

CURVE TABLE

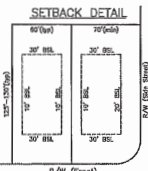
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C25	975.00'	37.71'	S88°57'17"E	37.71'
C26	1000.00'	38.58'	S88°57'17"E	38.58'
C27	25.00'	38.30'	S43°57'17"E	34.97'
C28	25.00'	39.27'	S44°36'14"W	35.36'
C29	125.00'	33.52'	N62°22'54"W	33.42'
C30	125.00'	48.95'	S83°28'44"E	48.85'
C31	125.00'	48.95'	S41°02'11"E	48.85'
C32	125.00'	48.95'	S18°30'38"E	48.85'
C33	125.00'	15.93'	S03°33'04"E	15.94'
C34	100.00'	127.08'	N48°03'48"W	141.45'
C35	75.00'	117.81'	S45°03'48"E	106.07'
C36	75.00'	117.81'	S44°56'14"W	106.07'
C37	100.00'	157.08'	N44°58'19"E	141.42'
C38	125.00'	34.17'	N07°48'00"E	34.06'
C39	125.00'	49.32'	S26°34'11"W	49.00'
C40	125.00'	49.32'	S49°30'33"W	49.00'
C41	125.00'	49.32'	S72°06'56"W	49.00'
C42	125.00'	14.22'	N85°40'40"E	14.21'
C43	125.00'	51.67'	N78°13'12"W	51.31'
C44	125.00'	51.67'	N43°20'04"W	51.31'
C45	125.00'	51.67'	N30°50'56"W	51.31'
C46	125.00'	41.33'	N09°32'04"W	41.14'
C47	100.00'	157.08'	S45°03'48"E	141.42'
C48	75.00'	117.81'	S45°03'48"E	106.07'

SITE DATA

TOTAL AREA: 20.33 AC
 ZONING DIST.: RSP-2
 ZONING: RSP-2
 TOTAL LOTS: 78
 DENSITY: 3.69 / AC.
 MIN. LOT: 7500 SF
 SMALLEST LOT: 7633 SF (LOT 137)
 LARGEST LOT: 17923 SF (LOT 119)
 STREET LENGTH: 3848 LF
 ASPHALT WIDTH: 20 FEET
 CURBING: 2.5' VALLEY GUTTER

BUILDING SETBACKS

FRONT: 30 FT.
 REAR: 30 FT.
 SIDE: 10 FT.
 SIDE STREET: 20 FT.



PARCEL INFORMATION

PARCEL NUMBER: 05-56-06-14-0-000-015.000
 PIN: 88086

OWNER/DEVELOPER

68V SHERWOOD GROVE 2023 LLC
 707 BELROSE AVE.
 DAPHNE, AL 36526

UTILITY PROVIDERS:

WATER: FAIRHOPE UTILITIES
 SEWER: BALDWIN COUNTY SEWER SERVICE
 POWER: BALDWIN EMC
 TELEPHONE: AT&T

SURVEYOR/ENGINEER

SE CIVIL
 9969 WINDMILL ROAD
 FAIRHOPE, AL 36532

**ALL STREETS TO BE PUBLIC/COUNTY MAINTAINED UPON THE INSPECTION AND ACCEPTANCE OF THE ROADS

- LEGEND:**
- PRM = PERMANENT REFERENCE MONUMENT SET
 - CMR = CONCRETE MONUMENT SET
 - RFM = REBAR FOUND
 - CRP = CAPPED REBAR FOUND IN PLACE
 - CRS = CAPPED REBAR SET (SEE CIVIL)
 - DR = DEED BOOK
 - INS = INSTRUMENT
 - INV = INSET
 - PL # = PARCEL NUMBER
 - PG = PAGE
 - R/W = RIGHT-OF-WAY
 - RF = FOOT & INCH FENCE
 - SL = SECTION LINE
 - SLF = SECTION FENCE

DRAINAGE/UTILITY EASEMENTS:

There is a detailed trench & 15-foot survey assessment on all lots and easement areas referred to in this plat of survey.

