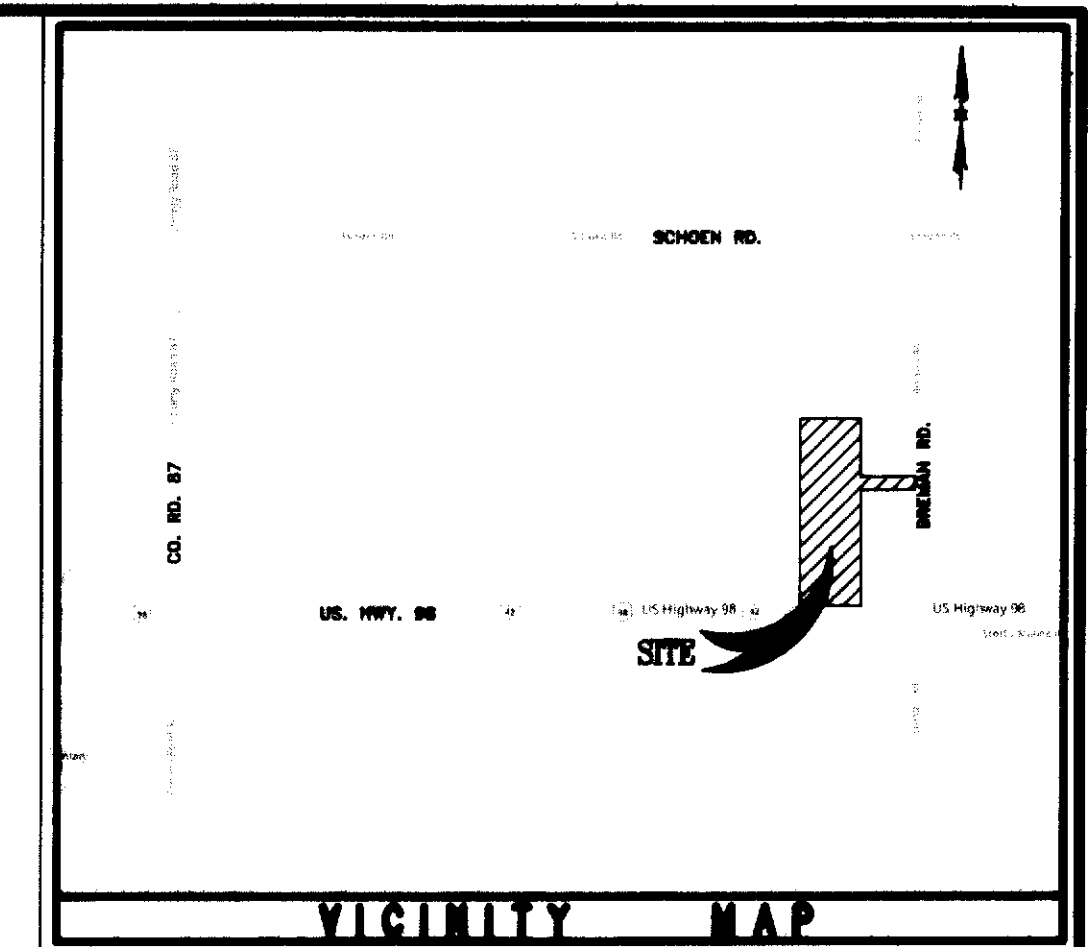


RE-SUB OF LOT 1 OF THE GROVE OF ELBERTA

SLIDE 0002797-A

194124



SITE DATA
NUMBER OF LOTS = 15
SMALLEST LOT SIZE = 1.004 ACRES
TOTAL ACRES OF SITE = 23.584 ACRES
LINEAR FEET OF STREETS = 1,724 FEET

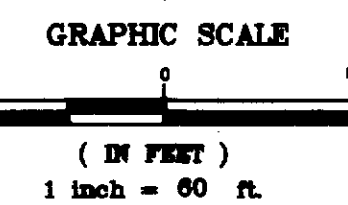
OWNERS
FOUNTAIN 38, LLC
319 MAGNOLIA AVENUE
FAIRHOPE, AL 36532

SURVEYOR
EROL E. GODWIN, P.L.S.
ALABAMA LICENSE NUMBER 26621

ZONING
COUNTY - RSF-1 (SINGLE FAMILY DISTRICT)

SETBACKS
FRONT - 30 FEET
REAR - 30 FEET
SIDE - 10 FEET
SIDE STREET - 20 FEET
(UNLESS OTHERWISE SHOWN HEREON)

UTILITIES
WATER - ON SITE
SEWER - ON SITE
POWER - BALDWIN EMC



SURVEYOR'S NOTES:

