Inst. # 2026013523 Pages:1 of 1 I certify this instrument filed on: 3/10/2026 8:59 AM
Doc: MAP C. Mark Erwin, Judge of Probate Mobile County, AL Rec: $13.00
Clerk: BTOWLER

FIRE DEPARTMENT COMMENTS:
ALL PROJECTS WITHIN THE CITY LIMITS OF MOBILE SHALL COMPLY WITH THE PROVISIONS OF THE CITY OF MOBILE FIRE CODE ORDINANCE, WHICH ADOPTS THE 2021 EDITION OF THE INTERNATIONAL FIRE CODE (IFC).

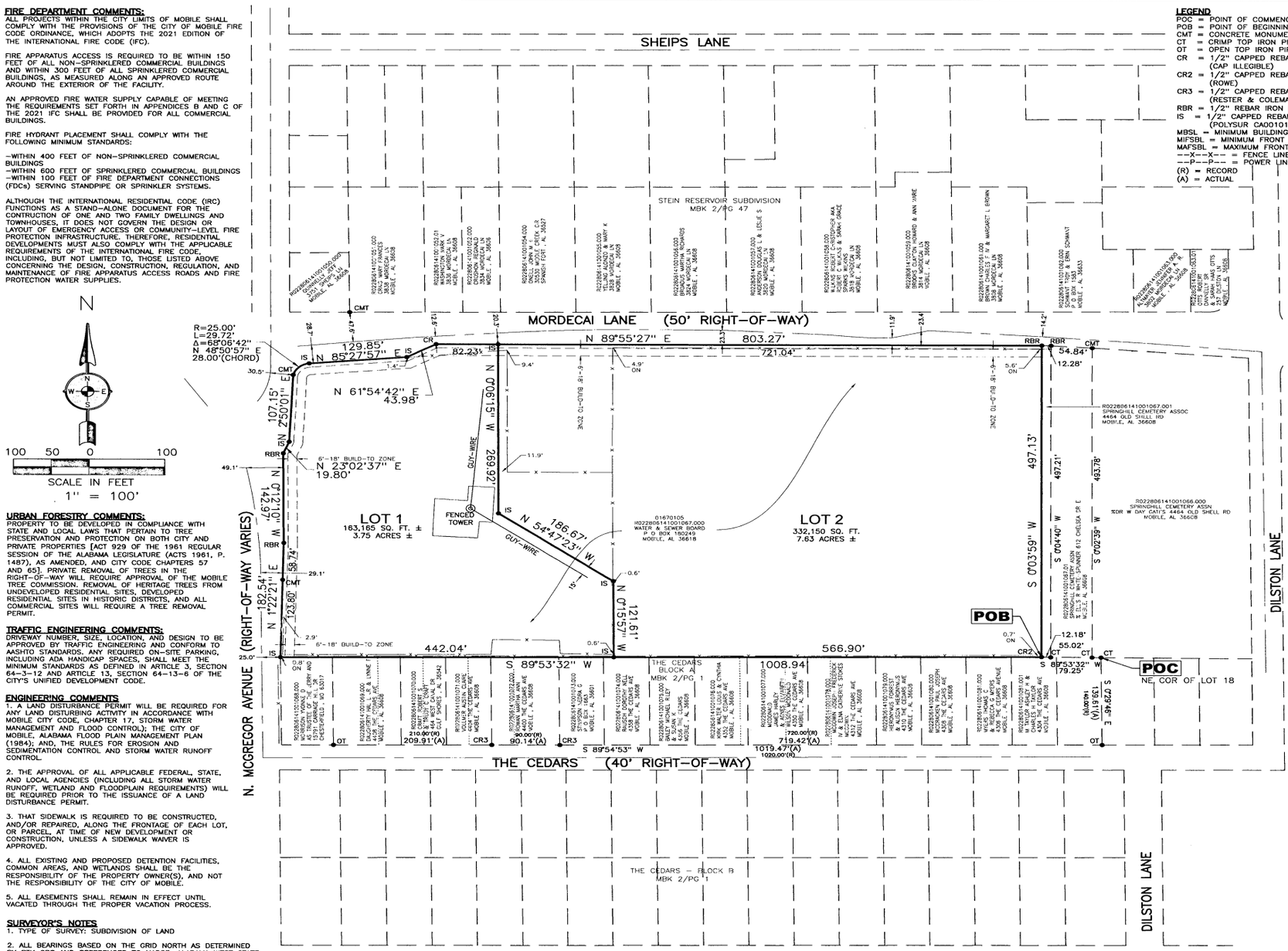
FIRE APPARATUS ACCESS IS REQUIRED TO BE WITHIN 150 FEET OF ALL NON-SPRINKLERED COMMERCIAL BUILDINGS AND WITHIN 300 FEET OF ALL SPRINKLERED COMMERCIAL BUILDINGS, AS MEASURED ALONG AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY.

