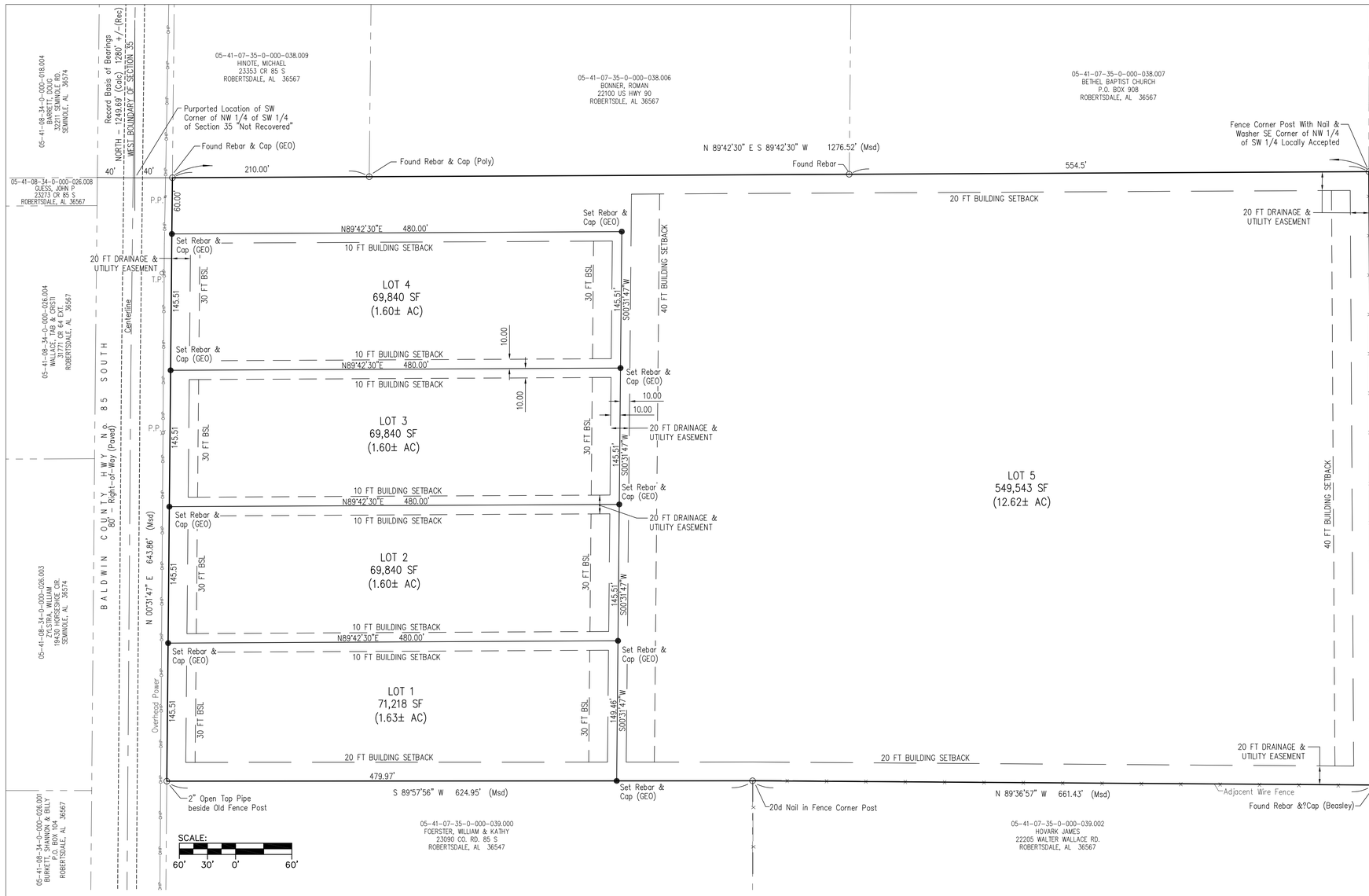

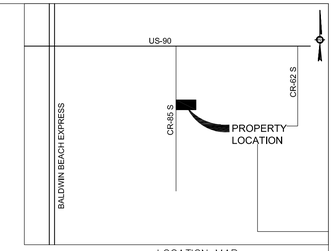

LOCATION MAP
NTS

SITE DATA:

