 152.68 FEET TO THE POINT OF BEGINNING. CONTAINING 17.0835 ACRES.

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
DONALD F. COLEMAN – REGISTERED LAND SURVEYOR NO. 5421

ALABAMA REGISTERED PROFESSIONAL ENGINEER LAND SURVEYOR No. 5421 DONALD F. COLEMAN

OWNER: MP PROPERTIES, L.L.C., AN ALABAMA GENERAL PARTNERSHIP

MARK F. SWANSON, GENERAL PARTNER PATRICK J. COFFEY, GENERAL PARTNER

STATE OF ALABAMA
COUNTY OF MOBILE

I, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT MARK F. SWANSON AND PATRICK J. COFFEY, WHOSE NAMES AS GENERAL PARTNERS OF MP PROPERTIES, L.L.C., AN ALABAMA GENERAL PARTNERSHIP, ARE 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 SUCH GENERAL PARTNERS, AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL THIS THE 30th DAY OF June, 2005.

Margaret L. Robinson
NOTARY PUBLIC MY COMMISSION EXPIRES 3/19/06

MARGARET L. ROBINSON NOTARY PUBLIC STATE AT LARGE

"I CERTIFY THAT I HAVE CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 015008 0525 J (MAP NO. 01097C0525 J), DATED JULY 6, 1998 AND FOUND THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN A ZONE 'X (UNSHADED)' AREA."

Donald F. Coleman
DONALD F. COLEMAN – AL REG. NO. 5421

ROADS ONLY ACCEPTED FOR MAINTENANCE BY MOBILE COUNTY

John E. Phillips Jr. 7/12/05
COUNTY ENGINEER DATE

NOTES:

1) 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."

2) ALL LOTS HAVE 25' FRONT SETBACK LINE.

3) ALL LOTS HAVE 7.5' DRAINAGE AND UTILITY EASEMENT ALONG FRONT OF LOTS.

4) C.A. DENOTES COMMON AREA. THE MAINTENANCE OF ALL COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS.

5) —O— DENOTES CONCRETE MONUMENT

6) R&C CAPPED REBAR SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.

7) NO ACCESS TO AIRPORT BOULEVARD EXCEPT BY NEWMAN CROSSING.

8) RELEASE AND SERVITUDE AGREEMENT IN FAVOR OF MOBILE COUNTY FOR STORMWATER DISCHARGE. RECORDED IN REAL PROPERTY BOOK 5813 PAGE 1037.

9) FLOOD ZONES DETERMINED BY ELEVATION.

NEWMAN CROSSING
UNIT ONE

RESTER AND COLEMAN
ENGINEERS, INC.
66 MIDTOWN PARK WEST MOBILE, ALABAMA 36606-4148
TELEPHONE NO. (251)-479-4518
FAX NO. (251)-479-4522

DWG. BY:	DATE	REVISIONS						SCALE:
L.M.D./A.M.D.	08/27/03	BY:	DATE	BY:	DATE	BY:	DATE	1" = 100'
CHKD. BY:	DATE	A.M.D.	10/31/03					FILE NO.
		A.M.D.	12/31/03					S-88

NEW CROSS-FINAL RP.dwg