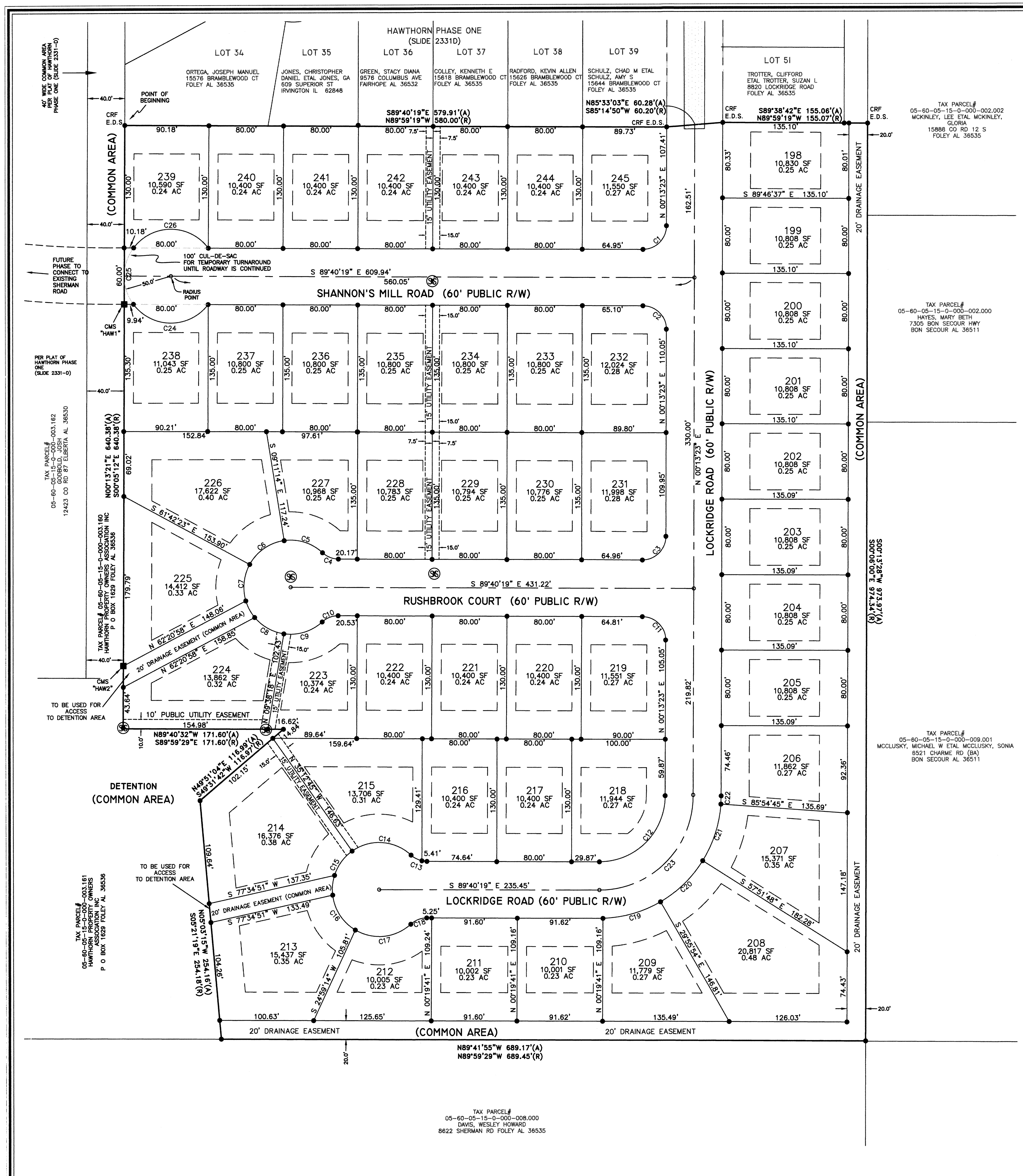
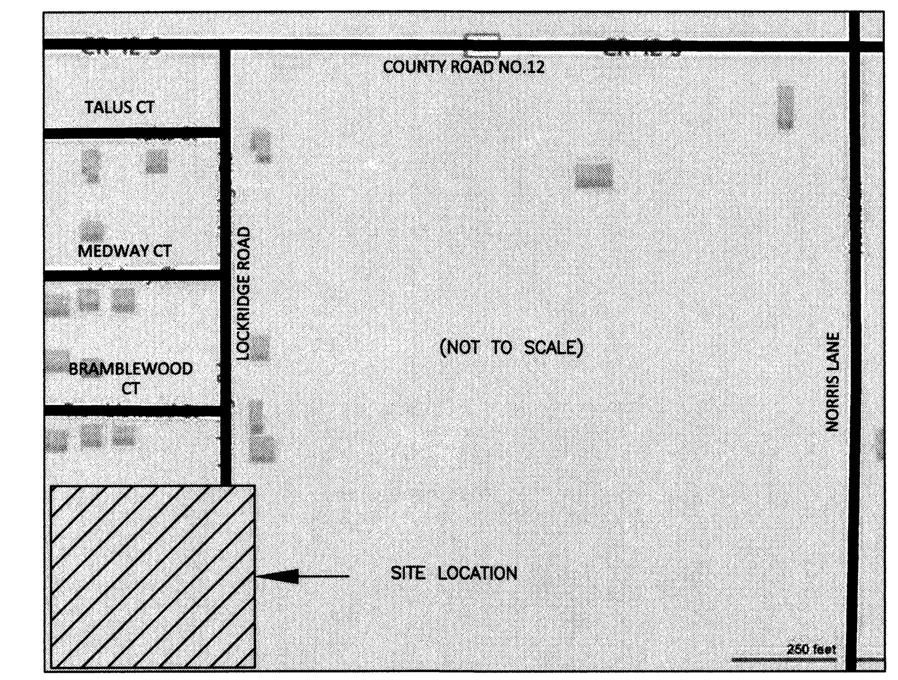
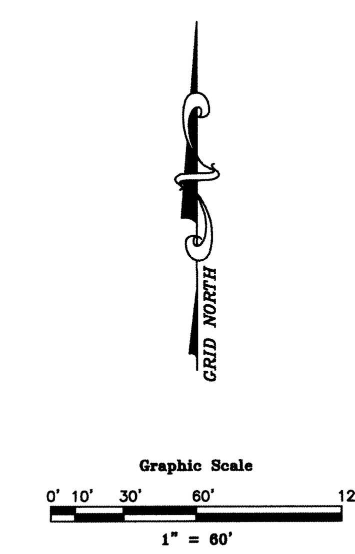


