PROPERTY IS LOCATED IN THE NORTHWEST 1/
30, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BAL

SITE DATA

CURRENT ZONING: UNZONED (DIST. 14)
LIN. FT. STREETS: 1,125 L.F.
NUMBER OF LOTS: 9
MIN. LOT WIDTH: 150 FT.
SMALLEST LOT: 102,581 SF (LOT 8)
LARGEST LOT: 250,555 SF (LOT 7)
COMMON AREAS: 1.26 AC
DETENTION PONDS: 0.91 AC. OR 20%
TOTAL AREA: 27.69 AC.
DENSITY: 0.33 LOTS/ACRE

REQUIRED SETBACKS:

FRONT: 75'
REAR: 50'
SIDE: 20'
SIDE STREET: 20'

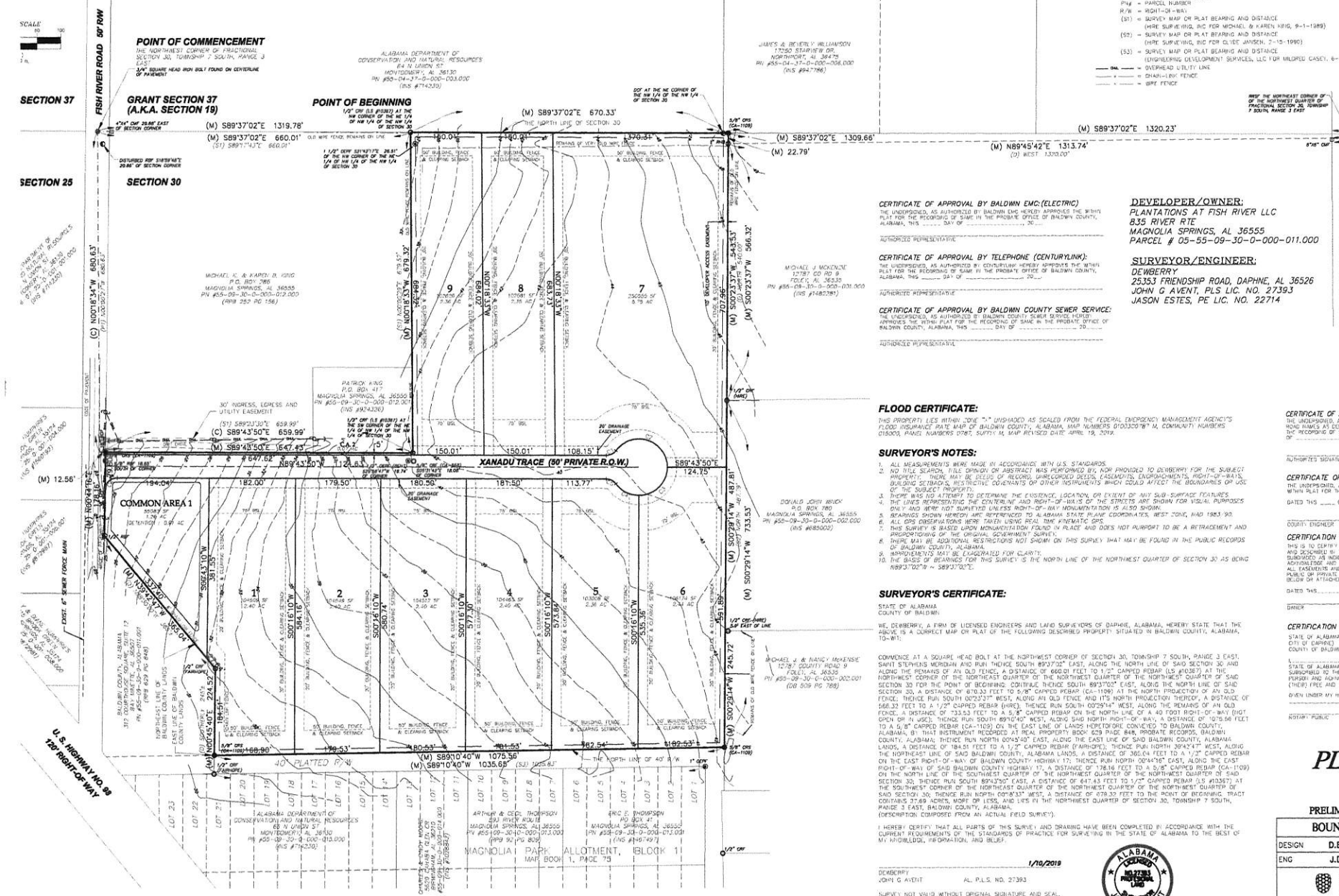
WATER SERVICE: PRIVATE WELLS
SEWER SERVICE: BALDWIN COUNTY SEWER SYSTEM
ELECTRIC SERVICE: BALDWIN EMC
TELEPHONE SERVICE: CENTURYLINK

