

SURVEYOR'S CERTIFICATE AND FLOOD ZONE CERTIFICATE:

EXHIBIT "C"

STATE OF ALABAMA :
COUNTY OF BALDWIN :

I, VINCENT D. LUCIDO, A LICENSED LAND SURVEYOR OF THE STATE OF ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF OWNER OF THE LAND SHOWN HEREON, SITUATED IN BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

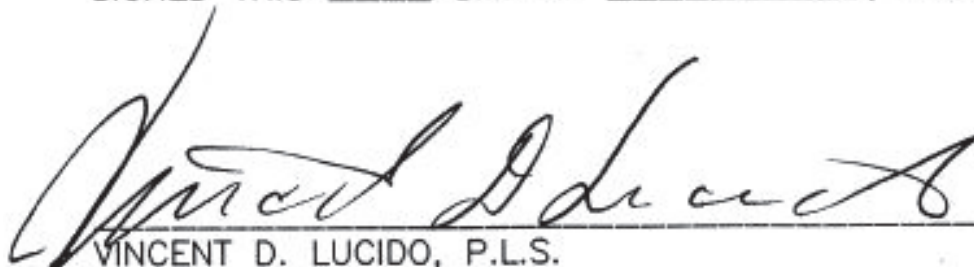
DESCRIPTION:

LOT 04 OF SARAH FARMS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE 2239-D, E & F OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA.

ALL LYING IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA AND CONTAINING 98.67 ACRES MORE OR LESS.

AND THAT THE PLAT OR MAP CONTAINED HEREON IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED IS DIVIDED GIVING THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND EASEMENTS AND ITS NUMBER AND SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS AND GIVING THE BEARINGS, LENGTH, WIDTH AND NAME OF THE STREETS, SAID MAP FURTHER SHOWS THE RELATION OF THE LAND SO PLATTED TO THE GOVERNMENT SURVEY, AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT POINTS MARKED AND HEREON SHOWN. I FURTHER CERTIFY THAT THIS SURVEY AND PLAT HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

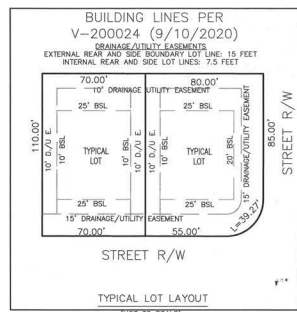
SIGNED THIS 4 DAY OF October, 2024.



VINCENT D. LUCIDO, P.L.S.
ALABAMA LICENSE NUMBER: 13918



SANITARY SEWER
BALDWIN COUNTY SEWER SERVICES, LLC
14747 UNDERWOOD ROAD
SUMMERDALE, AL 36580
251-971-3022
ANGELA
angel@baldwincountysewer.com



ZONING DISTRICT AND ZONING CLASSIFICATION: DISTRICT 4,
ZONED RSP-4 (EXCEPT LOT 4A ZONED RSP-1)

MINIMUM BUILDING SETBACKS (FRONT, REAR, SIDE, STREET SIDE)
(VARIANCE APPROVED 9/10/2020)
FRONT - 25'; REAR - 25'/SIDE - 10'; STREET SIDE - 20'

**LOTS 1-11 REAR SETBACK 35' TO COMPLY WITH HCS

ACREAGE IN TOTAL TRACT:	- 98.67 ACRES (4297950 SQ FT)
SMALLEST LOT SIZE	- 0.176 ACRES (7651 SQ FT)
LARGEST LOT	- 0.329 ACRES (14329 SQ FT)
UNDEVELOPED LOT 4A	- 71.86 ACRES (3130029 SQ FT)
TOTAL NO. OF LOTS:	- 92
LINEAR FEET OF STREET:	- 5348