AN APPROVED FIRE WATER SUPPLY CAPABLE OF MEETING THE REQUIREMENTS SET FORTH IN APPENDICES B AND C OF THE 2021 IFC SHALL BE PROVIDED FOR ALL COMMERCIAL BUILDINGS.

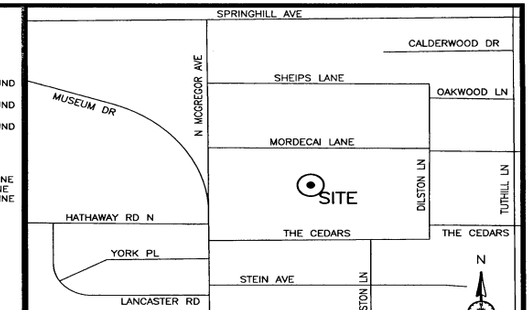
FIRE HYDRANT PLACEMENT SHALL COMPLY WITH THE FOLLOWING MINIMUM STANDARDS:

-WITHIN 400 FEET OF NON-SPRINKLERED COMMERCIAL BUILDINGS
-WITHIN 600 FEET OF SPRINKLERED COMMERCIAL BUILDINGS
-WITHIN 100 FEET OF FIRE DEPARTMENT CONNECTIONS (FDCs) SERVING STANDPIPE OR SPRINKLER SYSTEMS.

ALTHOUGH THE INTERNATIONAL RESIDENTIAL CODE (IRC) FUNCTIONS AS A STAND-ALONE DOCUMENT FOR THE CONTRUCTION OF ONE AND TWO FAMILY DWELLINGS AND TOWNHOUSES, IT DOES NOT GOVERN THE DESIGN OR LAYOUT OF EMERGENCY ACCESS OR COMMUNITY-LEVEL FIRE PROTECTION INFRASTRUCTURE. THEREFORE, RESIDENTIAL DEVELOPMENTS MUST ALSO COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, INCLUDING, BUT NOT LIMITED TO, THOSE LISTED ABOVE CONCERNING THE DESIGN, CONSTRUCTION, REGULATION, AND MAINTENANCE OF FIRE APPARATUS ACCESS ROADS AND FIRE PROTECTION WATER SUPPLIES.



LEGEND
POC = POINT OF COMMENCING
POB = POINT OF BEGINNING
CMT = CONCRETE MONUMENT FOUND
CT = CRIMP TOP IRON PIPE FOUND
OT = OPEN TOP IRON PIPE FOUND
CR = 1/2" CAPPED REBAR IRON FOUND (CAP ILLEGIBLE)
CR2 = 1/2" CAPPED REBAR IRON FOUND (ROWE)
CR3 = 1/2" CAPPED REBAR IRON FOUND (RESTER & COLEMAN)
RBR = 1/2" REBAR IRON FOUND
IS = 1/2" CAPPED REBAR IRON SET (POLYSUR CA00101LS)
MBSL = MINIMUM BUILDING SETBACK LINE
MIFSBL = MINIMUM FRONT SETBACK LINE
MAFSBL = MAXIMUM FRONT SETBACK LINE
--X--X-- = FENCE LINE
--P--P-- = POWER LINE
(R) = RECORD
(A) = ACTUAL



VICINITY MAP

URBAN FORESTRY COMMENTS:
PROPERTY TO BE DEVELOPED IN COMPLIANCE WITH STATE AND LOCAL LAWS THAT PERTAIN TO TREE PRESERVATION AND PROTECTION ON BOTH CITY AND PRIVATE PROPERTIES [ACT 929 OF THE 1961 REGULAR SESSION OF THE ALABAMA LEGISLATURE (ACTS 1961, P. 1487), AS AMENDED, AND CITY CODE CHAPTERS 57 AND 65]. PRIVATE REMOVAL OF TREES IN THE RIGHT-OF-WAY WILL REQUIRE APPROVAL OF THE MOBILE TREE COMMISSION. REMOVAL OF HERITAGE TREES FROM UNDEVELOPED RESIDENTIAL SITES, DEVELOPED RESIDENTIAL SITES IN HISTORIC DISTRICTS, AND ALL COMMERCIAL SITES WILL REQUIRE A TREE REMOVAL PERMIT.

TRAFFIC ENGINEERING COMMENTS:
DRIVEWAY NUMBER, SIZE, LOCATION, AND DESIGN TO BE APPROVED BY TRAFFIC ENGINEERING AND CONFORM TO AASHTO STANDARDS. ANY REQUIRED ON-SITE PARKING, INCLUDING ADA HANDICAP SPACES, SHALL MEET THE MINIMUM STANDARDS AS DEFINED IN ARTICLE 3, SECTION 64-3-12 AND ARTICLE 13, SECTION 64-13-6 OF THE CITY'S UNIFIED DEVELOPMENT CODE.

