

DEVELOPER:
LENNAR HOMES OF ALABAMA, LLC
801 W. ROMANA ST., STE. A
PENSACOLA, FL 32502

SURVEYOR:
MULLINS, LLC
4900 BAYOU BOULEVARD, SUITE 200
PENSACOLA, FL 32503
RICKY B. SEARS, PLS LIC. NO. 17840

SITE DATA
Minimum Lot Width Proposed: 60 feet
Setback of Front Yard: 30 feet
Setback of Rear Yard: 30 feet
Setback of Side Yard: 10 feet
Setback (Minimum) Street Side: 15 feet
Maximum Building Area (% of Gross Lot Area) 50%
Off-Street Parking Spaces (per family unit): 2+2 Garage
Proposed Density Per Acre: 1.76 U/A
Linear Feet of Streets: 1,552 LF
Smallest Lot Area: 882.0 SF
Largest Lot Area: 17,409 SF

ENGINEER:
MULLINS, LLC
4900 BAYOU BOULEVARD, SUITE 200
PENSACOLA, FL 32503
TODD M. WHEELER, P.E. NO. 24961
CERTIFICATE OF AUTHORIZATION: 4438

HIGHWAY BUILDING SETBACK
STATE HWY 104 100' FROM CENTERLINE OF ROW AT TIME OF RECORDING
COUNTY ROAD NO. 49 75' FROM CENTERLINE OF ROW AT TIME OF RECORDING

ROAD DATA:
CESTA WAY 50' R/W 24.0' WIDE ASPHALT
RODINA LANE 50' R/W 24.0' WIDE ASPHALT
COUNTY ROAD NO. 49 80' R/W 21.5' WIDE ASPHALT
STATE HIGHWAY 104 80' R/W 40.7' WIDE ASPHALT

LOT ACCESS:
LOT 5 THRU 15 SHALL ONLY HAVE ACCESS VIA CESTA WAY, NO DIRECT ACCESS TO/FROM COUNTY ROAD NO. 49 IS PERMITTED.