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	33.50'	12.73'	32.69'	N62°17'07"E	53°58'13"
C2	60.00'	150.77'	184.53'	114.12'	S71°42'52"E	143°58'30"
C3	60.00'	94.24'	60.00'	84.85'	N45°16'17"E	89°59'46"
C4	60.00'	56.51'	30.55'	54.45'	S67°44'54"E	53°57'53"
C5	78.00'	73.86'	39.91'	71.15'	S67°44'54"E	53°57'53"
C6	25.00'	39.07'	24.80'	35.21'	S48°30'13"W	89°31'51"

LEGEND:

- SLIT WIRE
- SEWER VALVE
- TELEPHONE PEDESTAL
- UTILITY POLE
- CPF = CAPPED REBAR FOUND
- CPS = CAPPED REBAR SET (CA-1109-LS)
- CMF = CONCRETE MONUMENT FOUND
- NAIL FOUND
- OEPF = OPEN END IRON PIPE FOUND
- RBF = REBAR FOUND
- (C) = CALCULATED DEED BEARING AND DISTANCE
- (D) = RECORD DEED BEARING AND DISTANCE
- (M) = MEASURED BEARING AND DISTANCE
- DB = DEED BOOK
- INS = INSTRUMENT
- PG = PAGE
- RPB = REAL PROPERTY BOOK
- PN# = PARCEL NUMBER
- R/W = RIGHT-OF-WAY
- (S1) = SURVEY MAP OR PLAT BEARING AND DISTANCE (HIRE SURVEYING, INC FOR MICHAEL & KAREN KRIG, 9-1-1989)
- (S2) = SURVEY MAP OR PLAT BEARING AND DISTANCE (HIRE SURVEYING, INC FOR CLYDE JANSEN, 7-15-1990)
- (S3) = SURVEY MAP OR PLAT BEARING AND DISTANCE (ENGINEERING DEVELOPMENT SERVICES, LLC FOR MILDRED CASEY, 6-16-2004)
- OHL = OVERHEAD UTILITY LINE
- CHAIN-LINK FENCE
- BARB WIRE FENCE

VICINITY M
1" = 1 MI



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 _____ DAY OF _____, 20__.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY TELEPHONE (CENTURYLINK):

THE UNDERSIGNED, AS AUTHORIZED BY CENTURYLINK HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 20__.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY SEWER SERVICE:

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 _____ DAY OF _____, 20__.

AUTHORIZED REPRESENTATIVE

DEVELOPER/OWNER:

PLANTATIONS AT FISH RIVER LLC
835 RIVER RTE
MAGNOLIA SPRINGS, AL 36555
PARCEL # 05-55-09-30-0-000-011.000

SURVEYOR/ENGINEER:

DEWBERRY
25353 FRIENDSHIP ROAD, DAPHNE, AL 36526
JOHN G AVENT, PLS LIC. NO. 27393
JASON ESTES, PE LIC. NO. 22714

GENERAL NOTES:

1. FOR THE LOCATION OF ALL UTILITIES, PLANS.
2. STORMWATER DETENTION AREAS AND DWNED AND MAINTAINED BY THE PROPER ASSOCIATION AND ARE NOT THE RESPON COUNTY.
3. THERE EXISTS A 10 FOOT UTILITY EAS LINES ADJACENT TO RIGHT-OF-WAYS AN EACH SIDE) UTILITY EASEMENT ALONG A A. ALL ROADS AND RIGHTS-OF-WAY ARE PRIVATE, AND ARE NOT SUBJECT TO BALDWIN COUNTY, AND THE OWNERS OF THE EXPENSE OF MAINTAINING ALL PRIV

FLOOD CERTIFICATE:

THIS PROPERTY LIES WITHIN ZONE "X" UNSHADED AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF BALDWIN COUNTY, ALABAMA, MAP NUMBERS 01003C0278" N, COMMUNITY NUMBERS 015003, PANEL NUMBERS 0787, SUFFIX M, MAP REVISED DATE APRIL 19, 2019.

SURVEYOR'S NOTES:

1. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
2. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY, NOR PROVIDED TO DEWBERRY FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, ENCROACHMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF USE OF THE SUBJECT PROPERTY.
3. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
4. THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
5. BEARINGS SHOWN HEREON ARE REFERENCED TO ALABAMA STATE PLANE COORDINATES, WEST ZONE, NAD 1983/90.
6. ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC GPS.
7. THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A RETRACEMENT AND PROPORTIONING OF THE ORIGINAL GOVERNMENT SURVEY.
8. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BALDWIN COUNTY, ALABAMA.
9. IMPROVEMENTS MAY BE EXAGGERATED FOR CLARITY.
10. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 30 AS BEING N89°37'02"W = S89°37'02"E.