VICINITY MAP





SURVEY LEGEND		
● – PROPERTY CORNER	CRS – 5/8" CAPPED REBAR SET (WOODLANDS CA-1073)	– POWER POLE
(R) – RECORD DIMENSION	CRF – CAPPED REBAR FOUND	– GUY ANCHOR
(A) – ACTUAL DIMENSION	RBF – REBAR FOUND	– FIRE HYDRANT
R/W – RIGHT-OF-WAY	CTP – CRIMPED TOP PIPE FOUND	WV – WATER VALVE
B.S.L. – BUILDING SETBACK LINES	OTP – OPEN TOP PIPE FOUND	W – WATER METER
— X — FENCE	SS – SEWER MANHOLE	– WOOD STAKE
— OHP — OVERHEAD POWER LINE		T – TELEPHONE PEDESTAL
CONCRETE	GRAVEL / ASPHALT	G – GAS LINE MARKER

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 2/ 6/2020 12:45 AM
TOTAL $ 58.00
1 Pages

1810096

SLIDE 0002714-B

CURVE TABLE

CURVE	RADIUS	CHORD BEARING	CHORD	ARC LENGTH
C1	25.00	S45°16'32"W	35.39	39.32
C2	25.00	S45°06'27"W	35.32	39.22
C3	25.00	S45°16'32"W	35.39	39.32
C4	25.00	N68°15'11"W	18.26	18.69
C5	50.00	N72°28'55"W	42.98	44.49
C6	50.00	S55°44'32"W	44.71	46.42
C7	50.00	S06°08'19"W	38.84	39.89
C8	50.00	S60°45'12"E	35.77	36.58
C9	50.00	N72°53'34"E	42.88	44.32
C10	25.00	N68°54'49"E	18.26	18.69
C11	25.00	S44°57'16"E	35.32	39.22
C12	70.00	S45°10'14"W	99.09	110.08
C13	25.00	N68°11'48"W	18.21	18.64
C14	50.00	N86°01'24"W	63.19	68.40
C15	50.00	S36°11'03"W	31.90	32.47
C16	50.00	S32°59'55"E	44.34	45.93
C17	50.00	N84°05'27"E	59.61	63.87
C18	25.00	N68°54'49"E	18.26	18.69
C19	130.00	S74°15'49"W	64.01	64.67
C20	130.00	S46°06'09"W	62.75	63.38
C21	130.00	S17°51'03"W	63.01	63.64
C22	130.00	S04°05'15"W	8.77	8.77
C23	100.00	N45°16'32"E	157.26'	141.55'
C24	50.00	S89°40'19"E	92.73'	80.00'
C25	50.00	N00°19'41"E	64.35'	60.00'
C26	50.00	N45°16'32"E	92.73'	80.00'