FLOOD STATEMENT:

PROPERTY LIES IN FLOOD ZONE "X" UNDESIGNED AS SHOWN FROM FLOOD INSURANCE RATE MAP NUMBER 0105020101A, COMMUNITY NUMBER 01050, PANEL 0767, SURVEY "X", REVISED DATE APRIL 19, 2018 AND MAP NUMBER 0105020101A, COMMUNITY NUMBER 01050, PANEL 0770, SURVEY "X", REVISED DATE APRIL 19, 2018.

GENERAL NOTES:

- FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
- ALL COMMON AREAS WITHIN THE DEVELOPMENT INCLUDING DRAINAGE FACILITIES ARE NOT THE RESPONSIBILITY OF BALDWIN COUNTY TO MAINTAIN. THIS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AS AUTHORIZED IN THE COVENANTS AND RESTRICTIONS, RECORDED IN THE BALDWIN COUNTY PROBATE RECORDS.
- THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE ENTIRE COMMON AREAS FOR MAINTENANCE PURPOSES.
- ALL DEVELOPERS WITHIN THIS DEVELOPMENT SHALL BE ADA COMPLIANT.

SURVEYOR'S NOTES:

- THIS WAS NO ATTEMPT TO DETERMINE THE EXISTING LOCATION OR EXISTENCE OF ANY SUB-SURFACE FEATURES.
- THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAY OF STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND HAVE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
- BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD MEASUREMENTS, AND ARE BASED ON THE ASSUMPTION THAT ALL ANGLES WERE TRUE. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE ENTIRE COMMON AREAS FOR MAINTENANCE PURPOSES.
- THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE JANUARY 1, 2020.

SURVEYOR'S CERTIFICATE

I, DAVID E. DIEHL, A LICENSED SURVEYOR OF ALABAMA, HEREBY CERTIFY THAT I HAVE EXAMINED THE PROPERTY OF 68V SHERWOOD GROVE 2023 LLC, AN ALABAMA LIMITED LIABILITY CORPORATION, SITUATED IN BALDWIN COUNTY, ALABAMA, AND DESCRIBED AS FOLLOWS:

COMMENCE AT A NAIL FOUND AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 00 DEGREES 00 MINUTES 19 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 2070.00 FEET; THENCE RUN SOUTH BY DEGREES 41 MINUTES 33 SECONDS WEST, A DISTANCE OF 1334.24 FEET TO A 1/2" CAPPED REBAR SET (CA-1187-15); THENCE RUN NORTH 00 DEGREES 00 MINUTES 42 SECONDS WEST, A DISTANCE OF 666.07 FEET TO A 1/2" REBAR FOUND FOR THE POINT OF BEGINNING; THENCE RUN NORTH 00 DEGREES 00 MINUTES 48 SECONDS WEST, A DISTANCE OF 142.17 FEET TO A 1/2" CAPPED REBAR SET (CA-1187-15); THENCE RUN NORTH 67 DEGREES 50 MINUTES 48 SECONDS WEST, A DISTANCE OF 23.67 FEET TO A 1/2" CAPPED REBAR SET (CA-1187-15); THENCE RUN NORTH 00 DEGREES 00 MINUTES 48 SECONDS WEST, A DISTANCE OF 141.33 FEET TO A 1/2" CAPPED REBAR SET (CA-1187-15); THENCE RUN NORTH BY DEGREES 38 MINUTES 27 SECONDS EAST, A DISTANCE OF 20.56 FEET TO A 1/2" REBAR FOUND; THENCE RUN NORTH 00 DEGREES 00 MINUTES 42 SECONDS WEST, A DISTANCE OF 354.88 FEET TO A 1/2" CAPPED REBAR FOUND (FAIRHOPE); THENCE RUN SOUTH 88 DEGREES 50 MINUTES 48 SECONDS WEST, A DISTANCE OF 1334.24 FEET TO A 5/8" REBAR FOUND; THENCE RUN SOUTH 00 DEGREES 00 MINUTES 10 SECONDS EAST, A DISTANCE OF 664.16 FEET TO A 1/2" CAPPED REBAR SET (CA-1187-15); THENCE RUN SOUTH 88 DEGREES 50 MINUTES 48 SECONDS EAST, A DISTANCE OF 1334.92 FEET TO THE POINT OF BEGINNING, THAT CONTAINS 20.33 ACRES, MORE OR LESS.

