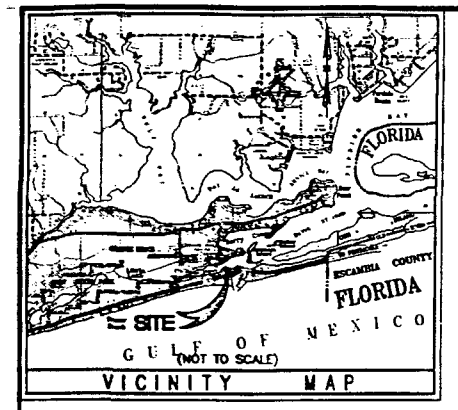


VICINITY MAP

GENERAL SURVEYORS NOTES:

1. SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS FIRM, SURVEYS BY OTHER FIRMS AND INFORMATION FURNISHED BY CLIENT. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT TIME OF SURVEY.

2. BEARINGS ARE BASED ON THAT PORTION OF THE EAST PROPERTY LINE BEING NORTH – SOUTH.

3. I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION MAP, COMMUNITY PANEL NO. 01003C0843 K, EFFECTIVE DATE JUNE 17, 2002, AND FOUND THAT THE DESCRIBED PROPERTY IS LOCATED IN FLOOD ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR PLAIN AND FLOOD ZONE "AE", BASE FLOOD ELEVATION DETERMINED TO BE 8.

4. FIELD WORK FOR THIS SURVEY WAS PERFORMED ON JULY 29, 2002.

5. ANY FLOOD ZONES GIVEN OR SHOWN ON THE FACE OF THIS PLAT ARE SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAPS. (SCALED ONLY).

STATE OF ALABAMA

COUNTY OF BALDWIN

I, JOHNNY E. HOLLEY, A LICENSED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY STATE TO: WHITNEY NATIONAL BANK, PERDIDO PASS ASSOCIATES, L.L.C., AND CHICAGO TITLE INSURANCE COMPANY, THAT THE FOREGOING IS A TRUE AND CORRECT PLAT OF THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

PARCEL 1

LOTS FORTY-SIX (46), FORTY-SEVEN (47), FORTY-EIGHT (48), FORTY-NINE (49) AND SIXTY (60), VISTA DEL MAR SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 3, PAGE 107, OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA.

ALSO:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 47, VISTA DEL MAR SUBDIVISION, AS RECORDED IN MAP BOOK 3, PAGE 107, IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA, THENCE RUN NORTH, 96.19 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 47; THENCE RUN N-00°01'14"-E, 108.12 FEET TO A POINT; THENCE RUN N-00°04'38"-E, 23.96 FEET TO A POINT; THENCE RUN N-00°02'36"-E, 17.49 FEET TO A POINT; THENCE RUN N-00°01'55"-E, 215.00 FEET TO A POINT; THENCE RUN N-56°40'30"-E, 176.18 FEET TO A POINT ON THE SOUTH MARGIN OF COTTON BAYOU; THENCE RUN SOUTH, 340.34 FEET TO A POINT; THENCE RUN S-00°03'20"-W, 154.71 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF ALABAMA HIGHWAY NUMBER 182; THENCE RUN S-66°24'24"-W ALONG SAID NORTH RIGHT-OF-WAY, 90.16 FEET TO AN ALABAMA DEPARTMENT RIGHT OF WAY MONUMENT (STATION 111+38.61); THENCE RUN S-66°16'44"-W ALONG SAID RIGHT-OF-WAY, 70.54 FEET TO THE POINT OF BEGINNING, CONTAINING 2.81 ACRES AND BEING SITUATED IN SECTION 10, TOWNSHIP 9 SOUTH, RANGE 5 EAST, BALDWIN COUNTY, ALABAMA, AND ALSO WITH THE RIPARIAN AND LITTORAL RIGHTS WEST OF THE ABOVE DESCRIBED PROPERTY ADJACENT TO COTTON BAYOU.

