

SURVEYOR'S CERTIFICATE

STATE OF ALABAMA
COUNTY OF BALDWIN

I, MARK A. WATNER, A LICENSED SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF 88V MEADOWBROOK 2021, LLC SITUATED IN BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, AUTUMN WOODS, AS RECORDED ON SLIDE 2023-0 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-25'-45" WEST ALONG SAID WEST LINE A DISTANCE OF 10.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 90 (100' R/W); THENCE RUN SOUTH 89°-55'-47" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 586.25 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE SOUTH 89°-55'-47" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 434.20 FEET TO A CAPPED REBAR (WATERS); THENCE RUN SOUTH 00°-04'-13" WEST A DISTANCE OF 131.00 FEET TO A CAPPED REBAR (WATERS); THENCE RUN SOUTH 00°-25'-17" WEST A DISTANCE OF 140.00 FEET TO A CAPPED REBAR (WATERS); THENCE RUN NORTH 89°-34'-43" WEST A DISTANCE OF 10.00 FEET TO A CAPPED REBAR (WATERS); THENCE RUN SOUTH 00°-25'-17" WEST A DISTANCE OF 50.00 FEET TO A CAPPED REBAR (WATERS); THENCE RUN NORTH 89°-34'-43" WEST A DISTANCE OF 95.00 FEET TO A CAPPED REBAR (WATERS); THENCE RUN SOUTH 00°-25'-17" WEST A DISTANCE OF 545.00 FEET TO A CAPPED REBAR (WATERS); THENCE RUN SOUTH 89°-34'-43" EAST A DISTANCE OF 45.00 FEET TO A CAPPED REBAR (WATERS); THENCE RUN SOUTH 00°-25'-17" WEST A DISTANCE OF 355.00 FEET TO A CAPPED REBAR (WATERS); THENCE RUN SOUTH 89°-34'-43" WEST A DISTANCE OF 8.92 FEET TO A CAPPED REBAR (WATERS); THENCE RUN SOUTH 00°-00'-00" WEST A DISTANCE OF 42.10 FEET TO A CAPPED REBAR (WATERS); THENCE RUN NORTH 89°-34'-43" WEST A DISTANCE OF 735.40 FEET; THENCE RUN NORTH 00°-25'-17" EAST A DISTANCE OF 1,255.95 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 14.4 ACRES, MORE OR LESS.

AND THAT THE PLAT OR MAP CONTAINED HEREIN 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 EASEMENT AND ITS NUMBER, AND SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS, AND GIVING THE BEARINGS, LENGTH, WIDTH AND NAMES OF THE STREETS, SAID MAP FURTHER SHOWS THE LOCATION OF THE LAND SO PLATTED TO THE GOVERNMENT SURVEY, AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT POINTS MARKED TRUE (C) AS HEREIN SHOWN. I FURTHER CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

WITNESS MY HAND THIS 1st day of October, 2025

SURVEYOR Mark A. Watner
ALABAMA LICENSE #20584

CERTIFICATION OF OWNERSHIP AND DEDICATION

THIS IS TO CERTIFY THAT 88V MEADOWBROOK 2021, LLC, IS THE OWNER OF THE LAND SHOWN AND DESCRIBED HEREON, AND THAT THE SAME HAS CAUSED SAID LAND TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

SAID OWNER ALSO CERTIFIES THAT IT IS THE OWNER OF SAID LANDS AND THAT THE SAID LANDS ARE SUBJECT TO MORTGAGES HELD BY B.A. HORTON, INC.; BIRMINGHAM AND BANKPLUS, MORTGAGEES, WHO HEREBY JOIN IN THIS CERTIFICATION.

OWNER: 88V MEADOWBROOK 2021, LLC

NATHAN COX - MANAGER

10/1/2025
DATE

MORTGAGEE: B.A. HORTON, INC. - BIRMINGHAM

Tanner H. Horton
(SIGNATURE) Tanner Horton
(PRINTED NAME)10/1/2025
DATE

MORTGAGEE: BANKPLUS

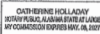
Chris B. Condon
(SIGNATURE) (PRINTED NAME)10/2/25
DATESTATE OF AlabamaCOUNTY OF Baldwin

I, Catherine Holladay, the undersigned Notary Public in and for said county, in said state, hereby certify that NATHAN COX, whose name as manager of 88V MEADOWBROOK 2021, LLC, IS SIGNED TO THE FOREGOING INSTRUMENT AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF SAID INSTRUMENT, HE, AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE FOR AND AS THE ACT OF SAID ENTITY ACTING AS MANAGER.

GIVEN UNDER MY HAND AND OFFICIAL NOTARIAL SEAL THIS 1st DAY OF October, 2025.

NOTARY PUBLIC Catherine Holladay

MY COMMISSION EXPIRES 5/8/27

STATE OF AlabamaCOUNTY OF Baldwin

I, Catherine Holladay, the undersigned Notary Public in and for said county, in said state, hereby certify that Tanner Horton, whose name as V.P. of B.A. HORTON, INC. - BIRMINGHAM (MORTGAGEE), IS SIGNED TO THE FOREGOING INSTRUMENT AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF SAID INSTRUMENT, (SHE, AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE FOR AND AS THE ACT OF SAID ENTITY.

GIVEN UNDER MY HAND AND OFFICIAL NOTARIAL SEAL THIS 2nd DAY OF October, 2025.