SURVEYOR'S NOTES

1. DESCRIPTION AS PER RECORD PLAT.
2. THIS RECORD WAS NOT REVIEWED FOR THIS SURVEY.
3. SOURCES OF INFORMATION USED WERE PREVIOUS SURVEYS BY THIS AND OTHER FIRMS AND THE RECORDED SURVEY INSTRUMENT.
4. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION OR EXTENT OF ANY SUBSURFACE FEATURES, OTHER THAN THE UNDERGROUND UTILITIES SHOWN.
5. DISCREPANCIES MAY BE CAUSED BY ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. NO INVESTIGATION HAS BEEN MADE TO DETERMINE THE EXTENT OR EXISTENCE OF WETLANDS.
7. FIELD WORK WAS DONE BETWEEN DECEMBER 2020 TO JANUARY 2021.
8. THE RELATIVE ERROR IS LESS THAN 1 IN 10,000 FEET.
9. THIS SURVEY IS NOT BEING OFFERED FOR RECORD, SIGNATURE & SEAL.
10. ADJACENT PROPERTY REFERENCES SHOWN HEREON ARE FROM INFORMATION AVAILABLE FROM PROBATE COURT RECORDS AT TM OF SURVEY.
11. LOTS 10 AND 11 ARE ADJACENT TO LOT 9 FROM DIRECT ACCESS TO SHERMAN ROAD.
12. LOTS 1-4 AND 5-11 ARE NOT IN PROBABLY OF DIRECT ACCESS TO COUNTY ROAD 12.

DRAINAGE/UTILITY EASEMENTS
EXTERNAL REAR AND SIDE BOUNDARY LOT LINES: 15 FEET
INTERIOR REAR AND SIDE LOT LINES: 10 FEET

THE HCS ALONG COUNTY ROAD 12S IS 75' FROM CENTERLINE OF RIGHT OF WAY AT TIME OF RECORDING. THE HCS ALONG SHERMAN ROAD IS 40 FEET FROM CENTERLINE OF RIGHT OF WAY AT TIME OF RECORDING.

THE EXISTING SWMA CANNOT BE MODIFIED AND ANY FUTURE DEVELOPMENT SHALL REQUIRE ITS OWN SWMA COMPLIANT WITH APPLICABLE SUBDIVISION REGULATIONS AND ZONING ORDINANCE IN PLACE AT THAT TIME.

THIS PROPERTY IS IN ZONE X AS PER FLOOD INSURANCE RATE MAP FOR BALDWIN
COUNTY, ALABAMA AND INCORPORATED AREAS PUBLISHED BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY, COMMUNITY NO. 015000, PANEL NUMBER
01003C0930. SUFFIX M. MAP EFFECTIVE DATE 4/19/2019

BALDWIN COUNTY WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY DRAINAGE EASEMENTS AND/OR COMMON AREAS, DRAINAGE EASEMENTS AND COMMON AREAS TO BE MAINTAINED BY WHOA.

2152279
BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 10/16/2024 01:37 PM
TOTAL \$131.00 3 Pages
SLIDE 0002974-A

FINAL PLAT
SARAH FARMS PHASE II

BEING A REPLAT OF LOT 04 OF SARAH FARMS AS RECORDED
IN SLIDE 2239 D, E & F, BALDWIN COUNTY, ALABAMA

A 98.67±ACRE RESIDENTIAL DEVELOPMENT

Drawn By CCD	Scale 1"=100'	Project No. 20105.1	Lucido Engineering & Surveying, LLC
Checked By V.D.L.	Drawing File FINAL PLAT SF2.DWG		
Section 10, Township 8 South, Range 3 East Baldwin County, Alabama			Consulting Engineers & Land Surveyors 24693 Coral Road, Suite A Orange Beach, Alabama 36661
Date 06/19/2024	SHEET 1 OF 3		Job # 141.567.3740 shirley@lucido.com