TAX PARCEL NO: 05-41-07-35-0-000-039.001

ZONING DISTRICT 12
ZONING: RSF-1/RA

TOTAL LOTS: 5
LARGEST: 549,543 SQ FT
SMALLEST: 69,840 SQ FT
TOTAL AREA: 830,280 SQ FT (19.06± AC)

BUILDING SETBACKS:

	RSF-1	RA
FRONT:	30 FT	40 FT
REAR:	30 FT	40 FT
SIDE:	10 FT	20 FT

UTILITIES:

WATER SERVICE: EAST CENTRAL BALDWIN WATER AUTHORITY
SEWER SERVICE: ON-SITE SEPTIC
ELECTRIC SERVICE: BALDWIN EMC

DRAINAGE & UTILITY EASEMENTS:

ALL LOTS ARE SUBJECT TO A 20' DRAINAGE AND UTILITY EASEMENT ON ALL LOT LINES, (10 FEET ON EACH SIDE) ALONG ALL INTERIOR SIDE LOT LINES.

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FLOOD ZONE X (UNSHADED) ACCORDING TO THE FLOOD INSURANCE RATE MAPS 01003C0695M AND 01003C0684M DATED 19 APRIL 2019.

NOTES:

1. THIS SURVEY DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE AND CORRECT TITLE SEARCH AND/OR EXAMINATION MIGHT DISCLOSE INCLUDING, BUT NOT LIMITED TO, DESCRIPTIONS CONTAINED IN DEEDS FOR ADJACENT PROPERTIES. IN ADDITION THERETO, THE ATTACHED DRAWING DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH, OTHER THAN WHAT IS VISIBLE ON THE GROUND, PROVIDED BY OUR CLIENT, OR RECORDS WE HAPPEN TO HAVE ON FILE FURNISHED BY OTHERS.
2. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES.
3. MEASUREMENTS SHOWN HEREON WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
4. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTY.
5. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
6. PROPERTY IS SUBJECT TO ANY RESTRICTIONS OR CONDITIONS WHICH MAY BE ON COVENANTS OR DOCUMENTS NOT DISCLOSED TO OUR FIRM.
7. BUILDING SETBACK LINES SHALL CONFORM TO THOSE SHOWN ON THE PLAT OR THOSE IN EFFECT AT THE TIME OF PERMITTING, WHICHEVER IS MORE STRINGENT.
8. OWNERS SHOULD CONTACT ALABAMA LINE LOCATORS PRIOR TO ANY CONSTRUCTION AT 800-292-8525.

CERTIFICATION BY BALDWIN COUNTY E-911 ADDRESSING:

THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS 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 THE DAY OF _____, 20____.

_____
AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY BALDWIN EMC (POWER):

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 THE ____ DAY OF _____, 20____.

_____
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY EAST CENTRAL BALDWIN WATER AUTHORITY (WATER):

THE UNDERSIGNED, AS AUTHORIZED BY EAST CENTRAL BALDWIN WATER AUTHORITY HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA,
THIS THE ____ DAY OF _____, 20____.

_____
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF BALDWIN COUNTY HEALTH DEPARTMENT:

THE LOT(S) ON THIS PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE BALDWIN COUNTY HEALTH DEPARTMENT. NO REPRESENTATION IS MADE THAT ANY LOT ON THIS PLAT WILL ACCOMMODATE AN ONSITE SEWAGE SYSTEM (OSS). THE APPROPRIATENESS OF A LOT FOR WASTEWATER (SEWAGE) TREATMENT AND DISPOSAL SHALL BE DETERMINED WHEN AN APPLICATION IS SUBMITTED. IF PERMITTED, THE LOT APPROVAL MAY CONTAIN CERTAIN CONDITIONS WHICH RESTRICT THE USE OF THE LOT OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS, AND THESE ARE ON FILE WITH THE SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HERE ON.