UTILITY PROVIDERS:

WATER SERVICE: RIVIERA UTILITIES
SEWER SERVICE: BALDWIN COUNTY SEWER SERVICE
ELECTRIC SERVICE: BALDWIN COUNTY EMC
TELEPHONE SERVICE: CENTURYLINK

SURVEYOR/ENGINEER:

THE WOODLANDS GROUP, LLC
PO BOX 213 MONTROSE, AL 36559
JUSTIN PALMER, PLS LIC. NO. 34934

BARTON & SHUMER ENGINEERING, LLC
6304 PICCADILLY SQUARE DR.#3 MOBILE, AL 36609
DAVID M. SHUMER, PE LIC. NO. 24109

DEVELOPER:

HAWTHORN 12 LLC
5138 PINE RD.
ORANGE BEACH, AL 36561

SITE DATA:

CURRENT ZONING: RA (DISTRICT 21)
MINIMUM LOT SIZE: 7,500 SF
LINEAR FOOTAGE OF STREETS: 2080.6 LF +/-
NUMBER OF LOTS: 48
SMALLEST LOT: 10,001 SF +/-
LARGEST LOT: 20,817 SF +/-
COMMON AREAS: 4.50 ACRES +/-
TOTAL AREA (INCLUDING COMMON AREAS): 20.44 ACRES +/-

CONCRETE MONUMENTS SET (CMS):

"HAW1"
N: 128195.01
E: 1887224.36
ELEVATION: 37.46'

"HAW2"
N: 127810.92
E: 1887222.83

(SPC83 – NAVD88)

REQUIRED SETBACKS:

FRONT: 30 FT
REAR: 30 FT
SIDE: 10 FT
SIDE STREET: 20 FT
(UNLESS OTHERWISE SHOWN)

REQUIRED UTILITY EASEMENTS:

FRONT: 15 FT
REAR: 15 FT
SIDE: 10 FT
SIDE STREET: 15 FT
(UNLESS OTHERWISE SHOWN)

DEVELOPER NOTES:

1. THE DEVELOPER HEREBY ACCEPTS RESPONSIBILITY FOR MAINTENANCE AND REPAIRS OF THEIR SPATIALLY RELATIVE PRORATED PORTION OF THE DETENTION POND SERVICING HAWTHORN UNIT 6. NO RESPONSIBILITY IS ACCEPTED FOR MAINTENANCE AND REPAIRS TO OTHER OWNER'S SPATIALLY RELATIVE PRORATED PORTION OF SAID DETENTION POND.
2. RIVIERA UTILITIES HEREBY RESERVES A 10 FOOT ACCESS & UTILITY EASEMENT ALONG ALL SIDE PROPERTY LINES AND A 15 FOOT ACCESS & UTILITY EASEMENT ALONG ALL FRONT AND REAR PROPERTY LINES.

FLOOD ZONE DETERMINATION:

THE PROPERTY DESCRIBED HEREON IS LOCATED IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, NUMBER 01003C0930M, DATED JULY 19, 2019, FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SURVEYOR'S NOTES:

1. UNLESS STATED OTHERWISE HEREON, THIS PLAT WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.
2. REPRODUCTIONS OF THIS PLAT ARE NOT VALID UNLESS SEALED WITH AN ORIGINAL SURVEYOR'S SEAL.
3. TYPE OF SURVEY – BOUNDARY SURVEY & SUBDIVISION PLAT
4. ALL BEARINGS BASED ON GLOBAL POSITIONING SYSTEM OBSERVATION USING THE NORTH AMERICAN DATUM OF 1983. ALL DISTANCES SHOWN ARE GROUND DISTANCES. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARD FEET.
5. THE CONCRETE MONUMENTS SET ARE REFERENCED TO THE STATE PLANE COORDINATE GRID USING NAD83 & NAVD88(GEOID12A) USING A RAPID STATIC SOLUTION AND HAVE A VERTICAL ACCURACY OF +/- 0.08'.
6. FIELD WORK WAS PERFORMED 08/02/19.
7. BALDWIN COUNTY WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF SAID COMMON AREAS OR DRAINAGE EASEMENTS.

