

FLOOD STATEMENT

PROPERTY LIES IN FLOOD ZONE "X" UNSHOVED AS SHOWN FROM FLOOD INSURANCE RATE MAP NUMBER 530300000A, COMMUNITY NUMBER 050000, PANEL 0796, SUFFIX "X", REVISION DATE APRIL 19, 2019.

05-26-06-14-0-000-024.000 P.M. 3434 SARGENT, DON P. FAY, DONALD E. BONNE, 1400 STATE HIGHWAY 141 FAIRHOPE, AL 36532

SEE RIGHT-OF-WAY DEDICATION AS RECORDED AT SLIDE 3030-C STATE HIGHWAY 141 (80' R/W) (HIGHWAY CENTER LINE 1714') (HIGHWAY CENTER LINE 1714')

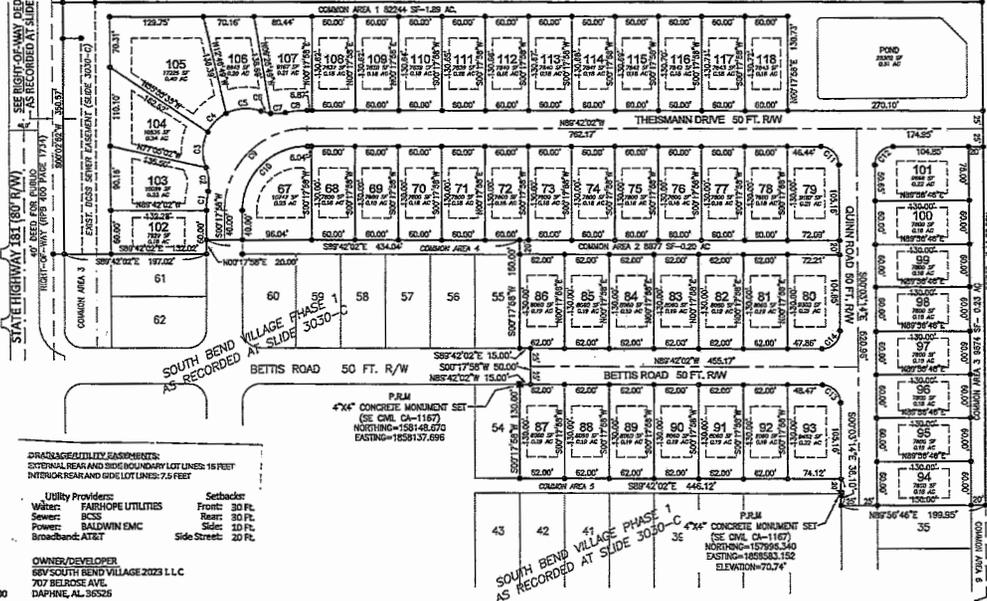
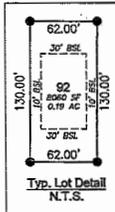
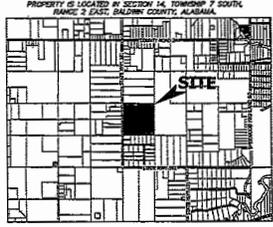
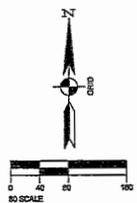


Table with columns: CURVE, RADIIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Lists curve data for lots 101-118.



FUTURE DEVELOPMENT



SITE DATA

Total Area 34.80 AC, Planning Dist. 39, Zoning RSF-2, Total Lots 52, Density 3.51 AC, Min. Lot 7500 SF, etc.

UTILITY PROVIDERS: Water: FAIRHOPE UTILITIES, Sewer: BCS, Broadband: AT&T, etc.

OWNER/DEVELOPER: SEV SOUTH BEND VILLAGE 2023 L.L.C., 707 BELGRADE AVE., DAPHNE, AL 36526

ENGINEER: LARRY SMITH, 9958 WINDMILL RD., FAIRHOPE, AL 36532

SURVEYOR: DAVID DIEHL, 9958 WINDMILL RD., FAIRHOPE, AL 36532

CERTIFICATE OF APPROVAL BY E-911 ADDRESSING

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY (E-911) BOARD, HEREBY APPROVES THE ROAD NAMES AS SHOWN ON THIS PLAT...



CERTIFICATE OF APPROVAL BY AT&T

THE UNDERSIGNED, AS AUTHORIZED BY AT&T, HEREBY APPROVES THE PLAT FOR THE RECORDATION OF THIS PLAT...

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION

CERTIFICATE OF APPROVAL BY BALDWIN EMC

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN EMC, HEREBY APPROVES THE PLAT FOR THE RECORDATION OF THIS PLAT...

CERTIFICATE OF THE BALDWIN COUNTY PLANNING AND ZONING DIRECTOR

CERTIFICATE OF APPROVAL BY BCS (SEWER)

THE UNDERSIGNED, AS AUTHORIZED BY BCS (SEWER), HEREBY APPROVES THE PLAT FOR THE RECORDATION OF THIS PLAT...

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

SURVEYOR'S NOTES

- 1. THERE WAS NO ATTEMPT TO DETERMINE THE DISTANCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES...

GENERAL NOTES

- 1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS...

CERTIFICATION OF OWNERSHIP AND DEDICATION

I, DON P. SARGENT, DONALD E. BONNE, AND DONALD E. BONNE, AS OWNERS OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA...

MORTGAGEE'S ACCEPTANCE

IN WITNESS WHEREOF, I, DONALD E. BONNE, THE OWNER OF THE MORTGAGE OF RE-10000, DO HEREBY ACCEPT AND AGREE TO THE RECORDATION OF THIS PLAT...

CERTIFICATION BY NOTARY PUBLIC

I, Jody K. Smith, a Notary Public in and for said County and State, do hereby certify that Taylor Henderson whose name as...

CERTIFICATION BY NOTARY PUBLIC

STATE OF North Carolina, County of Mecklenburg, I, Jody K. Smith, a Notary Public in and for said County and State...

NOTARY PUBLIC BALDWIN COUNTY ALABAMA

12-10-2025

SURVEYOR: DAVID E. DIEHL, PLS ALABAMA LICENSE # 28014

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL



2230182 BALDWIN COUNTY, ALABAMA

SOUTH BEND VILLAGE PHASE 2

A PART OF SECTION 14, T-7-S, R-2-E

68V SOUTH BEND VILLAGE 2023 L.L.C

FINAL PLAT



DRAWN: ABC, CHECKED: DEB, PROJECT: 2225113, SCALE: 1"=40', SHEET: FINAL PLAT PHASE 2, 1 OF 1

PROPERTY BOUNDARY SURVEY AND SUBDIVISION