

2-2987-1

BALDWIN COUNTY, ALABAMA
HARRY D. OLIVE, JR., PROBATE JUDGE
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1 Pages

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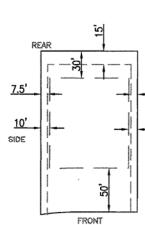
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SURVEY LEGEND	
● - PROPERTY CORNER	CRS - CAPPED REBAR SET
○ - RECORD DIMENSION	CRF - CAPPED REBAR FOUND
GA - ACTUAL DIMENSION	RFB - REBAR FOUND
R/V - RIGHT-OF-WAY	CTP - CRIMPED TOP PIPE FOUND
B.S.L. - BUILDING SETBACK LINES	OTP - OPEN TOP PIPE FOUND
UTL - UNDERGROUND TELECOM CH	CMF - CONCRETE MONUMENT FOUND
UTP - UNDERGROUND POWER	SCF - SANITARY SEWER HOLE
SS - SANITARY SEWER LINE	TEL - TELEPHONE PEDESTAL
STN - SURVEYOR'S STATION	GL - GAS LINE MARKER
WFL - WATER LINE	WFS - BURIED FIBER OPTIC
CHP - OVERHEAD POWER LINE	LP - LIGHT POLE
CON - CONCRETE	GRA - GRAVEL
ASP - ASPHALT	COV - COVERED AREA
○ - POWER POLE	○ - GUY ANCHOR
○ - FIRE HYDRANT	○ - WATER METER
○ - V-BOX STAKE	○ - STORM MANHOLE
○ - FENCE	○ - CABLE TV PTFE STAKE
○ - SIGN	○ - WELL

CURVE TABLE			
CURVE	RADIUS	ARC	CHORD
CL-1	250.00'	116.78'	115.72'
CL-2	200.00'	150.93'	147.37'
CL-3	800.00'	441.43'	435.85'
CL-4	200.00'	23.44'	23.42'

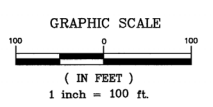
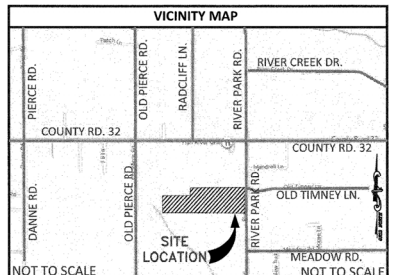
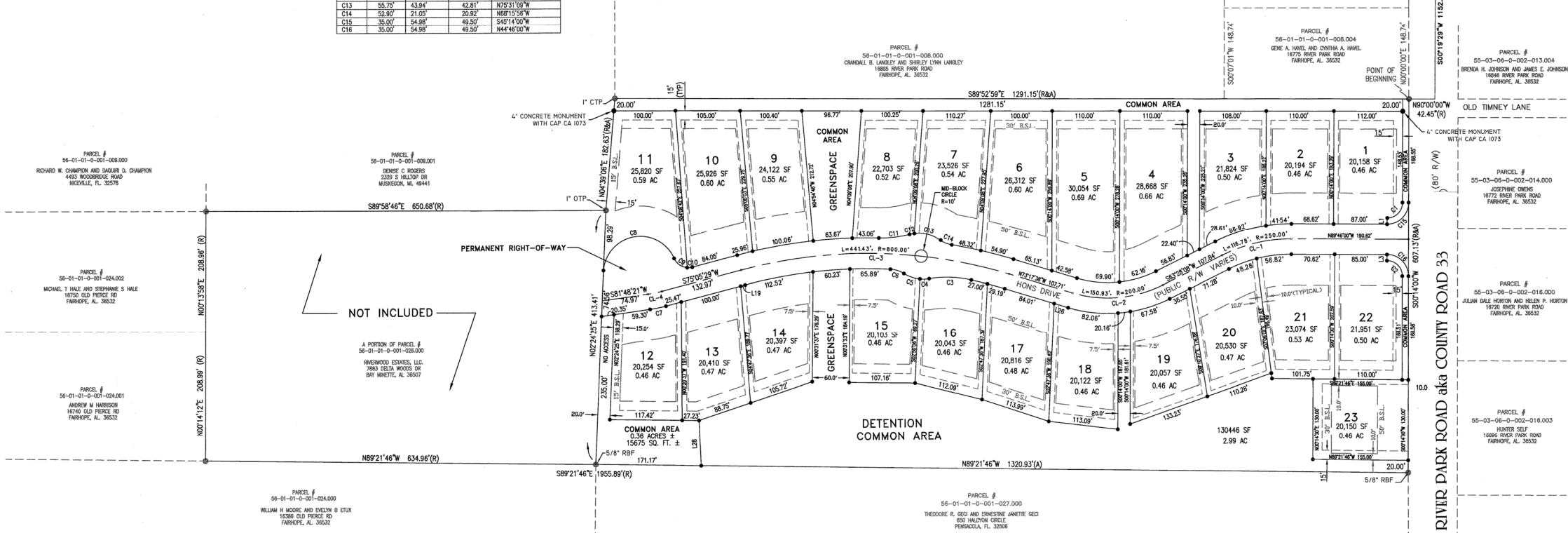
CURVE TABLE			
CURVE	RADIUS	ARC	CHORD
C1	25.00'	38.27'	35.38'
C2	25.00'	38.27'	35.38'
C3	185.00'	68.92'	68.52'
C4	60.00'	15.05'	15.01'
C5	60.00'	27.88'	27.63'
C6	45.00'	23.14'	22.89'
C7	225.00'	26.37'	26.39'
C8	60.00'	15.05'	15.01'
C9	25.00'	27.13'	25.81'
C10	25.00'	8.31'	8.27'
C11	185.00'	59.67'	59.51'
C12	60.00'	7.75'	7.75'
C13	55.75'	43.94'	42.81'
C14	52.90'	21.05'	20.92'
C15	35.00'	54.89'	46.50'
C16	35.00'	54.89'	46.50'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S0°14'00"W	110.00'
L3	N0°14'00"E	10.00'
L19	N75°05'29"E	7.50'
L24	S81°48'21"W	20.35'
L26	S73°17'38"E	23.70'
L28	S2°39'12"E	73.82'



