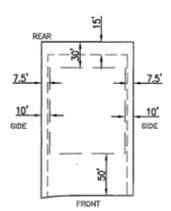


SURVEY LEGEND table with symbols for PROPERTY CORNER, RECORD DIMENSION, ACTUAL DIMENSION, etc.

CURVE TABLE with columns: CURVE, RADIUS, ARC, CHORD, CHORD BEARING

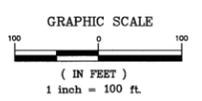
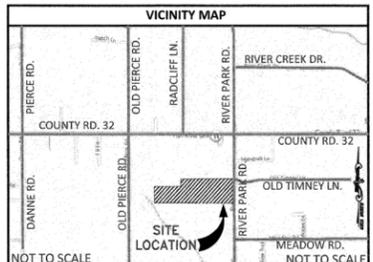
CURVE TABLE with columns: CURVE, RADIUS, ARC, CHORD, CHORD BEARING

LINE TABLE with columns: LINE #, DIRECTION, LENGTH



TYPICAL MINIMUM BUILDING SETBACKS ON LOTS

- NOTES: 1. ALL LOT SIDE SETBACKS ARE 10' UNLESS DEPICTED OTHERWISE... 2. ALL LOTS SHALL HAVE A 7.5' EASEMENTS ALONG BOTH SIDES... 3. ALL LOTS WILL HAVE A 15' SIDE DRAINAGE EASEMENT.



ZONING

PLANNING DISTRICT 14
UNZONED

UTILITY PROVIDERS

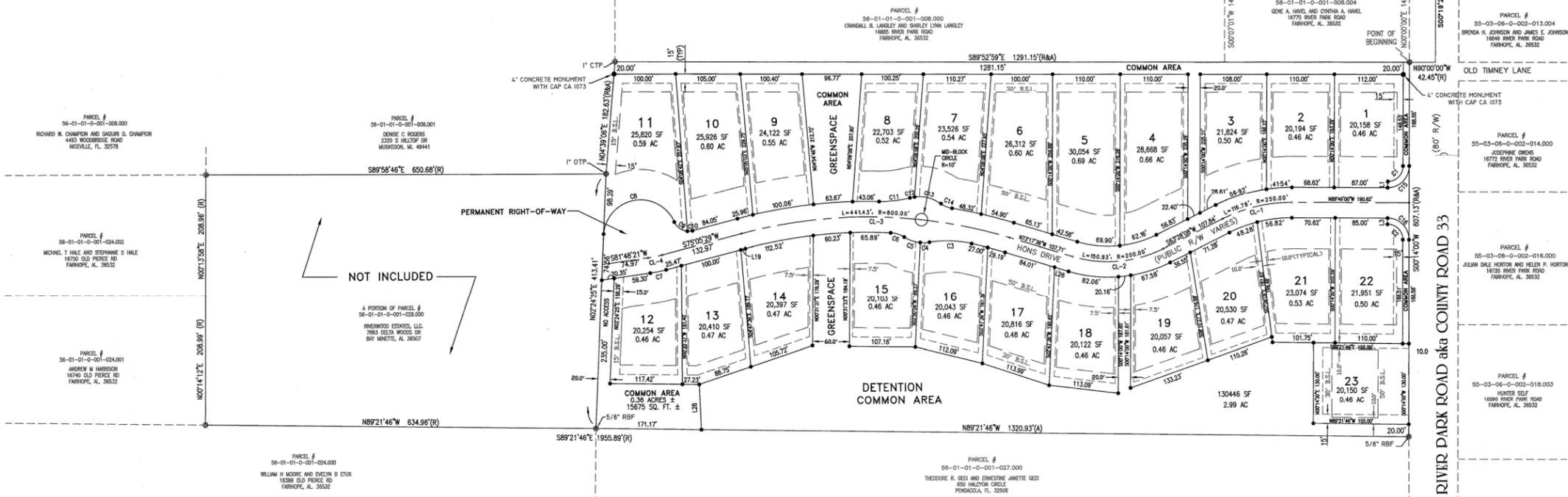
SANITARY SEWER - ON SITE SEPTIC SYSTEMS
POTABLE WATER - CITY OF FAIRHOPE
ELECTRICAL SERVICE - BALDWIN EMC
TELEPHONE SERVICE - A&T
GAS - CITY OF FAIRHOPE

