

NOTES:

- FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
- THERE IS A DEDICATED DRAINAGE, UTILITY, AND MAINTENANCE EASEMENT OVER THE ENTIRETY OF COMMON AREAS 6, 7 & 8.
- A HOME OWNERS ASSOCIATION (HOA) IS REQUIRED TO BE FORMED. THE HOA IS REQUIRED TO MAINTAIN ANY AND ALL STORM WATER FACILITIES AND STRUCTURES LOCATED OUTSIDE OF THE PUBLICLY ACCEPTED RIGHT-OF-WAY. THE HOA IS RESPONSIBLE FOR COMMON AREA MAINTENANCE.
- STORM WATER DETENTION AREAS ARE NOT THE RESPONSIBILITY OF BALDWIN COUNTY OR THE CITY OF FOLEY TO MAINTAIN.
- THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE, IF APPLICABLE, AND ENERGY COSTS OF THE STREET LIGHTS.
- THIS SURVEY DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS READILY VISIBLE ON THE SURFACE OR PROVIDED BY THE CLIENT.
- BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATE GRID BEARINGS AND ARE NOT GEODETIC BEARINGS. CONVERGENCE ANGLE FROM GRID NORTH TO GEODETIC NORTH IS -00° 03' 25".
- THERE IS DEDICATED HEREWITH A 15 FOOT DRAINAGE & UTILITY EASEMENT ON THE FRONT AND REAR OF ALL LOTS AND A 7.5 FOOT DRAINAGE & UTILITY EASEMENT ALONG ALL SIDE LINES OF ALL LOTS UNLESS OTHERWISE NOTED.
- THERE IS A 30 FOOT MINIMUM BUILDING SETBACK ON THE FRONT AND REAR OF ALL LOTS AND A 10 FOOT BUILDING SETBACK ON THE SIDE OF ALL LOTS UNLESS OTHERWISE NOTED.
- CAPPED REBARS (WATERS) HAVE BEEN SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- TEMPORARY ACCESS, UTILITY, & DRAINAGE EASEMENT TEAR AS SHOWN ON THE WESTERN TERMINUS OF TEN HENS AVENUE AND TEMPORARY ACCESS, UTILITY, & DRAINAGE EASEMENT TEAR AS SHOWN ON THE PLAY OF PAXTON FARMS SUBDIVISION, PHASE ONE, AS RECORDED ON SLIDES 2981-B THROUGH 2981-F OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA ARE HEREBY VACATED.
- PROJECT PROVIDES FOR 75' HIGHWAY CONSTRUCTION SETBACK FROM CENTERLINE OF COUNTY ROAD 12 SOUTH.
- R.O.W. WITHIN THE DEVELOPMENT WILL BE PUBLIC R.O.W.
- PROPOSED STREETS PROVIDE 10' LANES WITH 30' VALLEY CUTTER.
- PROJECT PROPOSES NO OVERHEAD UTILITIES.
- PROPOSED SIDEWALKS ARE TO BE 5' WIDE AND ARE TO BE ADA COMPLIANT.
- THERE IS DEDICATED HEREWITH A 5' SIDEWALK EASEMENT ON ALL LOT LINES & COMMON AREAS ADJACENT TO RIGHT-OF-WAYS.

SITE DATA
 LINEAR FEET OF STREETS: 2,268 LF
 NUMBER OF LOTS: 60
 SMALLEST LOT SIZE: 7,500 SF
 AVERAGE LOT SIZE: 7,733 SF
 COMMON AREAS: 1,500 SF
 TOTAL AREA: 697,744 SF

ZONING CLASSIFICATION
 UNZONED AND PLANNING DISTRICT 34

PARENT TRACT TAX PARCEL ID
 05-80-06-13-0-000-001.000 P#1 68612
LOT DRAINAGE & UTILITY EASEMENTS
 FRONT & REAR: 15'
 SIDE: 7.5'

REQUIRED SETBACKS
 FRONT: 30'
 REAR: 30'
 SIDE: 10'
 CORNER LOT SIDE: 20'

UTILITIES
 WATER, SEWER, GAS & ELECTRIC SERVICE:
 RIVERA UTILITIES - (251) 943-5001
 413 E. LAUREL AVE, FOLEY, AL 36536
 PHONE/INTERNET SERVICE:
 BRIGHTSPEED - (251) 952-5286
 18012 UNKOWNWOOD AVE.
 FOLEY, AL 36535

FLOOD CERTIFICATE:
 THE PROPERTY DESCRIBED HEREON IS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 1503000277 M & 1503000280 M, DATED 04/19/2016, AND IS SHOWN TO BE IN FLOOD ZONE X-UNSHADED.

