

HERITAGE ESTATES

NOTES

1. All bearings shown hereon are relative to GRID NORTH. GRID NORTH was obtained by G.P.S. observations.
2. Corner monuments shown as set iron pins are 5/8" reinforcing bars with a durable plastic cap stamped "G20229".
3. Only Select Fused Interior Improvements shown hereon.
4. The survey was prepared for the client shown and is not to be used for any other purpose without prior approval from the surveyor.
5. No instruments of record reflecting easements, right of ways, and/or ownership were furnished the surveyor, except as shown or noted.
6. No underground installations or improvements have been located, except as shown or noted.
7. This survey was prepared without the benefit of an abstract of title or a title search unless stated hereon. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract, title search, or legal judgment rendered on the property.
8. Liability of the undersigned for the survey shown shall not exceed the amount paid for this survey.

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

The undersigned, as County Engineer of Baldwin County, Alabama, hereby approves the within plat for recording of same in the Probate Office of Baldwin County, Alabama.

On the 8th day of AUGUST, 2024

County Engineer

CERTIFICATE OF APPROVAL BY THE ELECTRIC UTILITY

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

THIS THE 13th DAY OF JUNE, 2024

BALDWIN EMC REPRESENTATIVE

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.

On the 23rd day of JULY, 2024

Planning Director

CERTIFICATE OF THE BALDWIN COUNTY DEPARTMENT OF HEALTH
STATE OF ALABAMA
COUNTY OF BALDWIN

THE LOTS ON THIS PLAT ARE SUBJECT TO APPROVAL OR DEFLECTION BY THE BALDWIN COUNTY HEALTH DEPARTMENT. NO REPRESENTATION IS MADE THAT ANY LOT ON THIS PLAT WILL ACCOMMODATE AN ON-SITE SEWAGE SYSTEM. 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 SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HEREON.

DATED THIS THE 13th DAY OF JUNE, 2024

COUNTY HEALTH OFFICER OR REPRESENTATIVE

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF ALABAMA
COUNTY OF BALDWIN

I, Jacqueline H. Cranton, JACQUELINE H. CRANTON, HAVE CAUSED THE LAND ENBRACED IN THE WITHIN PLAT TO BE SURVEYED, Laid OUT, AND PLATTED TO BE KNOWN AS HERITAGE ESTATES, A PART OF SECTION 15, T-6-S, R-3-E, BALDWIN COUNTY, AL. AND THAT THE STREETS & EASEMENTS SHOWN HEREON ARE HEREBY NOT DEDICATED TO THE USE OF THE PUBLIC.

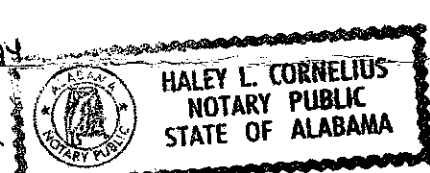
DATED THIS THE 23rd DAY OF JUNE, 2024

JACQUELINE H. CRANTON, OWNER

CERTIFICATE OF NOTARY PUBLIC
STATE OF ALABAMA
COUNTY OF BALDWIN

I, Haley L. Cornelius, A NOTARY PUBLIC IN AND FOR THE COUNTY IN SAID STATE, HEREBY CERTIFY THAT Jacqueline H. Cranton, WHOSE NAME AS OWNER, IS SIGNATORY TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, SHE, AS OWNER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE 23rd DAY OF JUNE, 2024



NOTARY PUBLIC Haley L. Cornelius
MY COMMISSION EXPIRES: 10/25/25

CERTIFICATE OF BALDWIN COUNTY E-911 ADDRESSING

I, THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY E-911 ADDRESSING BOARD, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING IN THE PROBATE RECORDS OF BALDWIN COUNTY, AL THIS THE 13th DAY OF JUNE, 2024

BALDWIN COUNTY E-911 ADDRESSING

CERTIFICATE OF THE BALDWIN COUNTY PLANNING & ZONING COMMISSION
The undersigned, as Chairman of the Baldwin County Planning and Zoning Commission, hereby certifies that, at its meeting of June 2024, 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, on the 13th day of July, 2024.

