



**OWNER:**  
BP & G DEVELOPMENTS, LLC  
PO BOX 1845  
DAFNE, AL 36526

**ENGINEER/SURVEYOR (S.E. CIVIL):**  
DAVID LAVERY P.E. (P.E. # 51064)  
DAVID DIEHL P.L.S. (P.L.S. # 26014)  
9969 WINDMILL RD  
FAIRHOPE, AL 36532

**SITE DATA:**  
Total Area: 23.34 AC.  
Planning Dist.: 18  
Zoning: None  
Total Lots: 77  
Density: 3.30/AC  
Min. Lot: 60'x125' (7,500 SF)  
Smallest Lot: 7,681 SF (LOT 108)  
Largest Lot: 12,125 SF (LOT 129)  
Street Length: 3,146 LF  
Asphalt Width: 20 FEET  
Curbing: 2.5' VALLEY GUTTER  
Sidewalks: 5 FEET

**UTILITY PROVIDERS:**  
Water: EAST CENTRAL BALDWIN WATER  
Sewer: BALDWIN COUNTY SEWER SERVICE  
Broadband: BALDWIN EMC BRIGHTSPEED

**Setbacks:**  
Front: 30 Ft.  
Rear: 30 Ft.  
Side: 10.5 Ft.  
Front Street: 20 Ft.

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

**FLOOD STATEMENT:**  
PROPERTY LIES IN FLOOD ZONE "X" UNSHADED AS PER REPORT ON JULY 23, 2021, BY DILUTE SOLUTIONS, INC. AGRICULTURAL DITCHES SHALL NOT BE FILLED OR MODIFIED.

**WETLAND NOTE\***  
NO WETLANDS DISCOVERED OR DELINEATED AS PER REPORT ON JULY 23, 2021, BY DILUTE SOLUTIONS, INC. AGRICULTURAL DITCHES SHALL NOT BE FILLED OR MODIFIED.

**\*\*\*SUBJECT PROPERTY IS LOCATED ADJACENT TO A U.S. (DOD) AIRFIELD NOLF SUMMERDALE AIRFIELD IS A COMPONENT OF THE U.S. NAVY'S FLIGHT TRAINING PROGRAM.\*\*\***

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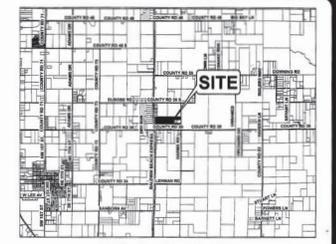
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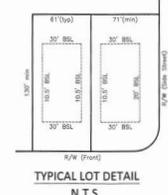
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**2180589**  
BALDWIN COUNTY, ALABAMA  
HARRY DAVIS, JR. PROBATE JUDGE  
FILE NUMBER: 0408/2025 09 09 AM  
CITY OF DAFNE, ALABAMA  
SLIDE 000290A-A



P.R.M. CMP (SE CIVIL CA-1167-LS)  
 NORTHING: 183960.02  
 EASTING: 191764.81  
 ELEVATION: 116.28'

05-48-05-22-0-000-015.000  
 PIN: 3064P  
 HELLER, PAUL VINCENT  
 1659 ROSEWOOD ST  
 ORLANDO, FL 32803

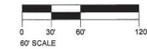
2180589  
 BALDWIN COUNTY, ALABAMA  
 HARRY D'OLIVE, JR. PROBATE JUDGE  
 FILED: 04/20/2019 09:59 AM  
 TOTAL \$102.00 2 Pages  
 SLIDE 0002990-B

\* SEE SHEET 1 OF 2 FOR PHASE TWO BOUNDARY \*

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C21	25.00'	39.27'	N44°44'45"E	35.36'
C22	25.00'	39.27'	S45°15'15"W	35.36'
C23	137.61'	87.62'	S72°00'44"E	86.15'
C24	25.00'	32.41'	S53°08'54"E	30.19'
C25	60.00'	252.50'	S57°47'24"E	115.22'
C26	60.00'	60.43'	N77°17'53"W	57.91'
C27	150.00'	41.82'	S81°47'48"W	41.49'
C28	25.00'	39.68'	N45°12'30"E	35.64'
C29	25.00'	39.27'	S45°15'15"W	35.36'
C30	1220.71'	142.10'	S88°55'09"E	142.02'
C31	225.00'	64.48'	N88°12'23"E	64.26'
C32	250.00'	71.64'	N88°12'23"E	71.40'
C33	200.00'	57.31'	N88°12'23"E	57.12'
C34	491.09'	83.56'	N84°52'17"E	83.46'
C35	486.09'	79.31'	N84°52'17"E	79.21'
C36	516.09'	29.21'	N81°37'07"E	29.21'
C37	516.09'	58.80'	N88°29'35"E	58.57'
C38	59.11'	30.84'	S78°18'31"E	30.49'
C39	60.00'	32.94'	S76°05'32"E	32.53'
C40	60.00'	44.55'	N66°54'31"E	43.53'
C41	60.00'	214.27'	N63°00'10"W	117.24'
C42	25.00'	29.99'	S55°23'04"W	28.22'
C43	1245.71'	57.49'	S84°54'22"E	57.48'
C44	1245.71'	57.46'	S87°32'28"E	57.46'
C45	1245.71'	30.06'	S89°33'45"E	30.00'
C46	1195.71'	119.79'	S82°27'15"E	119.74'

LINE	BEARING	DISTANCE
L1	S44°21'43"E	41.86'
L2	S00°15'15"W	19.16'
L3	S41°33'23"W	42.98'

- LEGEND:
- C.M.F. ■ = CONCRETE MONUMENT FOUND
  - P.R.M. ■ = PERMANENT REFERENCE MONUMENT
  - = CAPPED REBAR SET (SE CIVIL-CA1167LS)
  - (R) = RECORD BEARING/DISTANCE
  - CRF = CAPPED REBAR FOUND
  - CRP = CRIMP TOP IRON FOUND
  - CMF = CONCRETE MONUMENT FOUND
  - RF = REBAR FOUND (NO CAP)
  - BOLT = BOLT FOUND
  - POC = POINT OF COMMENCEMENT
  - POB = POINT OF BEGINNING
  - RF = REINFORCED CONCRETE PIPE
  - CP = CORRUGATED PLASTIC PIPE
  - CMF = CORRUGATED METAL PIPE
  - INV = INVERT
  - HCS = HIGHWAY CONSTRUCTION SETBACK (A & R)
  - ACTUAL & RECORD BEARING/DISTANCE
  - B.S.L. = BUILDING SETBACK LINE
  - N.T.S. = NOT TO SCALE



# Dogwood Estates Phase II Final Plat

SHEET 2 OF 2 (DETAILED LOT GEOMETRY)

FINAL PLAT

BP & G DEVELOPMENT, LLC



DRAWN	ASC
CHKD.	DED
PROJ.MGR	DED
SCALE	1"=100'
PROJECT	20210905
FILE	20210905-FINAL PHASE II
SHEET	2 OF 2