ENGINEER:
 JACE CONSULTING, LLC
 P.O. BOX 1928
 FAIRHOPE, AL 36533
 251-923-3443
 PERRY C. JHRIGHT, II, PE 25748

SURVEYOR:
 WATIER SURVEYING, INC.
 4318 DOWNTOWN LOOP N., STE H
 MOBILE, AL 36689
 251-342-2640
 MARK A. WATIER, PLS 20364

DEVELOPER/OWNER:
 RAM - PAXTON FARMS SUBDIVISION PARTNERS, LLC
 ROONEY BARSTEN - SPECIAL PURPOSE MANAGER
 2200 MAGNOLIA AVE SOUTH, STE. 100
 BRIMMINGHAM, AL 35205

CERTIFICATION OF OWNERSHIP AND DEDICATION

THIS IS TO CERTIFY THAT RAM - PAXTON FARMS SUBDIVISION PARTNERS, LLC, IS THE OWNER OF THE LAND SHOWN AND DESCRIBED HEREON, AND THAT THE SAME HAS CAUSED SAID LAND TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED, AND GRANT ALL EASEMENTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS 2nd DAY OF July, 2025

OWNER: RAM - PAXTON FARMS SUBDIVISION PARTNERS, LLC
 ROONEY BARSTEN - SPECIAL PURPOSE MANAGER

CERTIFICATION BY NOTARY PUBLIC

STATE OF ALABAMA
 COUNTY OF JEFFERSON

I, James Walker Barstern, a NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, HEREBY CERTIFY THAT ROONEY BARSTEN, WHOSE NAME AS SPECIAL PURPOSE MANAGER OF RAM - PAXTON FARMS SUBDIVISION PARTNERS, LLC IS SHOWN TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, AND AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS 2nd DAY OF July, 2025.

James Walker Barstern
 NOTARY PUBLIC



CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION

THE WITHIN PLAT OF THE PAXTON FARMS SUBDIVISION, PHASE TWO, FOLEY, ALABAMA IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING AND ZONING COMMISSION, THIS THE 18th DAY OF July, 2025

[Signature]
 CHAIRMAN, PLANNING COMMISSION

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF FOLEY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 18th DAY OF July, 2025

[Signature]
 CITY ENGINEER

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES - POWER:

THE UNDERSIGNED, AS AUTHORIZED BY RIVERA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 16th DAY OF July, 2025

[Signature]
 AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES - WATER & SANITARY SEWER:

THE UNDERSIGNED, AS AUTHORIZED BY RIVERA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 16th DAY OF July, 2025

[Signature]
 AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES - GAS:

THE UNDERSIGNED, AS AUTHORIZED BY RIVERA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 14th DAY OF July, 2025

[Signature]
 AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BRIGHTSPEED:

THE UNDERSIGNED, AS AUTHORIZED BY BRIGHTSPEED, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 14th DAY OF July, 2025

[Signature]
 AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY 911:

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY 911, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 11th DAY OF July, 2025

[Signature]
 AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

THE UNDERSIGNED, AS COUNTY ENGINEER OF THE COUNTY OF BALDWIN, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 24th DAY OF July, 2025

[Signature]
 COUNTY ENGINEER

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY PLANNING DIRECTOR:

THE UNDERSIGNED, AS DIRECTOR OF THE BALDWIN COUNTY PLANNING AND ZONING DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA THIS THE 23rd DAY OF July, 2025

[Signature]
 PLANNING DIRECTOR

MORTGAGEE'S ACCEPTANCE

IN WITNESS WHEREOF, COMMUNITY BANK OF MISSISSIPPI, THE OWNER OF THE MORTGAGE OF RAM - PAXTON FARMS SUBDIVISION PARTNERS, LLC ON THE PROPERTY SHOWN HEREON, HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY THE UNDERSIGNED, HEREIN TO DAY AUTHORIZED ON THIS THE 24th DAY OF July, 2025