SITE DATA

TOTAL NUMBER OF LOTS = 23
SMALLEST LOT SIZE = 0.46 ACRES±
TOTAL ACREAGE = 18.06 ACRES±
COMMON AREA ACREAGE = 4.53 ACRES±
DENSITY = 1.27 LOTS PER ACRE
TOTAL LINEAR FEET OF STREET = 1,346.69'
FRONT SETBACK = 50 FEET
SIDE SETBACK = 10 FEET
REAR SETBACK = 30 FEET

COMMON AREA

TOTAL COMMON AREA = 4.53 ACRES±
COMMON AREA FOR DETENTION = 1.13 ACRES±
COMMON AREA FOR GREENSPACE = 1.93 ACRES±
GREENSPACE REQUIRED = 1.806 ACRES± (10%)



- NOTES: 1. ALL GREENSPACE HAS A BLANKET DRAINAGE EASEMENT. 2. THIS PROPERTY IS IN ZONE "X" AS PER THE MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY... 3. LOT 23 SHALL HAVE RIGHT OF WAY ACCESS ALONG COUNTY ROAD 33.

NOTE: DETENTION / COMMON AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION AND NOT BY BALDWIN COUNTY OR THE STATE OF ALABAMA.

EASEMENT NOTE:

THERE IS A DEDICATED HERewith A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON/GREENSPACE AREAS ADJACENT TO THE RIGHT-OF-WAYS AND A 5 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON/GREENSPACE AREA LINES, UNLESS OTHERWISE NOTED.

LICENSED ENGINEERS CERTIFICATION OF IMPROVEMENTS:

I, MILLARD JUSTIN A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA WITH A LICENSE NUMBER OF 9347, HEREBY CERTIFY THAT I HAVE DESIGNED THE WITHIN IMPROVEMENTS IN CONFORMITY WITH APPLICABLE CODES AND LAWS AND WITH THE PRINCIPLES OF GOOD ENGINEERING PRACTICE INCLUDING THE DRAINAGE DESIGN REQUIREMENTS OF THE BALDWIN COUNTY SUBDIVISION REGULATIONS...

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 18th DAY OF July 2021.

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 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 30th DAY OF June 2021.

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 1st DAY OF July 2021.

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 FOR 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. FIELD WORK WAS PERFORMED 5/18/2021.

SURVEYORS CERTIFICATION:

STATE OF ALABAMA, COUNTY OF BALDWIN I, JUSTIN PALMER, A LICENSED SURVEYOR OF BALDWIN COUNTY, ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF RIVERWOOD ESTATES LLC SITUATED IN BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN S-00°19'29"-W, ALONG SAID SECTION LINE, 1152.77 FEET TO A POINT; THENCE RUN WEST, LEAVING SAID SECTION LINE, 42.45 FEET TO THE WEST RIGHT-OF-WAY LINE OF BALDWIN COUNTY ROAD NUMBER 33, AND THE POINT OF BEGINNING; THENCE RUN S-00°14'00"-W, ALONG SAID WEST RIGHT-OF-WAY LINE OF BALDWIN COUNTY ROAD NUMBER 33, 607.13 FEET TO A POINT; THENCE RUN N-89°21'46"-W, LEAVING SAID WEST RIGHT-OF-WAY LINE OF BALDWIN COUNTY ROAD NUMBER 33, 1320.93 FEET TO A POINT; THENCE RUN N-02°24'25"-E, 413.41 FEET TO A POINT; THENCE RUN N-04°39'06"-E, 182.63 FEET TO A POINT; THENCE RUN S-89°52'59"-E, 1291.15 FEET TO THE POINT OF BEGINNING; CONTAINING 18.06 ACRES, MORE OR LESS.