AND THAT THE PLAT ON WHICH THIS INSTRUMENT IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED IS LINED OFF, SHOWING THE LENGTHS AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND EASEMENT AND 25 METERS AND SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS AND DIVIDED THE BEARINGS, LENGTHS, WIDTH AND NAMES OF THE STREETS, ALLEYS AND PUBLIC GROUNDS SHOWING THE POSITION OF THE LAND SO PLATTED TO THE GOVERNMENT SURVEY, AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT POINTS MARKED THIS (X) AS INDICATED HEREON. I FURTHER CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

WITNESS MY HAND THIS _____ DAY OF _____, 2020.

David E. Diehl 03-04-2020
 SURVEYOR: DAVID E. DIEHL, PLUS ALABAMA LICENSE # 26014
 SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.



SHERWOOD GROVE PHASE 2
 A PART OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 2 EAST
 SHEET 1 OF 2

PROPERTY BOUNDARY & SUBDIVISION	68V SHERWOOD GROVE 2023, LLC		DRAWN: ASD CHECK: DEB PROJ. MGR: DEB SCALE: 1"=40' PROJECT: 20201017 FILE: FINAL.PLA/PH 1 SHEET: 1 OF 2
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MARCH 30, 2026

CERTIFICATION OF OWNERSHIP AND DEDICATION:

I/WE MARK SHERWOOD GROVE 2023 LLC AS REPRESENTED BY MARK SHERWOOD GROVE 2023 LLC HAVE CAUSED THE WITHIN INSTRUMENT TO BE RECORDED IN THE WITHIN PLAT TO BE SERVICED, LAY OUT AND DEDICATED AND KNOWN TO ALL PERSONS AND TO THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION AND TO ALL PERSONS AND TO THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION APPROVED THE WITHIN PLAT FOR THE RECORDS OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, AND THAT THE (STREETS, DRIVE, ALLEY, EASEMENTS, ETC.) SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND CONVENTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS 20th DAY OF April 2026.

Mark L. Cox, ITS MANAGER

CERTIFICATION BY NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN
I, Catherine Holladay, a NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN IN THE STATE OF ALABAMA DO CERTIFY THAT WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT HIS (THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL
THIS 20th DAY OF April 2026.

Catherine Holladay
NOTARY PUBLIC MY COMMISSION EXPIRES: 5/8/27

CATHERINE HOLLADAY
NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 08, 2027

MORTGAGEE'S ACCEPTANCE:

IN WITNESS WHEREOF, DE HERETAS, THE OWNERS OF THE MORTGAGE OF DE HERETAS, THE UNDERSIGNED, AS ALABAMA CORPORATION, SHOWN HEREIN, HAS CAUSED THIS INSTRUMENT TO BE EXECUTED, BY THE UNDERSIGNED OFFICERS, THEREUNTO DULY AUTHORIZED ON THIS 20th DAY OF April 2026.

BY: Taylor Henseler ITS ASSISTANT VICE PRESIDENT
TITLE

CERTIFICATION BY NOTARY PUBLIC:

ACKNOWLEDGMENT,
STATE OF Alabama
COUNTY OF Baldwin
I, Catherine Holladay, a NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE HEREBY CERTIFY THAT TAYLOR HENSELER WHOSE NAME AS ASSISTANT VICE PRESIDENT OF DE HERETAS, INC. (CORPORATION) HAS CAUSED THIS INSTRUMENT TO BE EXECUTED, BY THE UNDERSIGNED OFFICERS, THEREUNTO DULY AUTHORIZED ON THIS 20th DAY OF April 2026, AND WITH FULL AUTHORITY EXECUTE THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID ENTITY.