BY: [Signature]
 GUY HUNT - VICE-PRESIDENT

CERTIFICATION BY NOTARY PUBLIC - MORTGAGEE'S ACCEPTANCE

STATE OF Alabama

COUNTY OF Jefferson

I, Robert Chase, a NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, HEREBY CERTIFY THAT GUY HUNT, WHOSE NAME AS VICE-PRESIDENT OF COMMUNITY BANK OF MISSISSIPPI IS SHOWN TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, AND AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID BANK.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS 2nd DAY OF July, 2025

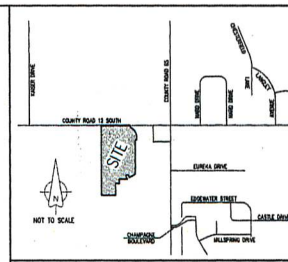
[Signature]
 NOTARY PUBLIC



LOT WIDTH AT FRONT BUILDING SETBACK LINE

LOT 51	70.71'
LOT 52	60.00'
LOT 53	60.00'
LOT 54	60.00'
LOT 74	60.00'
LOT 75	60.00'
LOT 86	60.00'
LOT 87	60.00'
LOT 88	62.12'
LOT 89	60.00'
LOT 99	60.00'

2200980
 BALDWIN COUNTY, ALABAMA
 HARRY D'OLIVE, JR. PROBATE JUDGE
 PROBATE OFFICE, 1000 P#1
 TOTAL: \$136.00, 6 Pages
 SILE 0001016-A



VICINITY MAP

COUNTY ROAD 12 SOUTH & COUNTY ROAD 85
 FOLEY, AL

LOT & COMMON AREA DATA

LOT 51	8,997 SF	0.186 AC	LOT 82	7,500 SF	0.172 AC
LOT 52	8,997 SF	0.172 AC	LOT 83	7,500 SF	0.168 AC
LOT 53	8,997 SF	0.172 AC	LOT 84	7,500 SF	0.172 AC
LOT 54	8,515 SF	0.172 AC	LOT 85	7,500 SF	0.172 AC
LOT 55	7,500 SF	0.172 AC	LOT 86	8,878 SF	0.172 AC
LOT 56	7,500 SF	0.168 AC	LOT 87	8,100 SF	0.172 AC
LOT 57	7,500 SF	0.168 AC	LOT 88	7,500 SF	0.168 AC
LOT 58	7,500 SF	0.168 AC	LOT 89	7,500 SF	0.168 AC
LOT 59	7,500 SF	0.168 AC	LOT 90	7,500 SF	0.172 AC
LOT 60	7,500 SF	0.168 AC	LOT 91	7,500 SF	0.172 AC
LOT 61	7,500 SF	0.168 AC	LOT 92	7,500 SF	0.172 AC
LOT 62	7,500 SF	0.168 AC	LOT 93	7,500 SF	0.172 AC
LOT 63	7,500 SF	0.168 AC	LOT 94	7,500 SF	0.172 AC
LOT 64	7,500 SF	0.168 AC	LOT 95	7,500 SF	0.168 AC
LOT 65	7,500 SF	0.168 AC	LOT 96	7,500 SF	0.168 AC
LOT 66	7,500 SF	0.172 AC	LOT 97	7,500 SF	0.168 AC
LOT 67	7,500 SF	0.172 AC	LOT 98	7,500 SF	0.172 AC
LOT 68	7,500 SF	0.172 AC	LOT 99	7,500 SF	0.172 AC
LOT 69	7,500 SF	0.172 AC	LOT 100	7,500 SF	0.172 AC
LOT 70	7,500 SF	0.168 AC	LOT 101	7,500 SF	0.172 AC
LOT 71	7,500 SF	0.168 AC	LOT 102	7,500 SF	0.172 AC
LOT 72	7,500 SF	0.168 AC	LOT 103	7,500 SF	0.172 AC
LOT 73	7,500 SF	0.168 AC	LOT 104	7,500 SF	0.172 AC
LOT 74	8,890 SF	0.168 AC	LOT 105	7,500 SF	0.172 AC
LOT 75	8,297 SF	0.172 AC	LOT 106	7,500 SF	0.172 AC
LOT 76	7,500 SF	0.172 AC	LOT 107	7,500 SF	0.172 AC
LOT 77	7,500 SF	0.172 AC	LOT 108	7,500 SF	0.172 AC
LOT 78	7,500 SF	0.172 AC	LOT 109	7,500 SF	0.172 AC
LOT 79	7,500 SF	0.172 AC	LOT 110	7,500 SF	0.172 AC
LOT 80	7,500 SF	0.172 AC	C.A. 6	91,733 SF	4.358 AC
LOT 81	7,500 SF	0.172 AC	C.A. 7	186,850 SF	0.940 AC
			C.A. 8	26,854 SF	0.629 AC