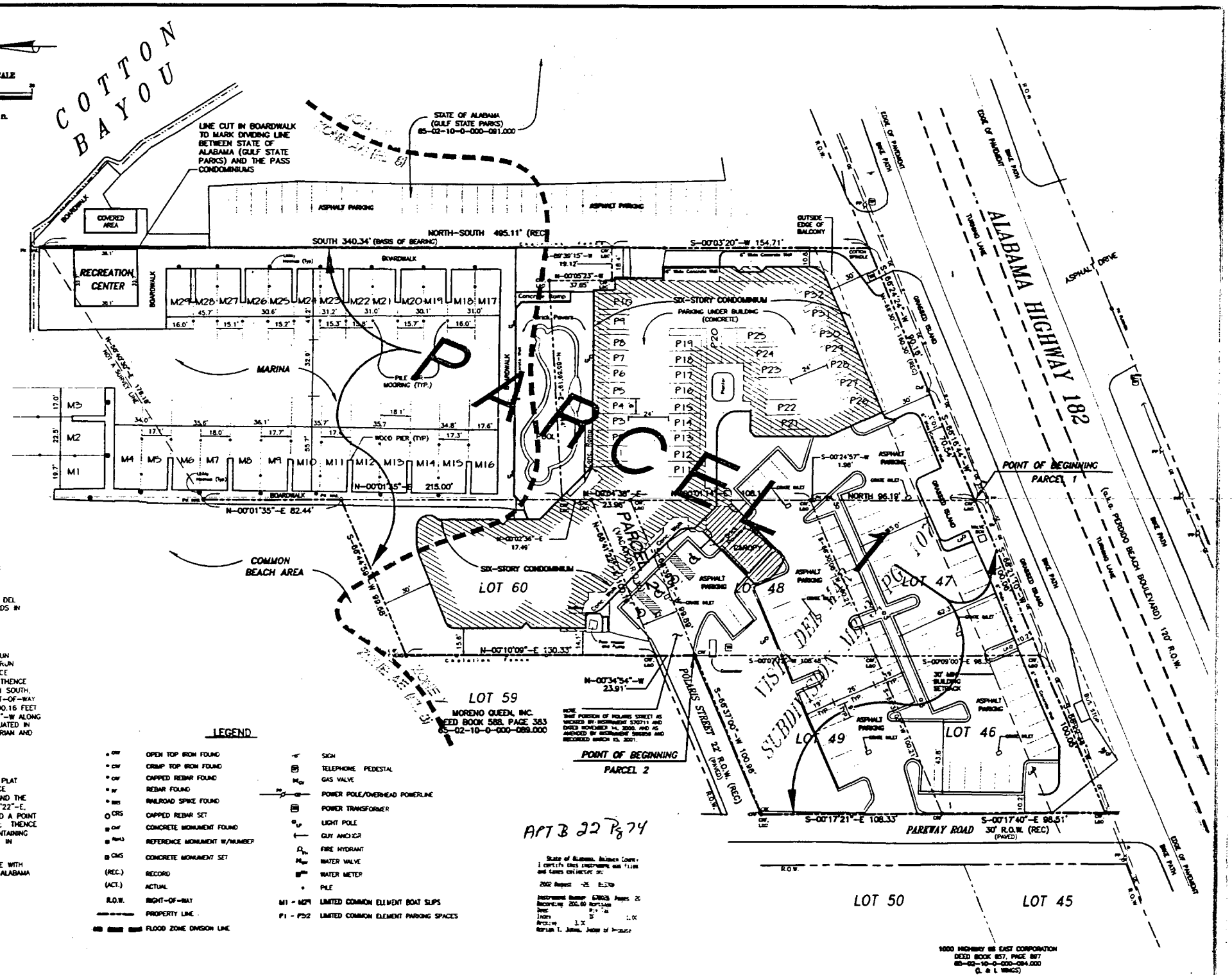
PARCEL 2:

BEGINNING AT THE NORTHWEST CORNER OF LOT 48 OF VISTA DEL MAR SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 3, PAGE 107, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA, THENCE RUN N-00°34'54"-W, 23.91 FEET TO A POINT WHERE THE NORTH RIGHT-OF-WAY OF POLARIS STREET AND THE SOUTHWEST CORNER OF LOT 60 OF SAID VISTA DEL MAR SUBDIVISION INTERSECT; THENCE RUN N-66°41'22"-E, 100.16 FEET TO THE EAST END OF SAID POLARIS STREET; THENCE RUN S-00°04'38"-W, 23.95 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF SAID POLARIS STREET AND THE NORTHEAST CORNER OF SAID LOT 48; THENCE RUN S-66°39'01"-W, ALONG SAID SOUTH RIGHT-OF-WAY, 99.89 FEET TO THE POINT OF BEGINNING, CONTAINING 2201 SQUARE FEET, AND BEING THAT PORTION OF POLARIS STREET AS VACATED BY INSTRUMENT 570711 IN NOVEMBER 2000 AND AS AMENDED BY INSTRUMENT 586858 AND RECORDED MARCH 15, 2001.

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY 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.

ACCORDING TO MY SURVEY THIS, THE 29TH DAY OF JULY, 2002.

JOHNNY E. HOLLEY, PLS
AL. LIC. NO. 23660



LEGEND

• OIP	OPEN TOP IRON FOUND		SIGN
• CIP	CRIMP TOP IRON FOUND		TELEPHONE PEDESTAL
• CIP	CAPPED REBAR FOUND		GAS VALVE
• RF	REBAR FOUND		POWER POLE/OVERHEAD POWERLINE
• RRS	RAILROAD SPIKE FOUND		POWER TRANSFORMER
○ CRS	CAPPED REBAR SET		LIGHT POLE
■ CMF	CONCRETE MONUMENT FOUND		GUY ANCHOR
■ RMF#	REFERENCE MONUMENT W/NUMBER		FIRE HYDRANT
■ CMS	CONCRETE MONUMENT SET		WATER VALVE
(REC.)	RECORD		WATER METER
(ACT.)	ACTUAL	•	PILE
R.O.W.	RIGHT-OF-WAY	M1 - M29	LIMITED COMMON ELEMENT BOAT SLIPS
	PROPERTY LINE	P1 - P32	LIMITED COMMON ELEMENT PARKING SPACES
	FLOOD ZONE DIVISION LINE		

State of Alabama, Baldwin County
I certify this instrument was filed and taken on record on:
2002 August 25 8:17pm
Instrument Number 678025 Pages 2
Recording 20.00 Portraits
Misc P:1 Ma
Index D
Access 1.X 1.X
Harlan L. Jones, Judge of Probate

NO	REVISION	DATE	ENGR.

HMR

HUTCHINSON, MOORE & RAUCH, LLC
1290 MAIN STREET, SUITE D
DAPHNE, ALABAMA
36526
ENGINEERS ◆ SURVEYORS
DAPHNE, ALABAMA
TEL (251) 626-2626
FAX (251) 626-6934
daphne@hmrengineers.com

ALABAMA LICENSED PROFESSIONAL LAND SURVEYOR JOHNNY E. HOLLEY

277SURVEY.DWG
P8874-277-15.04

AS-BUILT SURVEY
THE PASS CONDOMINIUM
PERDIDO PASS ASSOCIATES, LLC

SCALE	DATE	DRAWN BY	CHECKED BY	SHEET
1" = 30'	JULY 31, 2002	JMW		1 OF 1

BUSINESS RECORDS CORPORATION