ENGINEERING COMMENTS
1. A LAND DISTURBANCE PERMIT WILL BE REQUIRED FOR ANY LAND DISTURBING ACTIVITY IN ACCORDANCE WITH MOBILE CITY CODE, CHAPTER 17, STORM WATER MANAGEMENT AND FLOOD CONTROL); THE CITY OF MOBILE, ALABAMA FLOOD PLAIN MANAGEMENT PLAN (1984); AND, THE RULES FOR EROSION AND SEDIMENTATION CONTROL AND STORM WATER RUNOFF CONTROL.

2. THE APPROVAL OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL AGENCIES (INCLUDING ALL STORM WATER RUNOFF, WETLAND AND FLOODPLAIN REQUIREMENTS) WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT.

3. THAT SIDEWALK IS REQUIRED TO BE CONSTRUCTED, AND/OR REPAIRED, ALONG THE FRONTAGE OF EACH LOT, OR PARCEL, AT TIME OF NEW DEVELOPMENT OR CONSTRUCTION, UNLESS A SIDEWALK WAIVER IS APPROVED.

4. ALL EXISTING AND PROPOSED DETENTION FACILITIES, COMMON AREAS, AND WETLANDS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S), AND NOT THE RESPONSIBILITY OF THE CITY OF MOBILE.

5. ALL EASEMENTS SHALL REMAIN IN EFFECT UNTIL VACATED THROUGH THE PROPER VACATION PROCESS.

SURVEYOR'S NOTES
1. TYPE OF SURVEY: SUBDIVISION OF LAND

2. ALL BEARINGS BASED ON THE GRID NORTH AS DETERMINED BY RTK GPS AND REFERENCED TO NAD83, ALABAMA WEST STATE PLANE COORDINATES

3. FIELD WORK FOR THIS SURVEY WAS PERFORMED FEBRUARY 08, 2021

4. PROPERTY IS LOCATED IN FLOOD ZONE "X-UNSHADED" WHICH WAS DETERMINED BY ELEVATIONS FROM THE FEDERAL INSURANCE AMINISTRATION MAP# 01097C 0534L, DATED JUNE 05, 2020.

5. ALL RIGHT-OF-WAYS AND DRAINAGE EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT; BUT THIS PLAT DOES NOT REFLECT OTHER DOCUMENTS ((I.E., UTILITY EASMENTS, ETC.) THAT WOULD NORMALLY APPEAR AS AN EXCEPTION IN A TITLE COMMITMENT OR POLICY.

6. BUILD-TO-ZONE SHOWN HEREON PER STANDARDS OF ARTICLE 13, TABLE 64-13-4.3 OF THE UNIFIED DEVELOPMENT CODE.

SITE DATA	
TOTAL LAND AREA:	11.38 ACRES ±
SMALLEST LOT SIZE:	3.75 ACRES ±
TOTAL NUMBER OF LOTS:	2
LINEAR FEET OF STREETS:	1500 FEET ±

OWNER INFORMATION:
MOBILE WATER SEWER BD & PARK
P O BOX 180249
MOBILE , AL 36618

SURVEYOR'S CERTIFICATE
I, J. BRETT ORRELL A REGISTERED LAND SURVEYOR (ALABAMA. REG. NO. 31836-S) HEREBY STATE THAT AT THE INSTANCE OF MOBILE WATER SEWER BOARD, OWNER OF THE LANDS EMBRACED WITHIN THIS PLAT, I HAVE SURVEYED SAID LANDS AND THIS PLAT OR MAP THEREOF, SHOWING THE SUBDIVISION INTO WHICH SAID LANDS HAVE BEEN DIVIDED, GIVING THE LENGTH AND BEARINGS OF THE BINTENDARIES OF EACH LOT AND IT'S NUMBER, AND SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS AND GIVING THE BEARINGS, LENGTH, WIDTH AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT, I FURTHER STATE THAT THIS PLAT OR MAP IS TRUE, CORRECT AND COMPLETED, AND THAT THIS CERTIFICATE IS ALSO SIGNED AND ACKNOWLEDGED AND ACCEPTED BY SAID OWNER.