NOTARY PUBLIC Catherine Holladay

MY COMMISSION EXPIRES 5/8/27

STATE OF AlabamaCOUNTY OF Mobile

I, James Randolph Howard, the undersigned Notary Public in and for said county, in said state, hereby certify that Chris Condon, whose name as V.P. of BANKPLUS (MORTGAGEE), IS SIGNED TO THE FOREGOING INSTRUMENT AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF SAID INSTRUMENT, (SHE, AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE FOR AND AS THE ACT OF SAID ENTITY.

GIVEN UNDER MY HAND AND OFFICIAL NOTARIAL SEAL THIS 2nd DAY OF October, 2025.

NOTARY PUBLIC James Randolph Howard

MY COMMISSION EXPIRES 2/4/29

CITY OF LOXLEY
CERTIFICATE OF FINAL PLAT APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT FOR ROYAL MEADOWS, PHASE 2, HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF LOXLEY, ALABAMA, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE PROBATE JUDGE OF BALDWIN COUNTY, ALABAMA.

Alfred Johnson 10-08-2025
CHAIRMAN, PLANNING COMMISSION, CITY OF LOXLEY
DATE

Alfred Johnson 10-08-2025
BUILDING OFFICIAL, CITY OF LOXLEY
DATE

Alfred Johnson 10-08-2025
CITY CLERK, CITY OF LOXLEY
DATE

CERTIFICATE OF APPROVAL BY BALDWIN EMC - POWER:

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN EMC, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 7th DAY OF October, 2025.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY CITY OF LOXLEY - WATER:

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF LOXLEY, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 7th DAY OF October, 2025.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY SEWER SERVICE - SEWER:

THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY SEWER SERVICE, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 7th DAY OF October, 2025.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BRIGHTSPEED:

THE UNDERSIGNED, AS AUTHORIZED BY BRIGHTSPEED, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 8th DAY OF October, 2025.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY 911:

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY 911, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 7th DAY OF October, 2025.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

THE UNDERSIGNED, AS COUNTY ENGINEER OF THE COUNTY OF BALDWIN, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 7th DAY OF October, 2025.

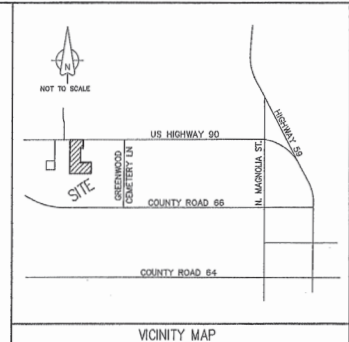
COUNTY ENGINEER

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY PLANNING DIRECTOR:

THE UNDERSIGNED, AS DIRECTOR OF THE BALDWIN COUNTY PLANNING AND ZONING DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA THIS THE 7th DAY OF October, 2025.

PLANNING DIRECTOR

MPB



SITE DATA
CURRENT ZONING: PLANNING DISTRICT IS REF-4
LINEAR FEET OF STREETS: 1,679 LF
NUMBER OF LOTS: 38
SMALLEST LOT SIZE: 10,500 SF
AVERAGE LOT SIZE: 11,134 SF
COMMON AREAS: 1.34 AC
TOTAL AREA: 14.14 AC
SITE DENSITY: 2.76 LOTS/ACRE

LOT UTILITY & DRAINAGE EASEMENTS
(EXCEPT AS OTHERWISE SHOWN)
FRONT & REAR: 15'
SIDE: 7.5'

REQUIRED SETBACKS
(EXCEPT AS OTHERWISE SHOWN)
FRONT: 30'
REAR: 30'
SIDE: 10'
SIDE (CORNER LOT): 30'

UTILITIES
WATER:
CITY OF LOXLEY
2151 S. MAGNOLIA STREET
LOXLEY, AL 36550
(251) 964-5862

SEWER:
BALDWIN COUNTY SEWER SERVICE
1477 UNDERWOOD ROAD
SUMMERDALE, AL 36580
(251) 971-3022

POWER:
BALDWIN EMC
PO BOX 220
SUMMERDALE, AL 36580
JOHNNY BRINMAN (251) 880-0154

BROADBAND:
BRIGHTSPEED
1751 INDUSTRIAL PARKWAY, FOLEY, AL 36535
JEFF CHOW, (900) 378-1400

TAX PARCEL NUMBERS:
A PORTION OF 05-42-02-09-0-000-006,000 (43653)
A PORTION OF 05-42-02-09-0-000-006,010 (392054)

FLOOD CERTIFICATE:
THE PROPERTY DESCRIBED HEREIN IS SHOWN ON THE
FIRM FLOOD INSURANCE RATE MAP NUMBERS
0105030543 H AND 0105030544 H, DATED 04/19/2010,
AND IS SHOWN TO BE IN FLOOD ZONE "X-UNSHADED".

ENGINEER:
JADE CONSULTING, LLC
P.O. BOX 1920, FARMINGDALE, AL 36553
251-928-3443

SURVEYOR:
WATNER SURVEYING, INC.
4318 DOWNSIDE LOOP NORTH, STE H
MOBILE, AL 36689
251-342-2640

DEVELOPER/OWNER:
88V MEADOWBROOK 2021, LLC
NATHAN COX - MANAGER
28051 PIEDRAZUZZI LANE, SUITE A
DAPHNE, AL 36528

2216958
BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR., PROBATE JUDGE
FIRM: WATNER SURVEYING, INC.
TOTAL \$24,000 2 Pages
BLDGE 9/2024

ROYAL MEADOWS - PHASE 2
PLAT OF SUBDIVISION

SHEET 1 OF 2

WATNER SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
4318 DOWNSIDE LOOP NORTH, SUITE H
MOBILE, ALABAMA 36689

SEPTEMBER 24, 2025

251-342-2640