SIGNED THIS THE _____ DAY OF _____, 20____.

_____
AUTHORIZED REPRESENTATIVE

CERTIFICATION OF APPROVAL BY THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION:

THE UNDERSIGNED, AS _____ OF BALDWIN COUNTY PLANNING AND ZONING COMMISSION, HEREBY CERTIFIES THAT, AT ITS MEETING OF _____, _____ 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 THE DAY OF _____, 20___.

BALDWIN COUNTY PLANNING AND ZONING COMMISSION

BY: _____

ITS: _____

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 THE ___ DAY OF _____, 20____.

_____
COUNTY ENGINEER

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 SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA
THIS THE ____ DAY OF_____, 20____.

_____
PLANNING DIRECTOR

CERTIFICATION OF OWNERSHIP AND DEDICATION:

STATE OF ALABAMA)
COUNTY OF BALDWIN)

THIS IS TO CERTIFY THAT I THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN AND DESCRIBED IN THE PLAT , AND THAT I HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSE HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATED THIS THE ____ DAY OF _____, 20____.

_____
BJ BLANCHARD
BJ's RESIDENTIAL PROPERTIES, LLC
1299 GREYSTONE CREST
BIRMINGHAM, AL 35242

ACKNOWLEDGEMENT OF NOTARY PUBLIC:

STATE OF ALABAMA)
COUNTY OF BALDWIN)

I,_____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT BJ BLANCHARD, WHOSE NAME AS MANAGING MEMBER OF BJs RESIDENTIAL PROPERTIES, 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 NOTARIAL SEAL
THIS THE ____ DAY OF_____ 20____.

_____
NOTARY PUBLIC

CERTIFICATION BY SURVEYOR:

STATE OF ALABAMA)
COUNTY OF BALDWIN)

I, MATTHEW KOUNTZ, A LICENSED SURVEYOR OF COUNTY, ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF BJs RESIDENTIAL PROPERTIES, SITUATED IN BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, T-5-S, R-4-E.

AND THAT THE PLAT OR MAP CONTAINED HEREON 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 RELATION OF THE LAND SO PLATTED TO THE GOVERNMENT SURVEY, AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT POINTS MARKED THUS (O) AS HEREON SHOWN.

I FURTHER CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

GIVEN UNDER MY HAND AND SEAL AT _____, ALABAMA,
THIS THE ____ DAY OF _____, 20____.

_____
MATTHEW S. KOUNTZ, P.L.S.
ALABAMA REG. NO. 20359

GEO SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
129 CLUB DRIVE
FAIRHOPE, ALABAMA 36532
PHONE: 251-990-0815 FAX: 251-990-0866

SEAL

BLACKWATER FARMS SUBDIVISION

PRELIMINARY / FINAL PLAT

LEGEND

P.P = POWERPOLE
MSD = MEASURED
REC = RECORD
P.L = PROPERTY LINE
FIP = FOUND IRON PIN
F.P.K. = FOUND PK NAIL
CONC. = CONCRETE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING
U.G. = UNDERGROUND
SIR = SET REBAR & CAP (GEO)
T.P. = TELEPHONE PEDESTAL
C.O. = CLEAN OUT (TYPICAL)
+/- = MORE OR LESS
CALC = CALCULATED

PROJECT NO:	19187
DATE:	04-02-2021
SCALE:	1" = 60'
DRAWN BY:	DMS
CHECKED BY:	MK
FIELD WORK DATE:	10/23/2020
FIELD BOOK NO:	RGR3
SHEET 1 OF 1 SHEETS	