

2226862
BALDWIN COUNTY, ALABAMA
HARRY P. MULLINS, JR., REGISTERED SURVEYOR
PENSACOLA, FL 32503
TOTAL: 5.25 AC. 4 PAGES
DATE: 2025

FINAL PLAT LAKELAND SUBDIVISION PHASE 12-13

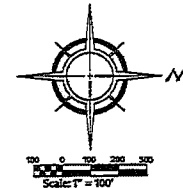
Situated in Section 23, T-5-S, R-3-E
Baldwin County, Alabama
JUNE 2025

OVERALL SITE PLAN

OWNER:
AG OFFICE BLDG MULTI-STATE 2, LLC
888 E. HAWTHORNE DR. SUITE 100
SCOTTSDALE, AZ 85265

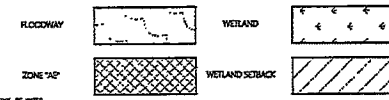
SURVEYOR OF RECORD:
REDDY & SEARS, P.L.L.C.
ALABAMA LICENSE NO. 12945
MULLINS, LLC
4900 BAYOU BOULEVARD, SUITE 200
PENSACOLA, FL 32503

ENGINEER OF RECORD:
TODD M. WHEELER, P.E.
ALABAMA LICENSE NO. 24961
MULLINS, LLC
4900 BAYOU BOULEVARD, SUITE 200
PENSACOLA, FL 32503



SITE DATA

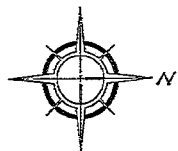
PARCEL NUMBER: 15-0-45-23-000-000000
15-0-45-23-0-000-000000 / 15-0-45-23-0-000-000000
ZONING: RS-F PLANNING DISTRICT 12
USE OF LAND: SINGLE FAMILY RESIDENTIAL
PROPOSED BLDG SETBACKS:
FRONT YARD: 30' SETBACK
SIDE YARD: 5' SETBACK
REAR YARD: 5' SETBACK
STREET SETBACK: 25'
TOTAL AREA: 6.23 ACRES +/-
TOTAL LOTS: 83
SMALLEST LOT SIZE: 10,441 SF
LARGEST LOT SIZE: 20,865 SF
UNDISTURBED OF SETBACK: 4,956 SF



LEGEND

- 1/2" CHIPPED ROCK SET, # C&D
- 1/2" CHIPPED ROCK SET, # C&D
- CONCRETE CURBMENT, SET, NO. C&D
- POB POINT OF BEGINNING
- RSW RIGHT-OF-WAY
- SEC SECTION
- OR OFFICIAL RECORD
- S/D SUBDIVISION
- USD UTILITY AND DRAINAGE
- EMINT EASEMENT
- SEL SELLING SETBACKLINE
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- RP RADIAL POINT
- PRC POINT OF REVERSE CURVATURE
- PCC POINT OF COMPOUND CURVATURE

MULLINS, LLC
4900 BAYOU BOULEVARD, SUITE 200
PENSACOLA, FL 32503
(850) 462-8412



2226862
Baldwin County, Alabama
Survey Project No. 2226862
Final Plat, 2025-06-01
Scale: 1" = 60'

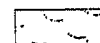
FINAL PLAT LAKELAND SUBDIVISION PHASE 12-13

Situated in Section 23, T-5-S, R-3-E

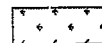
Baldwin County, Alabama

JUNE 2025

FLOODWAY



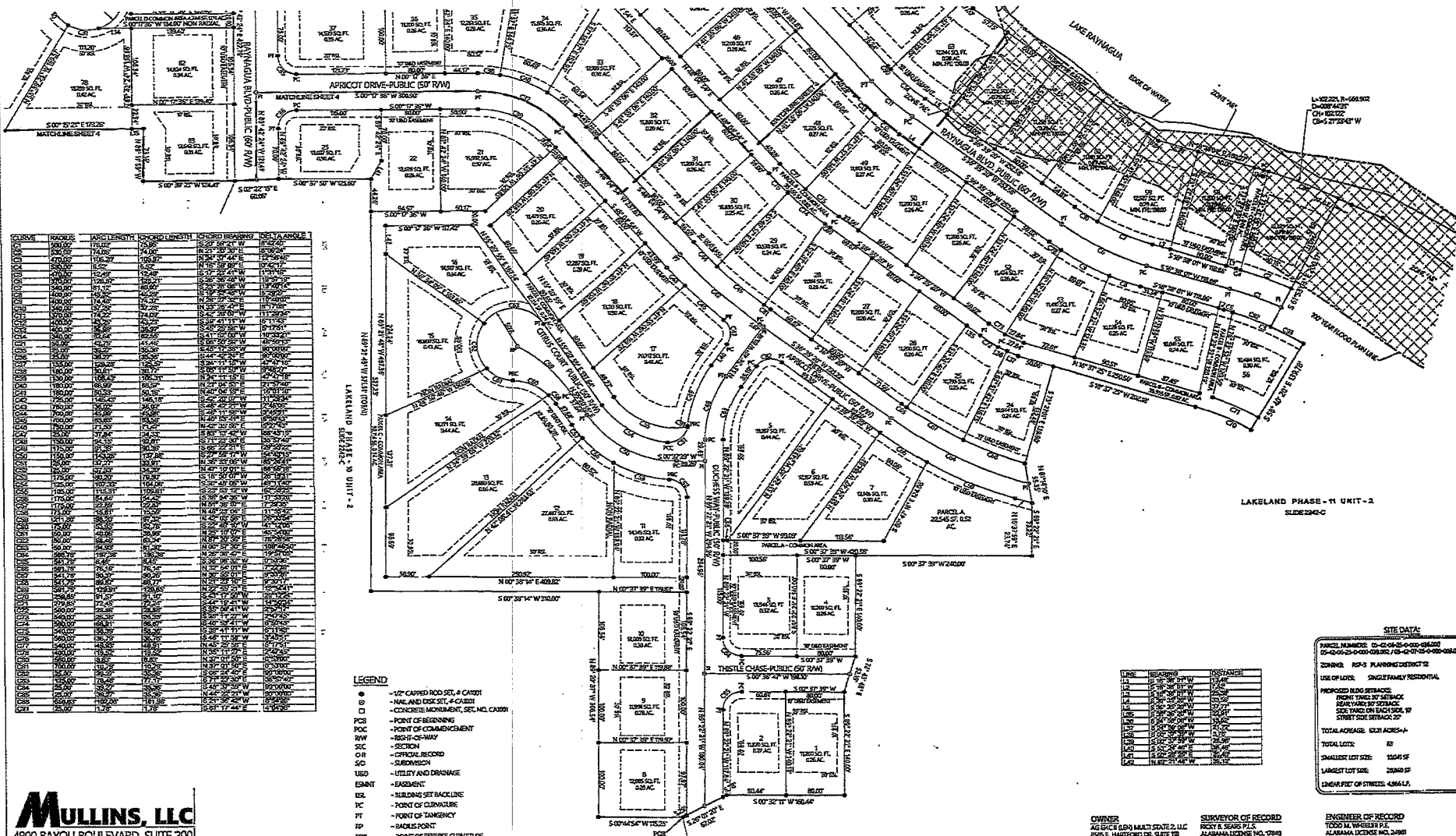
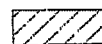
WETLAND