Baldwin County Planning and Zoning Commission
By: Steve Humphrey
Its: Chairman

UTILITY PROVIDERS

WELL	WATER
BALDWIN EMC (251) 988-6247	ELECTRICITY
NONE-ON-SITE SEPTIC	SEWER

SITE DATA:

ZONING: R5F-E
SETBACKS: (UNLESS SHOWN OTHERWISE)
FRONT: 40'
REAR: 40'
SIDE: 10'
REAR SETBACK FOR LOTS 1, 4, & 5 WILL BE 100' DUE TO AN EXISTING POWER EASEMENT

Parcel Number: 05-47-05-15-0-000-015-000
SMALLEST LOT: 8.00 Acres
LARGEST LOT: 6.72 Acres
TOTAL A OF LOTS: 34.71 Acres
TOTAL AREA: 34.71 Acres
LINEAR FT. STREETS: 0
PLANNING DISTRICT: 14

SECTION 15, T-6-S, R-3-E

OWNER & DEVELOPER
JACQUELINE H. CRANTON
100 ANN STREET
SPANISH FORT, AL 36527

SURVEYOR
DAVID LOWERY SURVEYING LLC
55284 MARTIN LN.
STOCKTON, AL 36579
DAVID LOWERY, PLS. LIC. NO. 26623

DRAINAGE EASEMENTS
EXTERNAL REAR AND SIDE
BOUNDARY LOT LINES: 15 FEET
INTERIOR REAR AND SIDE LOT LINES: 10 FEET
There is a dedicated hereon a 15 foot utility easement on all front and rear lot lines and a 10 foot utility easement on each side of lot and common area lines (20' total), unless otherwise noted.

THERE WILL BE A 10' UTILITY EASEMENT ON EITHER SIDE OF ALL EXISTING OVERHEAD POWER LINES ON-SITE AS SHOWN ON THIS PLAT.
NCS FOR WEST BLVD IS 40' FROM THE CENTERLINE AND 75' FOR COUNTY ROAD 45 AT THE TIME OF THIS RECORDING.
BALDWIN COUNTY WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY COMMON AREAS OR DRAINAGE EASEMENTS.

ELEVATIONS SHOWN HEREON ARE RELATIVE TO NAVD 1985. CONTOURS WERE DERIVED FROM THE BALDWIN COUNTY LIDAR DATA.

PLAT OF A PRELIMINARY-FINAL PLAT PREPARED FOR
JACQUELINE H. CRANTON
BALDWIN COUNTY, AL

DAVID LOWERY SURVEYING, L.L.C.
55284 MARTIN LN.
STOCKTON, AL 36579
251-937-2757 ph. 251-937-2756 fax
dlsurvey25@hotmail.com

DWG. NO. 23-11141
SURVEY DATE 1/1/2023
SCALE 1"=100'
DRAWN BY: R. TILMAN
CHECKED BY: D. LOWERY

LEGEND AND SYMBOLS
(*) RECORD BEARING/DISTANCE
● OVERHEAD ELECTRIC
○ SET IRON PIN
△ FOUND IRON PIN
○ PIN NOT SET
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
NOT TO SCALE
-X- FENCE
■ FENCE CORNER POST
■ CONCRETE MONUMENT



CERTIFICATION OF FLOOD HAZARD ZONE

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP# 010003070 M EFFECTIVE DATE 6/17/02 AND REVISED 4/19/19, WHICH SHOWS THIS PROPERTY TO BE LOCATED IN ZONE "X".

6-7-24
DAVID LOWERY
ALABAMA REG. NO. 26623

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF PROPERTY

STATE OF ALABAMA
COUNTY OF BALDWIN

I, David Lowery, a licensed Surveyor of Baldwin County, Alabama, hereby certify that I have surveyed the property of JACQUELINE H. CRANTON, owner, situated in Baldwin County, Alabama and described as follows:

The Northeast Quarter of the Southwest Quarter of Section 15, Township 6 South, Range 3 East, Baldwin County, Alabama.
Less and except the following: Commence at the Southeast Corner of the Southeast Quarter of the Northeast Quarter of Section 15, Township 6 South, Range 3 East, Baldwin County, Alabama, and run thence South 89 degrees 57' 33" West, 30.0 feet to an iron pin marker for a Point of Beginning. Thence continue South 89 degrees 57' 33" West, 551.4 feet to an iron pin marker; thence run South 00 degrees 00' 40" East, 395.0 feet to an iron pin marker; thence run North 89 degrees 57' 33" East, 551.4 feet to an iron pin marker; thence run North 00 degrees 00' 40" West, 395.0 feet to the Point of Beginning. Tract lies in the Northeast Quarter of the Southwest Quarter of Section 15, Township 6 South, Range 3 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 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 (●) 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 of Practice of land surveying in the State of Alabama to the best of my knowledge, information, and belief.