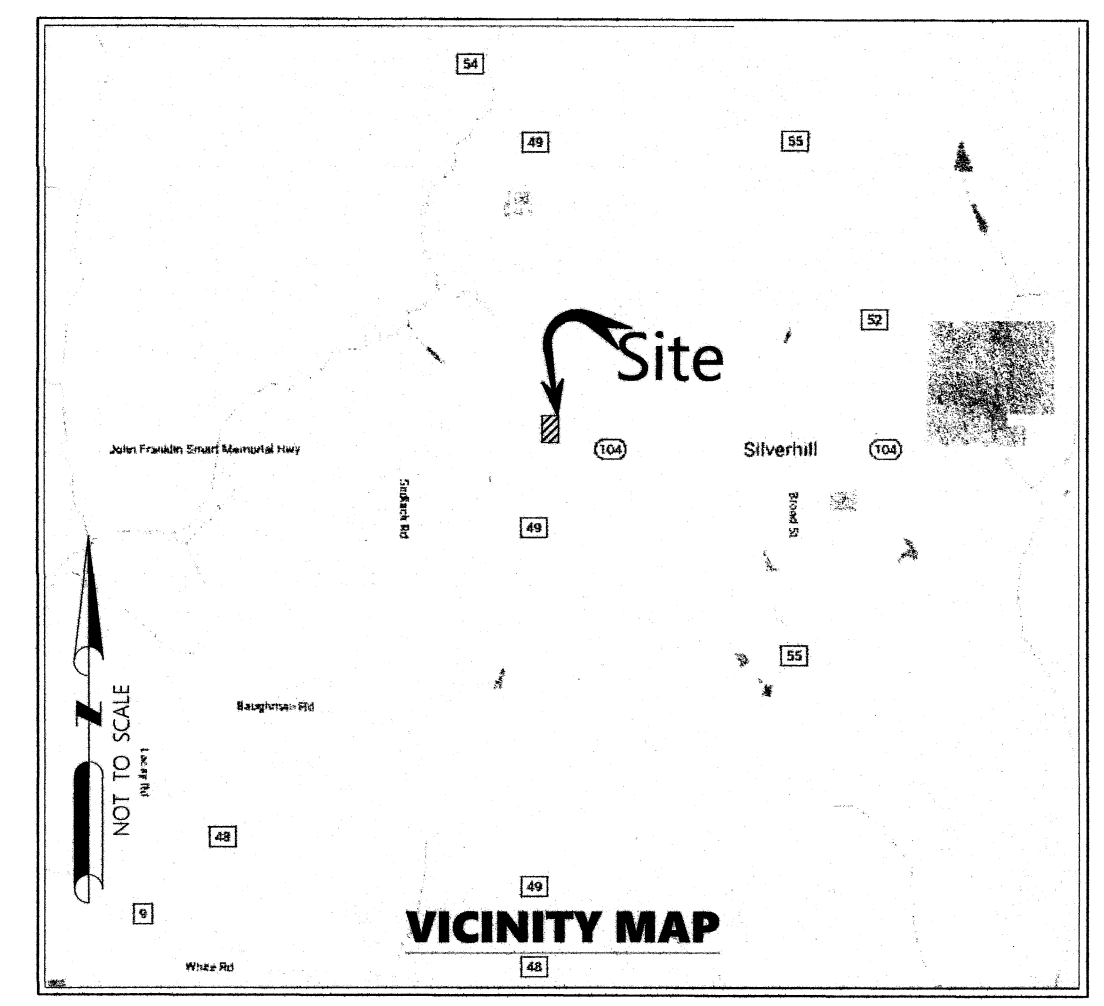
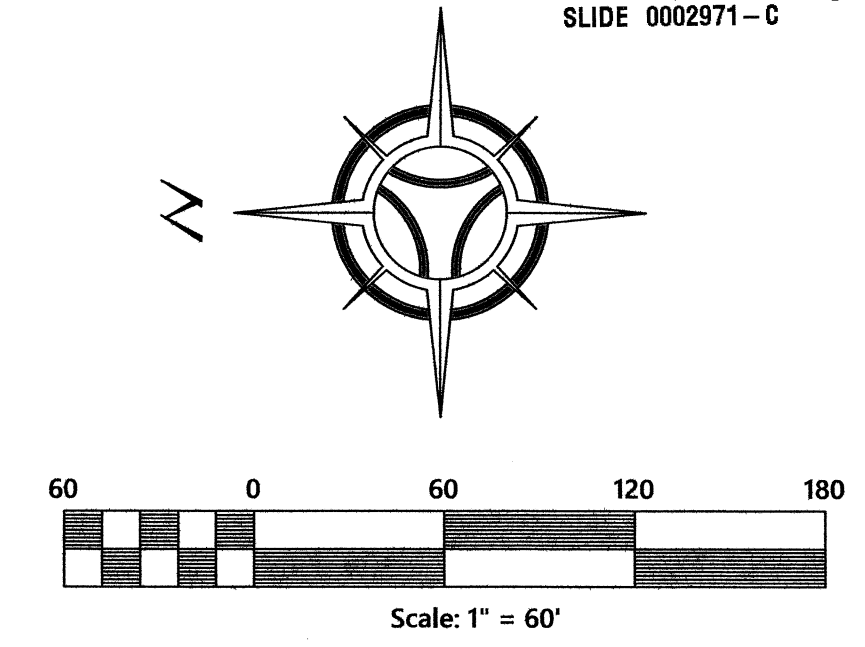
FINAL PLAT

PECAN GROVE

A SINGLE-FAMILY RESIDENTIAL SUBDIVISION

A PORTION OF LOT 1 OF PEARSON FAMILY SUBDIVISION SLIDE 2681-D
LOCATED IN PLANNING DISTRICT 14
SECTION 3, TOWNSHIP 6 SOUTH, RANGE 3 EAST,
BALDWIN COUNTY, ALABAMA
SEPTEMBER 2024

2150925
BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/ert. 10/08/2024 08:53 AM
TOTAL 543.00 1 Pages
SLIDE 0002971 - C