TYPICAL MINIMUM BUILDING SETBACKS ON LOTS

- NOTES:
1. ALL LOT SIDE SETBACKS ARE 10' UNLESS DEPICTED OTHERWISE EXCEPT LOTS 11 & 12, WHICH HAVE A 15' SETBACK ON THE WEST SIDE.
 2. ALL LOTS SHALL HAVE A 7.5' EASEMENTS ALONG BOTH SIDES EXCEPT LOTS WHICH HAVE NO ADJOINING LOTS. THOSE LOTS WILL HAVE A 15' SIDE DRAINAGE EASEMENT.
 3. ALL LOTS WILL HAVE A 15' REAR 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 - AT&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, FEDERAL INSURANCE ADMINISTRATION COMMUNITY PANEL NUMBER 815 OF 1100 FOR BALDWIN COUNTY AND MAP NUMBER 010030780M & 010030779M AS PER REVISED MAP DATED APRIL 19, 2019.
 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 AUSTIN, 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. I FURTHER CERTIFY THAT I HAVE PROVIDED OVERSIGHT OF THE CONSTRUCTION TO MY DESIGN AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE WITHIN IMPROVEMENTS ACCURATELY REPRESENT THE IMPROVEMENTS AS INSTALLED.

ENGINEER: *Justin Palmer*
FIRM: *Justin Palmer Engineering Company, Inc.*
DATE: *6/30/21*

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 *18* 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 *30* DAY OF *June*, 2021.

AUTHORIZED SIGNATURE: *Samantha Roberts*

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 *18* DAY OF *July*, 2021.

AUTHORIZED SIGNATURE: *Matthew Brown*

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 OF BALDWIN COUNTY, ALABAMA, ON THIS *18* DAY OF *July*, 2021.

CITY OF FAIRHOPE PLANNING DIRECTOR OR SECRETARY: *Justin Palmer*

CERTIFICATE OF APPROVAL AT&T:

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

THE WOODLANDS GROUP
Surveying Solutions

CLIENT: RIVERWOOD ESTATES, LLC	DATE: 11/7/2020
FIELD WORK BY: CE, CG	DRAWING NO.: 20000
DRAWN BY: KJ	SHEET 1 OF 1
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

DATE	10/02/2017		
1.	RECORD DEED INSTRUMENT #1658771		
2.			
3.			
4.			