PROPERTY DESCRIPTION:

BEGIN AT A POINT BEING USED AS THE SOUTHWEST CORNER OF LOT 34 ACCORDING TO THE RECORD PLAT OF HAWTHORN PHASE ONE AS RECORDED ON SLIDE 2331-D IN THE OFFICE OF PROBATE RECORDS IN BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 89°40'19" EAST 579.91 FEET TO A POINT; THENCE RUN NORTH 85°33'03" EAST 60.28 FEET TO A POINT; THENCE RUN SOUTH 89°38'42" EAST 155.06 FEET TO A POINT; THENCE RUN SOUTH 00°13'28" WEST 973.97 FEET TO A POINT; THENCE RUN NORTH 89°41'55" WEST 689.17 FEET TO A POINT; THENCE RUN NORTH 05°03'15" WEST 254.16 FEET TO A POINT; THENCE RUN NORTH 49°51'04" EAST 116.99 FEET TO A POINT; THENCE RUN NORTH 89°40'32" WEST 171.60 FEET TO A POINT; THENCE RUN NORTH 00°13'21" EAST 640.38 FEET TO THE POINT OF BEGINNING, ALL BEING A TOTAL AREA OF 16.94 ACRES MORE OR LESS AND LOCATED ENTIRELY IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP-8-SOUTH, RANGE-3-EAST, BALDWIN COUNTY, ALABAMA.

CERTIFICATION OF OWNERSHIP AND DEDICATION:

STATE OF ALABAMA
COUNTY OF BALDWIN

THIS IS TO CERTIFY THAT I (WE), THE UNDERSIGNED, AM (ARE) THE OWNERS(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 3rd DAY OF Feb, 2020.

OWNER OR OWNER'S REPRESENTATIVE(S)

Sandra Bundy Harrelson NOTARY PUBLIC ALABAMA STATE AT LARGE

CERTIFICATION BY NOTARY PUBLIC:

SANDRA BUNDY HARRELSON
NOTARY PUBLIC
State of Alabama - State at Large
My Commission Expires Aug. 22, 2022

STATE OF ALABAMA
COUNTY OF BALDWIN

Sandra Bundy Harrelson NOTARY PUBLIC AND FOR THE COUNTY OF BALDWIN, IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT Mike Thomas WHOSE NAME AS Member OF HAWTHORN 12 L.L.C., IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NORTORIAL SEAL THIS 3rd DAY OF February, 2020

NOTARY PUBLIC

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 SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 5th DAY OF February, 2020.

COUNTY ENGINEER

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING AND ZONING DIRECTOR:
THE UNDERSIGNED, AS DIRECTOR OF THE BALDWIN COUNTY PLANNING AND ZONING DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 4th DAY OF February, 2020.

PLANNING DIRECTOR

SURVEYORS CERTIFICATION:

STATE OF ALABAMA, COUNTY OF BALDWIN
I, JUSTIN PALMER, A LICENSED PROFESSIONAL SURVEYOR IN BALDWIN COUNTY, ALABAMA, HEREBY CERTIFY THAT ALL PARTS OF THIS PLAT AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

12/16/2019
JUSTIN PALMER, PLS — DATE: 12/16/2019
AL. LICENSE NO. 34934
CERTIFICATE OF AUTHORIZATION – 1073 – LS
THE WOODLANDS GROUP LLC
22881 US HWY. 98, FAIRHOPE, AL 36532
PHONE: 251-929-4774

ALABAMA LICENSED No. 34934 PROFESSIONAL LAND SURVEYOR JUSTIN PALMER

	REVISIONS	DATE
1.	REVISED AS PER COMMENTS FROM PLANNING AND ENGINEERING.	08/19/2019
2.	REVISED AS PER COMMENTS FROM PLANNING AND ENGINEERING.	08/20/2019
3.	REVISED AS PER COMMENTS FROM PLANNING AND ENGINEERING.	08/29/2019
4.	REVISED AS PER COMMENTS FROM PLANNING AND ENGINEERING. (AMENDED TO UPDATE ROAD LENGTHS)	12/04/2019

HAWTHORN UNIT 6
AMENDED FINAL PLAT
BALDWIN COUNTY, ALABAMA
SECTION-15, TOWNSHIP-8-SOUTH, RANGE-3-EAST

CLIENT: HAWTHORN 12 LLC	
FIELD WORK BY: JP, JF, CE, CG	DATE: 08/02/2019
DRAWN BY: KJ	DRAWING NO.: 16003-6
CHECKED BY: JP	SHEET 1 OF 1
SCALE: 1"=60'	

THE WOODLANDS GROUP
Surveying Solutions