

\*\*\*LOTS 116 AND 140 SHALL NOT HAVE ACCESS TO HARMS ROAD.

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

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

ENGINEER/SURVEYOR (S.E. CIVIL):  
DAVID LAVERY, P.E. (P.E. #51064)  
DAVID DIEHL, P.L.S. (P.L.S. #26014)  
8969 WINDMILL RD.  
FAIRHOPE, AL 36532

## SITE DATA:

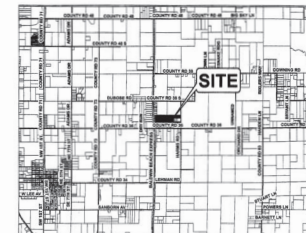
Total Area 23.34 AC.  
Planning Dist. 18  
Zoning None  
Total Lots 77  
Density 3.30/AC.  
Min. Lot 60'x125' (7,500 SF)  
Smallest Lot 7,681 SF (LOT 108)  
Largest Lot 12,125 SF (LOT 129)  
Street Length 3,146 LF  
Asphalt Width 20 FEET  
Curbing 2.5' VALLEY GUTTER  
Sidewalks 5 FEET

## UTILITY PROVIDERS:

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

Setbacks: PIN: 40465  
Front: 30 Ft. PID: 05-48-05-22-0-000-016.000  
Rear: 30 Ft.  
Side: 10.5 Ft.  
Side Street: 20 Ft.

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



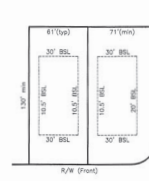
Vicinity Map  
N.T.S.

2180589

BALDWIN COUNTY, ALABAMA  
DAVID LAVERY, P.E. (P.E. #51064)  
DAVID DIEHL, P.L.S. (P.L.S. #26014)  
1102.30 2 Pages  
SLIDE 000290-A

## LEGEND:

C.M.F. = CONCRETE MONUMENT FOUND  
P.R.M. = PERMANENT REFERENCE MONUMENT  
C.H.E. = CAPPED REBAR SET (SEE CIVIL-CA1167LS)  
(H) = RECORD BEARING/DISTANCE  
C.H.P. = CAPPED REBAR FOUND  
C.T.P. = GROUP TOP IRON FOUND  
C.M.F. = CONCRETE MONUMENT FOUND  
R.H.P. = REBAR FOUND (NO CAP)  
BOLT = BOLT FOUND  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
R.C.P. = REINFORCED CONCRETE PIPE  
C.P.P. = CORRUGATED PLASTIC PIPE  
C.M.P. = CORRUGATED METAL PIPE  
I.V.V. = INVERT  
H.C.S. = HIGHWAY CONSTRUCTION SETBACK  
R = RADIIUS  
A = ARC LENGTH  
C.B. = CHORD BEARING  
C.D. = CHORD DISTANCE  
R/W = RIGHT-OF-WAY  
C.A. = COMMON AREA  
B.S.L. = BUILDING SETBACK LINE  
N.T.S. = NOT TO SCALE



\* SEE SHEET 2 OF 2 FOR DETAILED LOT GEOMETRY \*

## MORTGAGEE'S ACCEPTANCE

IN WITNESS WHEREOF, DEBORAH, THE OWNER OF THE MORTGAGE OF DEB. NORTH, HAS SIGNATURED ALABAMA, HEREBY APPROVES THE WITHIN PLAN FOR RECORDING OF THE MORTGAGEE'S OFFICER, BALDWIN COUNTY, ALABAMA, THIS 11th DAY OF MARCH, 2025.

## CERTIFICATION BY NOTARY PUBLIC

NOTARY PUBLIC, BALDWIN COUNTY, ALABAMA, I HEREBY CERTIFY THAT DEBORAH, THE OWNER OF THE MORTGAGE OF DEB. NORTH, HAS SIGNATURED ALABAMA, HEREBY APPROVES THE WITHIN PLAN FOR RECORDING OF THE MORTGAGEE'S OFFICER, BALDWIN COUNTY, ALABAMA, THIS 11th DAY OF MARCH, 2025.

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P.O.C. THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA N-182532.967, E-1918096.173 PER INSTRUMENT NO. 1987319

## SURVEYOR'S NOTES:

1. THERE MAY BE UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
2. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
3. THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTS OR SHOW.
4. SURVEY WAS CONDUCTED ON MAY 2021, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
5. BEARINGS AND DISTANCES SHOWN HEREIN WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES, AND ARE BASED ON NAD 83 (2011) STATE PLANE GRID, ALABAMA WEST ZONE USING GPS OBSERVATIONS.
6. ELEVATIONS SHOWN HEREIN ARE RELATED TO MEAN SEA LEVEL, BASED ON N.A.S.D. 83 DATUM.
7. THE UTILITY INFORMATION SHOWN HEREIN WAS OBTAINED BY SURVEYING AND USING THE VISIBLE ABOVE GROUND UTILITY FEATURES COMBINED WITH THE GEOSPATIAL SURFACE MARKINGS BY OTHERS. NO GUARANTEE IS MADE AS TO THE ACCURACY AND FOR CONFORMANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.
8. NO TITLE SEARCH OR REPORT WAS PROVIDED FOR THIS SURVEY.
9. THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.
10. HIGHWAY CONSTRUCTION SETBACKS SHOWN HEREIN WERE MEASURED FROM THE CENTERLINE OF THE RIGHT-OF-WAY.
11. MEASUREMENTS SHOWN HEREIN ARE BASED ON U.S. SURVEY FEET.
12. MEASUREMENTS SHOWN HEREIN ARE ACTUAL, UNLESS OTHERWISE NOTED.