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	301.53	60.00	287° 56' 10"	S31° 17' 56"W	70.59
C2	41.10	25.00	94° 11' 20"	S65° 34' 29"E	36.62
C3	23.55	25.00	53° 58' 05"	N31° 43' 01"W	22.69
C4	8.13	25.00	18° 37' 43"	S9° 09' 57"E	8.09
C5	51.36	50.00	58° 51' 18"	S29° 16' 45"E	49.13
C6	77.03	75.00	58° 50' 58"	N29° 16' 35"W	73.69
C7	39.27	25.00	90° 00' 00"	N44° 51' 06"W	35.36
C8	39.27	25.00	90° 00' 00"	S45° 08' 54"W	35.36
C9	39.27	25.00	90° 00' 00"	S45° 08' 54"W	35.36
C10	39.27	24.99	89° 54' 25"	S44° 49' 10"E	35.32
C11	39.27	25.00	90° 00' 00"	N45° 08' 54"E	35.36
C12	48.44	90.00	30° 50' 21"	S15° 34' 04"W	47.86
C13	92.91	90.00	59° 09' 05"	S60° 33' 47"W	88.84
C14	180.61	115.00	89° 59' 00"	S45° 08' 24"W	162.61
C15	211.91	134.92	89° 59' 25"	N43° 06' 01"E	190.79
C16	9.99	140.00	4° 05' 11"	N88° 05' 44"E	9.98
C17	7.85	75.00	5° 59' 59"	S86° 51' 41"E	7.85
C18	41.04	75.00	31° 21' 20"	N68° 11' 02"W	40.53
C19	32.58	50.00	37° 20' 14"	N71° 11' 59"W	32.01
C20	7.92	25.00	18° 09' 28"	N80° 46' 57"W	7.89
C21	23.55	25.00	53° 58' 05"	N79° 29' 25"W	22.69
C22	66.40	60.00	63° 24' 41"	N71° 54' 37"W	63.07
C23	42.27	60.00	40° 21' 55"	N20° 01' 19"W	41.40
C24	44.80	60.00	42° 46' 43"	N21° 33' 00"E	43.76
C25	66.67	60.00	63° 39' 53"	S74° 46' 18"W	63.29
C26	78.39	60.00	74° 51' 29"	S35° 58' 01"E	72.93
C27	31.92	25.00	73° 09' 56"	S35° 07' 15"E	29.80

DEVELOPMENT/OWNER INFO:
LENNAR HOMES OF ALABAMA, LLC
801 W. ROMANA ST., STE. A
PENSACOLA, FL 32502

ID: 05-47-02-03-0-000-023.004
TOTAL AREA: 18.76 Acres +/-
TOTAL LOTS: 33
PLANNING DISTRICT: 14
ZONING: RSF-2

UTILITY PROVIDERS:
SEWER: BALDWIN COUNTY SEWER SERVICE
WATER: TOWN OF SILVERHILL
ELECTRIC: EMC
COMMUNICATIONS: BRIGHTSPEED

GENERAL NOTES:
1. ALL COMMON AREAS, INCLUDING DRAINAGE FACILITIES OUTSIDE THE R/W'S, ARE NOT THE RESPONSIBILITY OF BALDWIN COUNTY TO MAINTAIN, BUT SHALL BE OWNED AND MAINTAINED BY THE PECAN GROVE PROPERTY OWNERS ASSOCIATION, AS OUTLINED IN THE COVENANTS AND RESTRICTIONS, RECORDED IN THE BALDWIN COUNTY PROBATE RECORDS.
2. NO LOTS SHALL HAVE DIRECT ACCESS TO STATE ROAD 104. LOTS 5-16 SHALL ONLY HAVE ACCESS TO THE INTERNAL STREET AND ACCESS TO CR 49 IS DENIED TO INDIVIDUAL LOTS.
3. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N 00°08'54" E ALONG THE WEST LINE OF THE SUBJECT PROPERTY PER THE ALABAMA STATE PLANE COORDINATE SYSTEM.
4. EASEMENTS WHICH ARE LABELED AS "PLATTED" ARE AS SHOWN ON THE PLAT OF PEARSON FAMILY SUBDIVISION.