ZONE 'AC'



WETLAND SETBACK



| CURVE | RAISE | ARC LENGTH | CHORD LENGTH | CHORD BEARINGS | DELTA ANGLE |
|-------|--------|------------|--------------|------------------------|-------------|
| 1 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 2 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 3 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 4 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 5 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 6 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 7 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 8 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 9 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 10 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 11 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 12 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 13 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 14 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 15 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 16 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 17 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 18 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 19 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 20 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 21 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 22 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 23 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 24 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 25 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 26 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 27 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 28 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 29 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 30 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 31 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 32 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 33 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 34 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 35 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 36 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 37 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 38 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 39 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 40 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 41 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 42 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 43 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 44 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 45 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 46 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 47 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 48 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 49 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 50 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 51 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 52 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 53 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 54 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 55 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 56 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 57 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 58 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 59 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 60 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 61 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 62 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 63 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 64 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 65 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 66 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 67 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 68 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 69 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 70 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 71 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 72 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 73 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 74 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 75 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 76 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 77 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 78 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 79 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 80 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 81 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 82 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 83 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 84 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 85 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 86 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 87 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 88 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 89 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 90 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 91 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 92 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 93 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 94 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 95 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 96 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 97 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 98 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 99 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |
| 100 | 100.00 | 100.00 | 100.00 | N 00° 00' 00" E 100.00 | 90° |

- LEGEND**
- LOT CAPED ROD SET, 4" CASTER
 - NAIL AND DISK SET, 4" CASTER
 - CONCRETE MONUMENT, SEC. NO. CASTER
 - POINT OF BEGINNING
 - POINT OF COMMENCEMENT
 - RIGHT-OF-WAY
 - SECTION
 - OFFICIAL RECORD
 - SUBDIVISION
 - UTILITY AND DRAINAGE
 - EASEMENT
 - EASEMENT SET BACKLINE
 - POINT OF CURVATURE
 - POINT OF TANGENCY
 - RADIAL POINT
 - POINT OF REVERSE CURVATURE
 - POINT OF COMPOUND CURVATURE
 - FINISH FLOOR ELEVATION

MULLINS, LLC
4900 BAYOU BOULEVARD, SUITE 200
PENSACOLA, FL 32503
(850) 462-8412

| SITE DATA | | | |
|-----------------------|--|-------------------------|-------------------------|
| PARCEL NUMBER | 12-00-00-00-00-00-00-00 | 12-00-00-00-00-00-00-00 | 12-00-00-00-00-00-00-00 |
| ZONE | RP-3 | PLANNING DISTRICT 12 | |
| USE OF LAND | SINGLE-FAMILY RESIDENTIAL | | |
| PROPOSED BLDG SETBACK | FRONT 100.00' SIDE 100.00' REAR 100.00' STREET 100.00' | | |
| TOTAL ACRES | 0.21 ACRES | | |
| TOTAL LOTS | 81 | | |
| SHALLEST LOT SIZE | 100.00 SF | | |
| SHALLEST LOT WIDE | 20.00 FT | | |
| SHALLEST LOT DEPT | 40.00 FT | | |
| SHALLEST LOT AREA | 800.00 SF | | |

OWNER
AG SHIRLEY & SON, INC.
2005 L. HARTFORD DR., SUITE 100
SCOTTSVILLE, KY 40455

SURVEYOR OF RECORD
ROBERT E. SEARS, P.E.
ALABAMA LICENSE NO. 7848
MULLINS, LLC
4900 BAYOU BOULEVARD, SUITE 200
PENSACOLA, FL 32503

ENGINEER OF RECORD
TODD M. WHEELER, P.E.
ALABAMA LICENSE NO. 24881
MULLINS, LLC
4900 BAYOU BOULEVARD, SUITE 200
PENSACOLA, FL 32503