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 MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

WITNESS MY HAND THIS THE 27th DAY OF June 2021

SUBVEYOR
ALABAMA LICENSE #1073



CERTIFICATE OF APPROVAL OF THE CITY OF FAIRHOPE PLANNING COMMISSION:

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE PLANNING DIRECTOR, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE, BALDWIN COUNTY, ALABAMA, ON THIS 19th DAY OF July 2021.

CITY OF FAIRHOPE PLANNING DIRECTOR OR SECRETARY

CERTIFICATE OF APPROVAL ATAT:

THE UNDERSIGNED, AS AUTHORIZED BY ATAT, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 18th DAY OF July 2021.

CERTIFICATE OF BALDWIN EMC (ELECTRIC):

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN EMC (ELECTRIC), HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 27th DAY OF June 2021.

CERTIFICATE OF CITY OF FAIRHOPE (WATER):

THE UNDERSIGNED, AS AUTHORIZED BY CITY OF FAIRHOPE (WATER), HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 18th DAY OF July 2021.

MORTGAGEE'S ACCEPTANCE:

IN WITNESS WHEREOF BANCORP SOUTH, THE OWNERS OF THE MORTGAGE OF RIVER PLACE, AS SHOWN HEREON HAS CAUSED THE INSTRUMENT TO BE EXECUTED BY THE UNDERSIGNED OFFICERS, THEREUNTO DULY AUTHORIZED ON THIS 27th DAY OF June 2021.

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY HEALTH DEPARTMENT:

THE LOTS ON THIS PLAT ARE SUBJECT TO APPROVAL OR DELAY BY THE BALDWIN COUNTY HEALTH DEPARTMENT. THE APPROVALS MAY CONTAIN CERTAIN CONDITIONS PERTAINING TO THE ON-SITE WASTEWATER TREATMENT SYSTEM(S) THAT COULD RESTRICT THE USE OF THE LOTS OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS. THESE CONDITIONS ARE ON FILE WITH THE BALDWIN COUNTY HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HEREON-SIGNED THIS 27th DAY OF June 2021.

SURVEYOR:
JUSTIN PALMER, PLS
THE WOODLANDS GROUP LLC
22881 US HWY. 98, FAIRHOPE, AL 36532

OWNER/DEVELOPER:
TAX PARCEL #05-56-01-0-001-026.000
RAYMOND C. LEE, RIVERWOOD ESTATES LLC,
7883 DELTA WOODS DRIVE, BAY MINETTE AL. 36507

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF ALABAMA COUNTY OF BALDWIN THIS IS TO CERTIFY THAT I, RAYMOND C. LEE AS MEMBER OF RIVERWOOD ESTATES, LLC AM 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 HEREIN 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 29th DAY OF June 2021
OWNER
Raymond C Lee

CERTIFICATION BY NOTARY PUBLIC

STATE OF ALABAMA COUNTY OF BALDWIN I, William S. Elnore, A NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN IN THE STATE OF ALABAMA DO CERTIFY THAT WHOSE NAME IS SUBSCRIBED TO THE CERTIFICATE OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT THIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 29th DAY OF June 2021.

CLIENT: RIVERWOOD ESTATES, LLC
FIELD WORK BY: CE, CG
DATE: 11/17/2020
DRAWN BY: KU
CHECKED BY: JP
SCALE: 1"=100'

RIVER PLACE
RIVER PARK ROAD, AKA BALDWIN CO. RD. 33
BALDWIN COUNTY, ALABAMA
SECTION-1, TOWNSHIP-7-SOUTH, RANGE-2-EAST

REFERENCE MATERIAL table with columns: DATE, RECORD DEED INSTRUMENT #, etc.