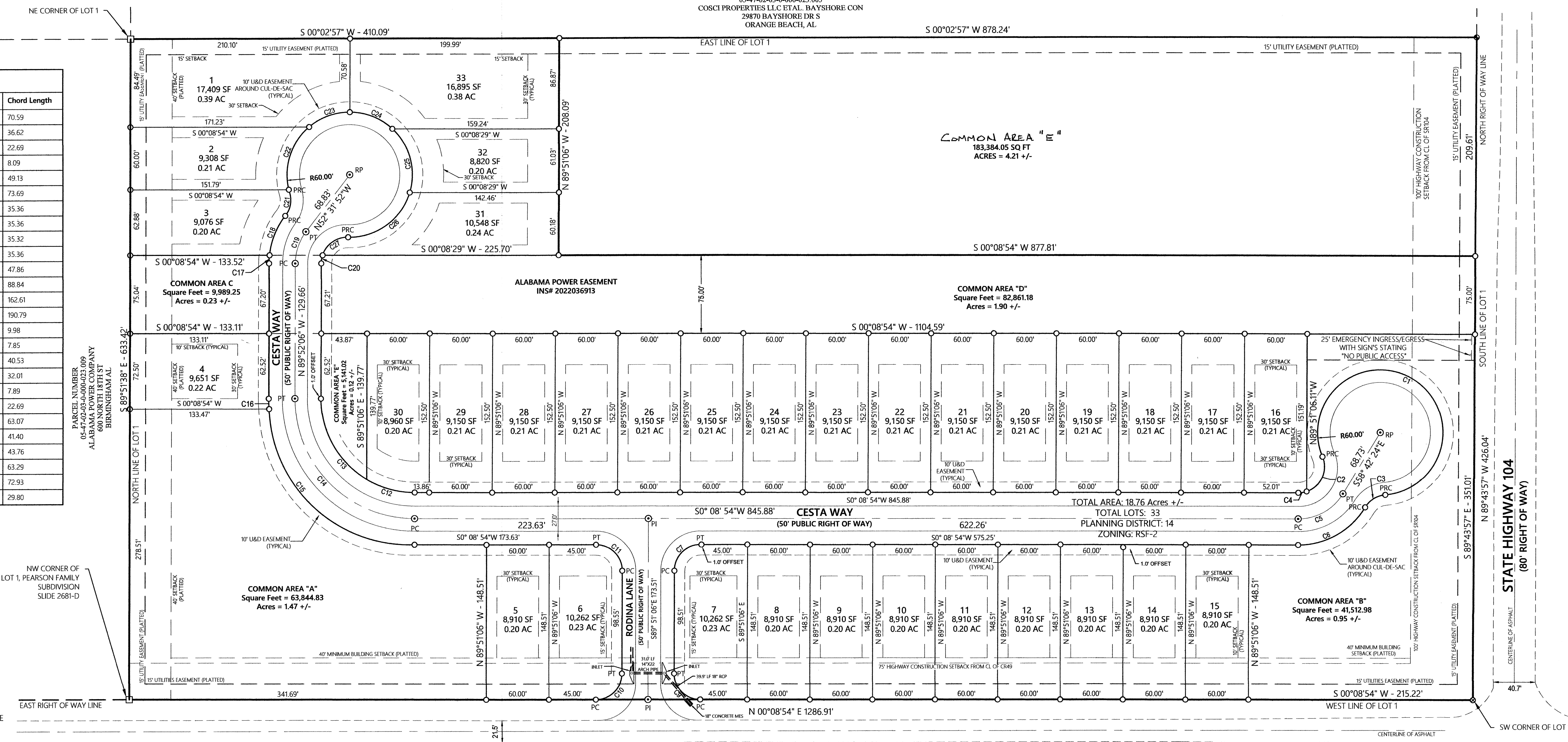
BALDWIN EMC EASEMENT NOTES (REQUIRED)

UNDERGROUND
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 5 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON AREA LINES, UNLESS OTHERWISE NOTED.

OVERHEAD
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.

BALDWIN COUNTY UTILITY/DRAINAGE EASEMENTS

DRAINAGE/UTILITY EASEMENTS:
EXTERNAL REAR AND SIDE BOUNDARY LOT LINES: 15 FEET
INTERIOR REAR AND SIDE LOT LINES: 10.0 FEET



CERTIFICATION OF OWNERSHIP AND DEDICATION:
STATE OF ALABAMA
COUNTY OF BALDWIN

THIS IS TO CERTIFY THAT I (WE), THE UNDERSIGNED, AM (ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I (WE) HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED; AND GRANT ALL EASEMENTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS 19th DAY OF September, 2024.
D. Jeel Coleman
OWNER'S REPRESENTATIVE (PRINT)