PAXTON FARMS SUBDIVISION PHASE TWO

A RE-PLAT OF A PORTION LOT "B" OF
 PAXTON FARMS PARENT TRACT SUBDIVISION
 AS RECORDED IN SLIDE 2918-B&C

PLAT OF SUBDIVISION

JULY 1, 2025

WATIER SURVEYING, INC.
 PROFESSIONAL LAND SURVEYORS
 4318 DOWNTOWN LOOP N., SUITE H
 MOBILE, ALABAMA 36689 251-342-2640

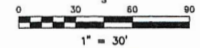
SHEET 1 OF 5



SHEET 3 OF 5

LEGEND

- CP(1) CAPPED REBAR FOUND (SUBLET)
- CP(2) CAPPED REBAR FOUND (CONCRETE)
- CMF CONCRETE MONUMENT FOUND (WATER)
- DAUC DRAINAGE & UTILITY EASEMENT
- REL MINOR BUILDING SETBACK
- HCS HIGHWAY CONSTRUCTION SETBACK
- EVNUTV EXISTING UTILITY EASEMENT
- PRVUTV PROPOSED UTILITY EASEMENT
- ESRWG EXISTING ROAD RIGHT-OF-WAY
- PRVROW PROPOSED ROAD RIGHT-OF-WAY
- PRVBLDG PROPOSED BUILDING SETBACK LINE
- UTVPM UTILITY POLE W/ANCHOR
- LP LIGHT POLE
- DLN DRAINAGE UTILITIES
- WL WATER LINE
- CD CONDUIT/PEDESTAL
- UCC UNDERGROUND COMMUNICATION LINE
- SANW SANITARY SEWER MAIN
- SANW SANITARY SEWER LINE
- DELW DELINEATION MARKER
- SD SIGN
- SDR STORM DRAIN PIPE
- WF WIRE FENCE



PAXTON FARMS SUBDIVISION PHASE TWO

A RE-PLAT OF A PORTION LOT "B" OF
PAXTON FARMS PARENT TRACT SUBDIVISION
AS RECORDED IN SLIDE 2818-B&C

PLAT OF SUBDIVISION

JULY 1, 2025

WATTIER SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
4318 Downriver Loop N., Suite H
Mobile, Alabama 36609 251-342-2640

SHEET 5 OF 5



CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C19	31°56'28"	75.00'	41.81'	N15°57'19" W	41.27'
C20	31°56'28"	125.00'	69.68'	S15°57'19" E	68.79'
C44	90°00'00"	100.00'	157.08'	N44°59'05" W	141.42'
C55	90°00'00"	50.00'	78.54'	N44°59'05" W	70.71'
C56	90°00'00"	75.00'	117.81'	S44°59'05" E	106.07'
C57	90°00'00"	125.00'	196.30'	N44°59'05" W	176.78'
C58	5°22'10"	130.65'	12.24'	N87°08'57" W	12.24'
C59	22°10'44"	125.00'	48.39'	N73°16'59" W	48.09'
C60	22°10'44"	125.00'	48.39'	N51°08'15" W	48.09'
C61	22°10'44"	125.00'	48.39'	N28°55'30" W	48.09'
C62	17°51'03"	125.00'	38.84'	N08°54'38" W	38.79'
C63	90°00'00"	25.00'	39.27'	N45°00'15" W	35.36'
C64	90°00'00"	25.00'	39.27'	N44°59'05" W	35.36'
C65	90°00'00"	25.00'	39.27'	N44°59'05" W	35.36'
C66	1°38'11.33"	50.00'	120.59'	S33°23'23" E	83.42'
C67	21°29'09"	50.00'	18.75'	S75°14'30" E	18.64'
C68	72°51'55"	50.00'	63.59'	S32°03'58" E	59.39'
C69	43°50'19"	50.00'	38.26'	S26°17'09" W	37.33'
C70	48°11'33"	25.00'	21.03'	N24°06'37" E	20.41'