DESCRIPTION
COMMENCING AT A CRIMPED TOP IRON FOUND AT THE NORTHEAST CORNER OF LOT 18, THE CEDARS, BLOCK A, AS RECORDED IN MAP BOOK 2, PAGE 1, IN THE OFFICE OF THE JUDGE OF PROBATE COURT, MOBILE COUNTY, ALABAMA; THENCE RUN S89°53'32"W, 79.25 FEET TO A CAPPED REBAR FOUND, SAID POINT BEING THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE RUN S89°53'32"W, ALONG THE NORTH LINE OF SAID SUBDIVISION, 1008.94 FEET TO A IRON SET ON THE EAST RIGHT-OF-WAY LINE OF NORTH MCGREGOR AVENUE; THENCE RUN N01°22'21"E, ALONG SAID RIGHT-OF-WAY LINE, 182.54 FEET TO A REBAR IRON FOUND; THENCE RUN N0°12'10"W, CONTINUING FURTHER ALONG SAID RIGHT-OF-WAY LINE, 142.97 FEET TO A REBAR IRON FOUND; THENCE RUN N2°02'37"E, 19.80 FEET TO A CAPPED IRON SET; THENCE RUN N02°50'01"E, 107.15 FEET TO A CONCRETE MONUMENT FOUND, BEING THE P.C. OF A CURVE CONVEXING NORTHWESTWARDLY WITH A RADIUS OF 25.00 FEET; THENCE RUN NORTHEASTWARDLY ALONG SAID CURVE TO THE RIGHT, 29.72 FEET (CHORD BEARS: N48°50'57"E, 28.00') TO A CAPPED IRON SET ON THE SOUTH RIGHT-OF-WAY LINE OF MORDECAI LANE; THENCE RUN N85°27'57"E, ALONG SAID RIGHT-OF-WAY LINE, 129.85 FEET TO A CAPPED IRON SET; THENCE RUN N61°54'42"E, 43.98 FEET TO A CAPPED IRON FOUND; THENCE RUN N89°55'27"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 803.27 FEET TO A POINT; THENCE RUN S0°03'59"W, 497.13 FEET TO THE POINT OF BEGINNING, CONTAINING 11.38 ACRES, MORE OR LESS.

I HEREBY STATE THAT THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS FOR THE PRACTICE OF SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF AND THAT ALL RIGHT OF WAYS AND DRAINAGE EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT: BUT THIS PLAT DOES NOT REFLECT OTHER DOCUMENTS (ie; UTILITY EASEMENTS, ETC.) THAT WOULD NORMALLY APPEAR AS AN EXCEPTION IN A TITLE COMMITMENT OR POLICY.

J. BRETT ORRELL, ALA. REG. No. 31836-S PROFESSIONAL — 2-24-26 DATE

ACCEPTANCE BY OWNER:
Daryl B. Russell, AS MANAGING MEMBER OF MOBILE WATER SEWER BOARD, OWNER OF THE LANDS SHOWN ON THIS PLAT, HEREBY STATES THAT IT HAS CAUSED THE SAME TO BE SURVEYED BY J. BRETT ORRELL, A REGISTERED LAND SURVEYOR (ALA. REG. NO. 31836-S) AND HAS CAUSED THIS PLAT OR MAP OF SAID LAND TO BE MADE, SHOWING THE SUBDIVISION INTO WHICH IT IS DIVIDED, AND HEREBY ACCEPTS THIS PLAT OR MAP AS A TRUE, CORRECT AND COMPLETED PLAT OF SUBDIVISION OF SAME.

BY: Daryl B. Russell, AS MANAGING MEMBER — 3-2-26 DATE
Director of Planning & Market Development

STATE OF ALABAMA
COUNTY OF MOBILE

I, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, DO HEREBY STATE THAT Daryl B. Russell, WHOSE NAME AS MANAGING MEMBER OF MOBILE WATER SEWER BOARD, IS SIGNED TO THE ACCEPTANCE BY OWNERS SHOWN HEREON, AND WHO IS KNOWN TO ME ACKNOWLEDGED BEFORE ME ON THIS DAY THAT BEING INFORMED OF THE CONTENTS OF SAID ACCEPTANCE, THEY, AS SUCH MANAGER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND ON BEHALF OF SAID LIMITED LIABILITY COMPANY ON THE DAY SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL THIS, 2 DAY OF MARCH, 2026

ANITA L. DIONNE
My Commission Expires
June 3, 2029
MY COMMISSION EXPIRES:

NOTARY PUBLIC

MOBILE CITY PLANNING COMMISSION — 3-2-2026 DATE

CITY ENGINEER — 3-3-2026 DATE

TRAFFIC ENGINEER — 03.03.2026 DATE

POLY SURVEYING
SERVING ALABAMA, GEORGIA, FLORIDA & MISSISSIPPI
CORPORATE OFFICE
5588 JACKSON RD
MOBILE, AL 36619
P: (251) 666-2010
WWW.POLYSURVEYING.COM

MORDECAI LANE SUBDIVISION
MORDECAI LANE, MOBILE, ALABAMA
SUBDIVISION OF LAND

DRAWN BY: JAC	SURVEY DATE: 9/18/2025	SCALE: 1"=100' | 18"x24" PRINT	SHEET NO. 1 OF 1
CHECKED BY: JBO	FIELD DATE: 9/8/2025	FILE NAME: 2106-019 S-(22)	