D. Jeel Coleman
OWNER'S REPRESENTATIVE (SIGNATURE)
ACKNOWLEDGMENT OF NOTARY PUBLIC:
STATE OF ALABAMA
COUNTY OF BALDWIN

Robert Aycock
A NOTARY PUBLIC IN AND FOR THE COUNTY OF Baldwin in the State of Florida DO CERTIFY THAT WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT HIS (THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 19th DAY OF September, 2024.
Robert Aycock
NOTARY PUBLIC MY COMMISSION EXPIRES: 1/6/2026

COUNTY ROAD 49
(80' RIGHT OF WAY)

SURVEYOR'S CERTIFICATE
I 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.

Ricky B. Sears
RICKY B. SEARS
No. 17840
ALABAMA LAND SURVEYOR
LICENSE NO. 17840
DATE: 9/19, 2024

FLOOD CERTIFICATE:
THIS IS TO CERTIFY THAT WE HAVE CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM MAP 01003C0667M, DATED APRIL 19, 2019 AND FOUND THAT THE ABOVE DESCRIBED PROPERTY DOES NOT LIE IN AN IDENTIFIED FLOOD HAZARD ZONE (ZONE X).

Ricky B. Sears
SURVEYOR FOR THE APPLICANT

DESCRIPTION
LOT 1 OF THE PEARSON FAMILY SUBDIVISION ACCORDING TO PLAT RECORDED IN SLIDE 0002681-D OF THE PUBLIC RECORDS OF BALDWIN COUNTY, ALABAMA.

- LEGEND
- - SET 3" CAPPED ROD, CA#1001LS
 - - SET MAG NAIL AND DISC, CA#1001LS
 - - SET 4" CONCRETE MONUMENT WITH DISC, CA#1001LS
 - - FOUND X IN CONCRETE
 - - FOUND 3" CAPPED ROD, "LOWERY"
 - PC - POINT OF CURVATURE
 - PT - POINT OF TANGENCY
 - PI - POINT OF INTERSECTION
 - PR - POINT OF REVERSE CURVATURE
 - POC - POINT OF COMMENCEMENT
 - POB - POINT OF BEGINNING
 - R/W - RIGHT OF WAY
 - PRM - PERMANENT REFERENCE MONUMENT
 - PCP - PERMANENT CONTROL POINT
 - SF - SQUARE FEET
 - AC - ACRES
 - U&D - UTILITY AND DRAINAGE

CERTIFICATE OF APPROVAL BY TOWN OF SILVERHILL (WATER):
THE UNDERSIGNED, AS AUTHORIZED BY TOWN OF SILVERHILL HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 20th DAY OF September, 2024.

Jeffrey Lewis
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY SEWER SERVICE (SEWER):
THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY SEWER SERVICE HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 20th DAY OF September, 2024.

Lisa M. Burke
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BALDWIN EMC (ELECTRIC):
THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN EMC HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 20th DAY OF September, 2024.

Clay S. Stubb
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BRIGHTSPEED (COMMUNICATIONS):
THE UNDERSIGNED, AS AUTHORIZED BY BRIGHTSPEED HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 20th DAY OF September, 2024.

Jeff Gause
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY E-911 ADDRESSING:
THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES DEPICTED ON THE WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 20th DAY OF September, 2024.

Samantha Roberts
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION
THE UNDERSIGNED, AS CHAIRMAN OF BALDWIN COUNTY PLANNING AND ZONING COMMISSION, HEREBY CERTIFIES THAT, AT ITS MEETING OF 11/21/2024, THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION APPROVED THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 20th DAY OF September, 2024.

Steve Thompson
ITS: Chairman

CERTIFICATE OF THE 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 THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 20th DAY OF September, 2024.

Robert Aycock
PLANNING DIRECTOR

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER
THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 20th DAY OF September, 2024.

Frank H.
COUNTY ENGINEER 10/4/2024
DATE

SHEET 1 OF 1 SHEETS

MULLINS, LLC

CIVIL ENGINEERING, DEVELOPMENT DESIGN
SURVEYING, LANDSCAPE ARCHITECTURE
4900 Bayou Boulevard, Suite 200, Pensacola, FL 32503
PROJECT # 21-140P (850) 462-8412