GIVEN UNDER MY HAND AND SEAL THIS 20th DAY OF April 2026.
Catherine Holladay
NOTARY PUBLIC Baldwin COUNTY, Alabama MY COMMISSION EXPIRES: 5/8/27

CATHERINE HOLLADAY
NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 08, 2027

MORTGAGEE'S ACCEPTANCE - LOT HV V LLC

IN WITNESS WHEREOF, Harvest Capital, THE OWNERS OF THE MORTGAGE OF LOT HV V LLC, SHOWN HEREIN, HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY THE UNDERSIGNED OFFICERS, THEREUNTO DULY AUTHORIZED ON THIS 8th DAY OF April 2026.

BY: David ITS Vice President
TITLE

CERTIFICATION BY NOTARY PUBLIC

ACKNOWLEDGMENT
STATE OF North Carolina
COUNTY OF Mecklenburg
I, Amber Hitchcock, a NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE HEREBY CERTIFY THAT TO THE FOREGOING INSTRUMENT, CUI BOND IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THIS INSTRUMENT, HE AS SUCH Vice President AND WITH FULL AUTHORITY

EXECUTE THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID BANK.
GIVEN UNDER MY HAND AND SEAL THIS 8th DAY OF April 2026.

Amber Hitchcock
NOTARY PUBLIC Mecklenburg COUNTY, North Carolina MY COMMISSION EXPIRES: April 28, 2030

AMBER HITCHCOCK
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
April 28, 2030

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION

THE UNDERSIGNED, AS DIRECTOR OF THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION, HEREBY CERTIFIES THAT AT ITS MEETING OF April 20, 2026, THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION APPROVED THE WITHIN PLAT FOR THE RECORDS OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 20th DAY OF April 2026.

BY: John Thompson
ITS Chairman

CERTIFICATE OF THE BALDWIN COUNTY PLANNING DIRECTOR:

THE UNDERSIGNED, AS DIRECTOR OF THE BALDWIN COUNTY PLANNING AND ZONING DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS DAY OF April 20 2026.

John Thompson
PLANNING DIRECTOR

CERTIFICATE OF APPROVAL BY BCSS

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY SENIOR SERVICE HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 20th DAY OF April 2026.

BY: Debra Henderson
AUTHORIZED REPRESENTATIVE

SENIOR SERVICE CENTER
2026
DEBRA HENDERSON
1740 EAST PINEHILL BLVD
DAPHNUS, AL 36526

CERTIFICATE OF APPROVAL BY AT&T

THE UNDERSIGNED, AS AUTHORIZED BY AT&T HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 20th DAY OF April 2026.

BY: Debra Henderson
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BALDWIN EMC

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN EMC HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 20th DAY OF April 2026.

BY: Debra Henderson
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY FAIRHOPE UTILITIES

THE UNDERSIGNED, AS AUTHORIZED BY FAIRHOPE UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 20th DAY OF April 2026.

BY: Debra Henderson
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY E-911 ADDRESSING:

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS SHOWN ON THE WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 20th DAY OF April 2026.

BY: Robert W. Wynn
AUTHORIZED SIGNATURE



CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 20th DAY OF April 2026.

BY: Frank Long
COUNTY ENGINEER

2250203
BALDWIN COUNTY, ALABAMA
HENRY D. COLE, JR., PROBATE JUDGE
TOWNSHIP 7 SOUTH, RANGE 2 EAST
SHEET 2 OF 2
SLIDE 2069-2

SHERWOOD GROVE PHASE 2
A PART OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 2 EAST
SHEET 2 OF 2

PROPERTY BOUNDARY & SUBDIVISION	S.E. Civil Engineering & Surveying 1940 WINDMILL ROAD FAIRHOPE, AL 36525 (251) 998-6266	DRAWN	ABC
		CHECKED	DIED
68V SHERWOOD GROVE 2023, LLC	MARCH 30, 2026	PROJECTED	DIED
		SCALE	NTS
		PROJECT	2023-1007
		FILE	FINAL PLAT PH 2
		SHEET	2 of 2