LIEN HOLDER
FIRST CONTINENTAL INVESTMENT CO. LTD.
5718 WESTHEIMER, SUITE 1450
HOUSTON, TEXAS 77057

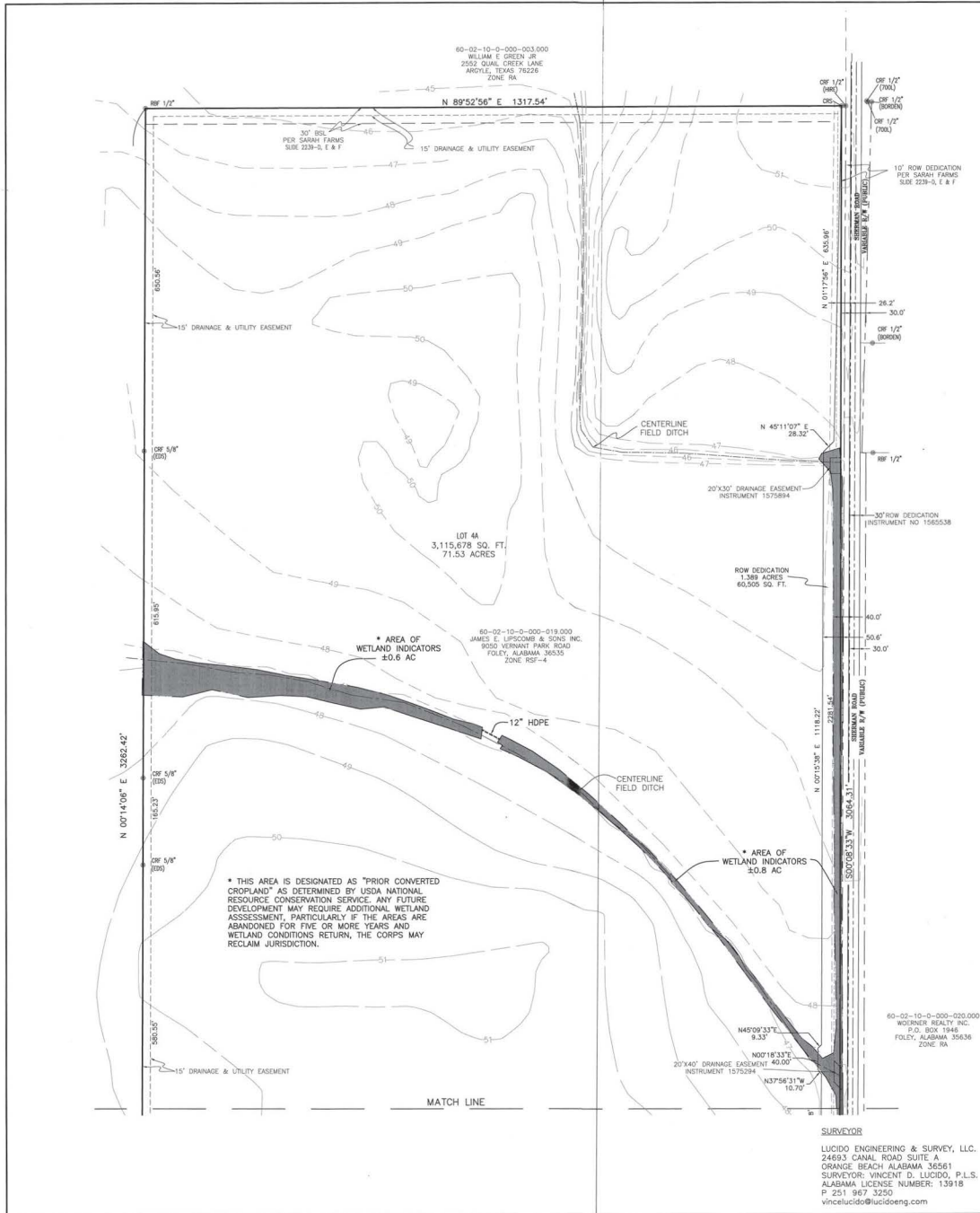
LIEN HOLDER
CARAVEL VENTURES, LLC
1900 W. KIRKWOOD BLVD, STE 2300B
SOUTHLAKE, TEXAS 76092

LIEN HOLDER
RAUSCH COLEMAN HOMES NW FLORIDA, I
4058 NORTH COLLEGE AVE. SUITE 300
FAYETTEVILLE, AR 72703

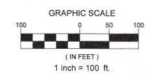
SURVEYOR
LUCIDO ENGINEERING & SURVEY, LLC.
24693 CANAL ROAD SUITE A
ORANGE BEACH ALABAMA 36561
SURVEYOR: VINCENT D. LUCIDO, P.L.S.
ALABAMA LICENSE NUMBER: 13918
P 251 967 3250
vincelucido@lucidoeng.com