- INFORMATION USED TO PERFORM AND PRODUCE THIS SURVEY ARE PREVIOUS SURVEYS, BY THIS FIRM OR OTHERS, DEEDS OF RECORDS AND/OR OTHER INFORMATION AS PROVIDED BY THE CLIENT. NO TITLE SEARCH, OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM OR BY OTHERS UNDER THE DIRECTION OF THIS FIRM. IN ADDITION, THERE MAY BE OTHER INSTRUMENTS OF RECORD WITHIN THE OFFICE OF THE JUDGE OF PROBATE, AS WELL AS OTHER UNRECORDED INSTRUMENTS COULD ENCUMBER AND/OR AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT THE TIME OF SURVEY.
- BASES OF BEARING: BASED ON GRID NORTH AS DETERMINED BY RTK GPS AND REFERENCED TO NAD83, ALABAMA WEST STATE PLANE COORDINATES.
- FEDERAL INSURANCE ADMINISTRATION MAP, COMMUNITY PANEL NO.: 010030037M, PROPERTY IS LOCATED WITHIN ZONE "X"(UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- *NOTE - FLOOD ZONES SHOWN HEREON ARE SCALED FROM THE FIRM (SCALED ONLY)*
- DATE OF FIELD WORK: OCTOBER, 2017 AND FEBRUARY, 2020
- ALL LOTS SHALL ONLY BE ACCESSED THROUGH THE INTERNAL ROAD(S).
- ALL LOTS MEET MINIMUM 100 FEET FRONT LOT WIDTH AT SETBACK LINE.
- BALDWIN COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY COMMON AREAS OR DRAINAGE EASEMENTS SHOWN HEREON. MAINTENANCE OF SAID AREAS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
- There is a dedicated driveway with a 10-foot utility easement on all lot lines and common areas adjacent to the rights-of-way and a 10-foot utility easement on each side of lot and common area lines, unless otherwise noted.

CERTIFICATE OF THE BALDWIN COUNTY ENGINEER

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

THIS 31 DAY OF August, 2021
BALDWIN COUNTY ENGINEER

CERTIFICATION OF FLOOD HAZARD ZONE

THIS IS TO CERTIFY THAT WE HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, PANEL NO. 010030037M, DATED APRIL 19, 2019 AND FOUND THAT THE DESCRIBED PROPERTY DOES NOT LIE IN AN IDENTIFIED FLOOD HAZARD ZONE.

EROL E. GODWIN, PLS
ALABAMA LICENSE NUMBER 26621

NOTE: LARGE FLOW DEVELOPMENT (SUBDIVISION) RECORDING STATEMENT

THE LOTS 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.

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY HEALTH DEPARTMENT

THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY HEALTH DEPARTMENT, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 31 DAY OF August, 2021

(AUTHORIZED SIGNATURE)

CERTIFICATE OF 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 RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS 11th DAY OF August, 2021
Samantha Roberts
AUTHORIZED SIGNATURE

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 RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 31st DAY OF August, 2021

(AUTHORIZED SIGNATURE)
PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED:

I, EROL E. GODWIN, A LICENSED SURVEYOR OF BALDWIN COUNTY, ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF FOUNTAIN 38, LLC, SITUATED IN BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

LOT 1 AND THAT 60 FOOT STRIP "RESERVED FOR PUBLIC RIGHT-OF-WAY" OF THE GROVE OF ELBERTA, AS RECORDED AT SLIDE 2633-E, IN THE RECORDS OF THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 5 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH, 49.97 FEET TO A POINT; THENCE RUN WEST, 30.92 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BREMAN ROAD; THENCE RUN S49°00'09"W, LEAVING SAID WEST RIGHT-OF-WAY LINE, 21.32 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 98; THENCE RUN S00°17'15"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 1.13 FEET TO A POINT; THENCE RUN S89°44'51"W, 513.00 FEET TO THE POINT OF BEGINNING; THENCE RUN S89°44'51"W, 770.92 FEET TO A POINT; THENCE RUN N00°18'29"E, LEAVING SAID NORTH RIGHT-OF-WAY LINE, 1291.80 FEET TO A POINT; THENCE RUN N89°48'33"E, 770.45 FEET TO A POINT; THENCE RUN S00°17'15"W, 485.02 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NAVIGATOR LANE; THENCE RUN N89°48'33"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, 503.00 FEET TO A POINT; THENCE RUN N00°18'29"E, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 90°29'56", A CHORD OF WHICH BEARS N45°02'36"E FOR 35.51 FEET AN ARC LENGTH OF 39.48 FEET TO A POINT ON THE SAID WEST RIGHT-OF-WAY LINE OF BREMAN ROAD; THENCE RUN S00°17'15"W, LEAVING SAID NORTH RIGHT-OF-WAY LINE AND ALONG SAID WEST RIGHT-OF-WAY LINE, 110.01 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NAVIGATOR LANE; THENCE RUN N00°18'29"E, LEAVING SAID WEST RIGHT-OF-WAY LINE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 89°32'06", A CHORD OF WHICH BEARS N44°56'42"W FOR 35.21 FEET AN ARC LENGTH OF 39.07 FEET TO A POINT; THENCE RUN S89°48'33"W, 503.00 FEET TO A POINT; THENCE RUN S00°17'15"W, LEAVING SAID SOUTH RIGHT-OF-WAY LINE, 735.55 FEET TO THE POINT OF BEGINNING, CONTAINING 23.58 ACRES MORE OR LESS AND LYING IN SECTION 21, TOWNSHIP 7 SOUTH, RANGE 5 EAST, BALDWIN COUNTY, ALABAMA.