SURVEYOR'S CERTIFICATE:

STATE OF ALABAMA
COUNTY OF BALDWIN

WE, DEWBERRY, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF DAPHNE, ALABAMA, HEREBY STATE THAT THE ABOVE IS A CORRECT MAP OR PLAT OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA, TO-WIT:

COMMENCE AT A SQUARE HEAD BOLT AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SAINT STEPHENS MERIDIAN AND RUN THENCE SOUTH 89°37'02" EAST, ALONG THE NORTH LINE OF SAID SECTION 30, AND ALONG THE REMAINS OF AN OLD FENCE, A DISTANCE OF 660.01 FEET TO 1/2" CAPPED REBAR (LS #10367) AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30 FOR THE POINT OF BEGINNING; CONTINUE THENCE SOUTH 89°37'02" EAST, ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 670.33 FEET TO 5/8" CAPPED REBAR (CA-1109) AT THE NORTH PROJECTION OF AN OLD FENCE; THENCE RUN SOUTH 00°23'37" WEST, ALONG AN OLD FENCE AND ITS NORTH PROJECTION THEREOF, A DISTANCE OF 566.32 FEET TO A 1/2" CAPPED REBAR (HIRE); THENCE RUN SOUTH 00°29'14" WEST, ALONG THE REMAINS OF AN OLD FENCE, A DISTANCE OF 733.53 FEET TO A 5/8" CAPPED REBAR ON THE NORTH LINE OF A 40 FOOT RIGHT-OF-WAY (NOT OPEN OR IN USE); THENCE RUN SOUTH 89°10'40" WEST, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 1075.56 FEET TO A 5/8" CAPPED REBAR (CA-1109) ON THE EAST LINE OF LANDS HERETOFORE CONVEYED TO BALDWIN COUNTY, ALABAMA, BY THAT INSTRUMENT RECORDED AT REAL PROPERTY BOOK 629 PAGE 848, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 00°45'40" EAST, ALONG THE EAST LINE OF SAID BALDWIN COUNTY, ALABAMA LANDS, A DISTANCE OF 184.51 FEET TO A 1/2" CAPPED REBAR (FAIRHOPE); THENCE RUN NORTH 39°43'47" WEST, ALONG THE NORTHEAST LINE OF SAID BALDWIN COUNTY, ALABAMA LANDS, A DISTANCE OF 365.04 FEET TO A 1/2" CAPPED REBAR ON THE EAST RIGHT-OF-WAY OF BALDWIN COUNTY HIGHWAY 17; THENCE RUN NORTH 00°44'16" EAST, ALONG THE EAST RIGHT-OF-WAY OF SAID BALDWIN COUNTY HIGHWAY 17, A DISTANCE OF 138.16 FEET TO A 5/8" CAPPED REBAR (CA-1109) ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE RUN SOUTH 89°43'50" EAST, A DISTANCE OF 647.43 FEET TO 1/2" CAPPED REBAR (LS #10367) AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE RUN NORTH 00°18'33" WEST, A DISTANCE OF 679.32 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 27.69 ACRES, MORE OR LESS, AND LIES IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.
(DESCRIPTION COMPOSED FROM AN ACTUAL FIELD SURVEY).

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.

1/10/2019

DEWBERRY
JOHN G AVENT AL. P.L.S. NO. 27393

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

ALABAMA LICENSED 10-27393 PROFESSIONAL LAND SURVEYOR JOHN G. AVENT

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY E-911 ADDRE

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD HEREBY A ROAD NAMES AS DEPICTED ON THE WITHIN PLAT AND HEREBY APPROVES THE WITH THE RECORDING OF SAME IN THE PROBATED OFFICE OF BALDWIN COUNTY, ALABAM OF _____ 20__.

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN

DATED THIS _____ DAY OF _____, 20__.

COUNTY ENGINEER

CERTIFICATION OF OWNERSHIP AND DEDICATION:

THIS IS TO CERTIFY THAT I (WE), THE UNDERSIGNED, AM (ARE) THE OWNER(S) OF AND DESCRIBED IN THE PLAT, AND THAT I (WE) HAVE CAUSED THE SAME TO BE SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET TO ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DENOM AND TITLE HEREON INDI ALL EASEMENTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER PUBLIC OR PRIVATE USE AS NOTED, FOGETHER WITH SUCH RESTRICTIONS AND CO BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS _____ DAY OF _____, 2019.

OWNER

CERTIFICATION BY NOTARY PUBLIC:

STATE OF ALABAMA)
CITY OF DAPHNE)
COUNTY OF BALDWIN)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUN STATE OF ALABAMA DO CERTIFY THAT _____ WHOSE NAME(S) IS SIGNED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED B SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED B PURSUANT AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED SA (THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC

PLANTATIONS A FISH RIVER

MAY 7, 2019 - SHEET 1 OF 1
PRELIMINARY PLAT - NOT FOR FINAL REC

BOUNDARY SURVEY AND PLAT OF SU

DESIGN	D.E.D.	DRAWN	C.K.H.	CHK
ENG	J.D.L.	SURVEYOR	D.E.D.	PRO

Dewberry
25353 Friendship Road Daphne, AL 36526
251.990.9950 fax 251.929.9815

SC
PI
FI
SI

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