OWNER-DEVELOPER
60-02-10-0-000-019.004
BC SARAH FARMS, LLC
336 JAMES RECORD ROAD
HUNTSVILLE, AL 35824

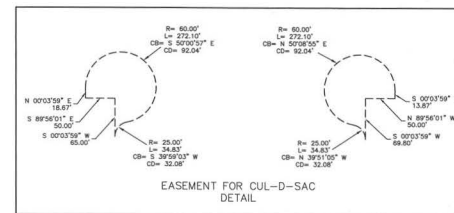
OWNER
60-02-10-0-000-019.000
JAMES E. LIPSCOMB & SONS
9050 VERNANT PARK ROAD
FOLEY, ALABAMA 36535



VICINITY MAP
(NOT TO SCALE)



- LEGEND:
- CRF = CAPPED REBAR FOUND
 - RF = REBAR FOUND
 - R/W = RIGHT OF WAY
 - B/L = BUILDING SET BACK LINE
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCING
 - R = RADIUS
 - L = LENGTH
 - CB = CHORD BEARING
 - CD = CHORD DISTANCE
 - U.E. = UTILITY EASEMENT
 - SWMA = DITCH WATER MANAGEMENT AREA
 - HOPE = HIGH DENSITY POLYPROPYLENE PIPE



CENTERLINE OF CONSTRUCTION

LIEN HOLDER
FIRST CONTINENTAL INVESTMENT CO. LTD.
5718 WESTHEIMER, SUITE 1450
HOUSTON, TEXAS 77057

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CARAVEL VENTURES, LLC
1900 W. KIRKWOOD BLVD, STE 2300B
SOUTH LAKE, TEXAS 76092

LIEN HOLDER
RAUSCH COLDMAN HOMES NW FLORIDA, LLC
4056 NORTH COLLEGE AVE, SUITE 300
FAYETTEVILLE, AR 72703

OWNER-DEVELOPER
BC SARAH FARMS, LLC
336 JAMES RECORD ROAD
HUNTSVILLE, AL 35824

OWNER
JAMES E. LIPSCOMB & SONS INC.
9050 VERNANT PARK ROAD
FOLEY, ALABAMA 36535

SURVEYOR
LUCIDO ENGINEERING & SURVEY, LLC
24693 CANAL ROAD SUITE A
ORANGE BEACH ALABAMA 36561
SURVEYOR: VINCENT D. LUCIDO, P.L.S.
ALABAMA LICENSE NUMBER: 13918
P 251 967 3250
vinclucido@lucidoeng.com

2152279
BALDWIN COUNTY, ALABAMA
HARRY D. POLK, JR. PROBATE JUDGE
Filed/Ret. 10/16/2024 01:37 PM
TOTAL \$131.00 9 Pages
SLIDE 0002974-s

FINAL PLAT
SARAH FARMS PHASE II

NOT VALID UNLESS ACCOMPANIED BY ORIGINAL SIGNATURE & SEAL.		BEING A REPLAY OF LOT 04 OF SARAH FARMS AS RECORDED IN SLIDE 2239 D, E & F, BALDWIN COUNTY, ALABAMA A 98.67+ ACRE RESIDENTIAL DEVELOPMENT SHERMAN ROAD AND COUNTY ROAD 12, BALDWIN COUNTY, ALABAMA 36535	
Drawn By CCD	Scale 1"=100'	Project No. 201055	Lucido Engineering & Surveying, LLC <small>Consulting Engineers & Land Surveyors 24693 Canal Road, Suite A Orange Beach, Alabama 36561 Tel: 251 967 3250 vinclucido@lucidoeng.com</small>
Checked By V.D.L.	Drawing Title FINAL PLAT SP2.DWG		
Section 10, Township 8 South, Range 3 East Baldwin County, Alabama	Date 06/19/2024	SHEET 2 OF 3	