WITNESS my hand this 13th day of JUNE, 2024

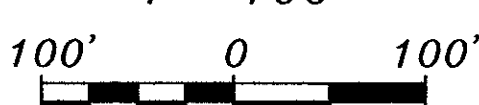
Surveyor

Alabama License # 26623

*GRID NORTH
N

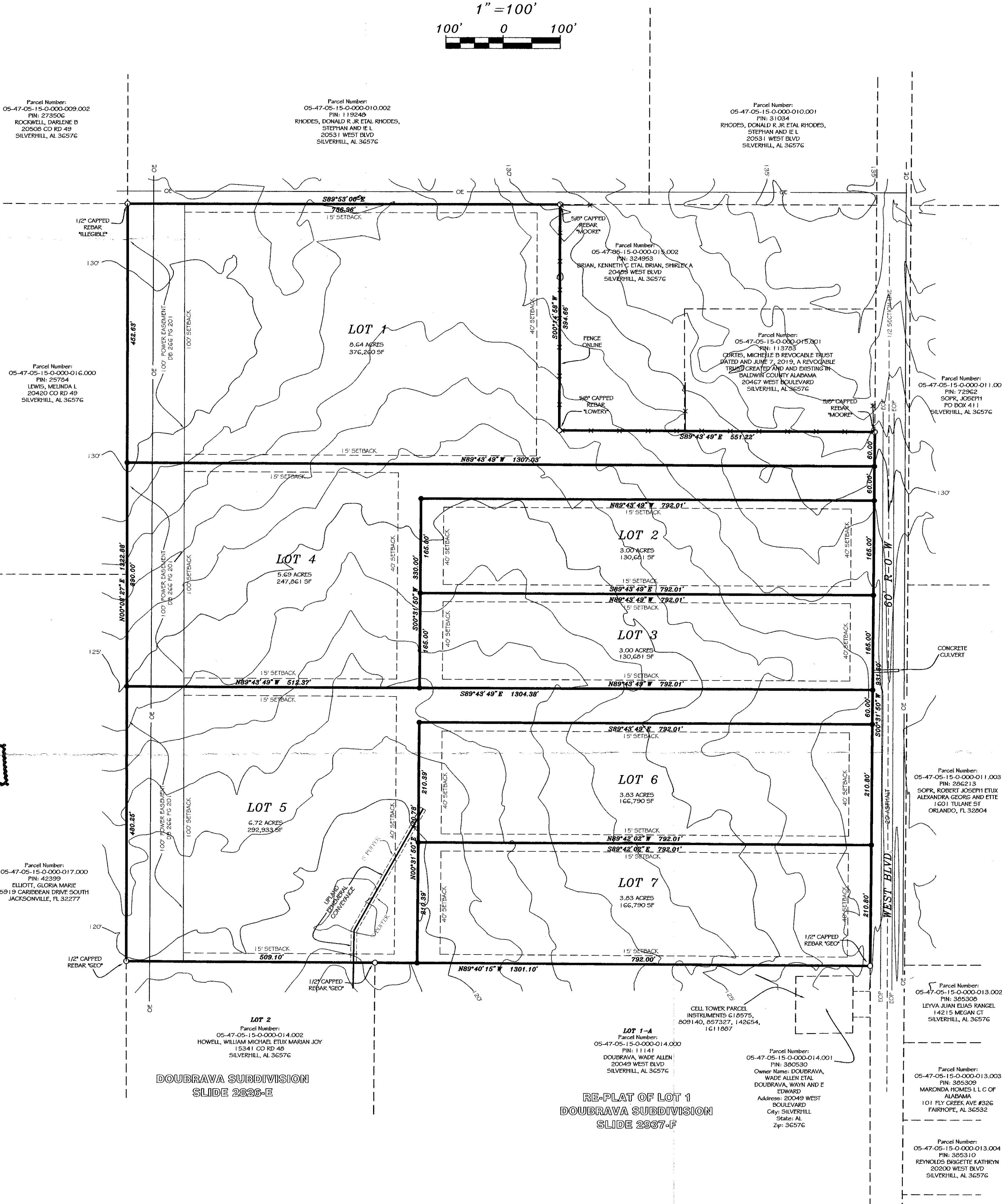
SCALE

1" = 100'



2141150

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 08/14/2024 11:02 AM
TOTAL \$25.00 1 Pages
SLIDE 0002962-B



DOUBRAVA SUBDIVISION
SLIDE 2826-E

RE-PLAT OF LOT 1
DOUBRAVA SUBDIVISION
SLIDE 2937-F

VICINITY MAP