## GENERAL NOTES:

1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
2. ALL COMMON AREAS WITHIN THE DEVELOPMENT, INCLUDING DRAINAGE FACILITIES, ARE NOT THE RESPONSIBILITY OF BALDWIN COUNTY TO MAINTAIN, BUT SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION, AS OUTLINED IN THE COVENANTS AND RESTRICTIONS, RECORDED IN THE BALDWIN COUNTY PROBATE RECORDS.
3. BALDWIN COUNTY UTILITY EASEMENT NOTE: THERE IS A DEDICATED HEREWITH A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHT-OF-WAYS AND A 10 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON AREA LINES, UNLESS OTHERWISE NOTED.
4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 12" ABOVE THE HIGHEST ADJACENT GRADE.
5. ALL SIDEWALKS WITHIN THIS DEVELOPMENT SHALL BE ADA COMPLIANT.
6. HIGHWAY CONSTRUCTION SETBACK ALONG COUNTY ROAD 36 IS 62 FEET FROM THE CENTERLINE OF THE RIGHT-OF-WAY AT THE POINT OF RECORDING.
7. ALL BEARING AND DISTANCES SHOWN ARE ACTUAL, UNLESS OTHERWISE NOTED HEREIN.

## CERTIFICATE OF APPROVAL BY E-011 ADDRESSING

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-011 BOARD, HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF SAID PLAN IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 11th DAY OF MARCH, 2025.

## CERTIFICATE OF APPROVAL BY BALDWIN COUNTY SEWER (SEWER)

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY SEWER, HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF SAID PLAN IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 11th DAY OF MARCH, 2025.

## CERTIFICATE OF APPROVAL BY BRIGHTSPEED

THE UNDERSIGNED, AS AUTHORIZED BY BRIGHTSPEED, HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF SAID PLAN IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 11th DAY OF MARCH, 2025.

## CERTIFICATE OF APPROVAL BY BALDWIN COUNTY E.M.C.

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E.M.C., HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF SAID PLAN IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 11th DAY OF MARCH, 2025.

## CERTIFICATE OF APPROVAL BY EAST CENTRAL BALDWIN WATER SERVICE

THE UNDERSIGNED, AS AUTHORIZED BY EAST CENTRAL BALDWIN WATER SERVICE, HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF SAID PLAN IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 11th DAY OF MARCH, 2025.

## CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION

THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION, HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF SAID PLAN IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 11th DAY OF MARCH, 2025.

## CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING DIRECTOR

THE UNDERSIGNED, AS DIRECTOR OF THE BALDWIN COUNTY PLANNING AND ZONING DEPARTMENT, HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF SAID PLAN IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 11th DAY OF MARCH, 2025.

## CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF SAID PLAN IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 11th DAY OF MARCH, 2025.

## CERTIFICATION BY NOTARY PUBLIC

NOTARY PUBLIC, BALDWIN COUNTY, ALABAMA, I HEREBY CERTIFY THAT GEORGE W. CARLISLE, JR., THE OWNER OF THE MORTGAGE OF DEB. NORTH, HAS SIGNATURED ALABAMA, HEREBY APPROVES THE WITHIN PLAN FOR RECORDING OF THE MORTGAGEE'S OFFICER, BALDWIN COUNTY, ALABAMA, THIS 11th DAY OF MARCH, 2025.

TRACT CONTAINS 23.34 ACRES, MORE OR LESS.

(DESCRIPTION COMPILED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY)

DAVID E. DIEHL, P.L.S. (P.L.S. NO. 20014) DATE 03-06-25

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

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NOTARY PUBLIC, BALDWIN COUNTY, ALABAMA, I HEREBY CERTIFY THAT

P.R.M. CMP (SE CIVIL CA-1167-LS)  
NORTHING: 183960.02  
EASTING: 1917654.81  
ELEVATION: 116.28'

05-48-05-22-0-000-015.000  
PIN: 30845  
REAR, PAUL VINCENT  
1639 ROSEWOOD ST  
ORLANDO, FL 32803

2180589  
BALDWIN COUNTY, ALABAMA  
HARRY D'OLIVE, JR. PROBATE JUDGE  
Filed: 04/02/2025 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°44'43"E	35.36'
C22	25.00'	39.27'	S45°15'15"E	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'	222.50'	N57°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°12'35"E	35.64'
C29	25.00'	39.27'	S45°15'15"E	35.36'
C30	1220.71'	142.10'	S86°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	468.09'	79.31'	N84°52'17"E	79.21'
C36	516.09'	29.21'	N81°57'07"E	29.21'
C37	516.09'	58.80'	N88°29'35"E	58.57'
C38	59.11'	30.84'	S72°18'11"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'	N56°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°32'29"E	57.46'
C45	1245.71'	30.06'	S88°53'45"E	30.06'
C46	1195.71'	119.79'	S86°27'15"E	119.74'

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

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

LEGEND:  
C.M.F. ■ = CONCRETE MONUMENT FOUND  
P.R.M. ■ = PERMANENT REFERENCE MONUMENT  
C.R.E. (●) = CAPPED REBAR SET (SE CIVIL-CA1167LS)  
(●) = RECORD BEARING/DISTANCE  
CRF = CAPPED REBAR FOUND  
CTF = CRIMP TOP IRON FOUND  
CMP = CONCRETE MONUMENT FOUND  
RPF = REBAR FOUND (NO CAP)  
BOLT = BOLT FOUND  
POC = POINT OF COMMENCEMENT  
POB = POINT OF BEGINNING  
RCP = REINFORCED CONCRETE PIPE  
CPP = CORRUGATED PLASTIC PIPE  
CMP = 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

**S.E. Civil**  
Engineering  
& Surveying  
1909 WINDHAM BLVD  
FAIRHOPE, AL 36531  
(251) 994-6564  
(CA-1167-LS)

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