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 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 "THIS CRIST" 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 11th DAY OF August, 2021.

EROL E. GODWIN, PLS
ALABAMA LICENSE NUMBER 26621

CERTIFICATION BY NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Heather Bell, a Notary Public in and for said County and State, do hereby CERTIFY THAT JENNIFER R. ACHIE, MANAGING MEMBER OF FOUNTAIN 38, LLC, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS A OWNER IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME, ON THIS DAY THAT BEING FULLY INFORMED OF THE CONTENTS OF SAID INSTRUMENT, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS 17 DAY OF August, 2021

(AUTHORIZED SIGNATURE)
NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY BALDWIN EMC (POWER)

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN EMC, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

DATED THIS 28th DAY OF August, 2021

(AUTHORIZED SIGNATURE)

OWNER'S DEDICATION

STATE OF ALABAMA
COUNTY OF BALDWIN

I, FOUNTAIN 38, LLC, OWNER, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, Laid Out and Platted to be known as RE-SUB OF LOT 1 OF THE GROVE OF ELBERTA, A PART OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 5 EAST, BALDWIN COUNTY, ALABAMA, AND THAT THE (STREETS, DRIVES, ALLEYS, EASEMENTS, ETC.) AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC. I FURTHER CERTIFY THAT A MORTGAGE IS HELD BY THE PEOPLES BANK OF BALDWIN, MISSISSIPPI, RECORDED AT INSTRUMENT #1675515, WHO HEREIN UNDER JOINS IN THIS CERTIFICATION.

(AUTHORIZED SIGNATURE)
JENNIFER R. ACHIE (MANAGING MEMBER)
DATE 8/17/2021

(AUTHORIZED SIGNATURE)
A. WAS FORNICE
DATE 8/17/2021

CERTIFICATE OF APPROVAL BY THE TOWN PLANNING COMMISSION

THE WITHIN PLAT OF THE RE-SUB OF LOT 1 OF THE GROVE OF ELBERTA, BALDWIN COUNTY, ALABAMA, IS HEREBY APPROVED BY THE TOWN OF ELBERTA PLANNING COMMISSION.

THIS 16th DAY OF August, 2021
Carrie H. Whitten
(AUTHORIZED SIGNATURE)
DATE 8/16/2021

| CURVE TABLE | |
|-------------|--------|
| CURVE # | RADIUS |
| C1 | 50.00' |
| C2 | 25.00' |
| C3 | 50.00' |
| C4 | 50.00' |
| C5 | 50.00' |
| C6 | 50.00' |
| C7 | 25.00' |
| C8 | 25.00' |
| C9 | 25.00' |
| C10 | 25.00' |
| C11 | 50.00' |
| C12 | 50.00' |
| C13 | 50.00' |
| C14 | 50.00' |
| C15 | 25.00' |
| C16 | 50.00' |

LEGEND

- C.R.F. CAPPED REBAR FOUND
- O.T.F. OPEN TOP IRON FOUND
- R.B.F. REBAR FOUND
- 1/2" CAPPED REBAR SET "CA1007LS"
- C.M.S. CONCRETE MONUMENT SET "CA1007LS"
- POWER POLE
- CHPL. OVERHEAD POWER LINE

| NUMBER | REVISION | DATE |
|--------|----------|------|
| | | |
| | | |
| | | |

awgrass
ENGINEERING - SURVEYING - CONSTRUCTION MANAGEMENT
30673 Sgt. E. I. "Boots" Thomas Drive, Spanish Fort, AL 36527
202 Government Street, Suite 225, Mobile, AL 36682
Phone: (251) 544-7900

FINAL PLAT
RE-SUB OF LOT 1 OF THE GROVE OF ELBERTA
FOUNTAIN 38, LLC

| |
|---------------------|
| SCALE: 1" = 60' |
| DATE: JULY 26, 2021 |
| DRAWN BY: HL |
| CHECKED BY: |
| SHEET: 1 OF 1 |