BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
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1 Pages

1642272

SLIDE 0002602-D

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED

STATE OF ALABAMA
COUNTY OF BALDWIN

I, DANIEL CLARK, A LICENSED SURVEYOR OF BALDWIN COUNTY, ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF THE JOSEPH AND KASIE BRASWELL, A PROPRIETOR, SITUATED IN BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKED BY AN OPEN TOP IRON PIPE AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE SOUTH 89°53'26" EAST A DISTANCE OF 866.93 FEET TO A POINT ON THE WEST MARGIN OF THE RIGHT OF WAY OF JIMMY FAULKNER DRIVE AND BEING MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 12°10'21" WEST ALONG SAID WEST MARGIN A DISTANCE OF 769.74 FEET TO A POINT MARKED BY A CONCRETE MONUMENT; THENCE NORTH 77°47'41" WEST ALONG SAID WEST MARGIN A DISTANCE OF 59.74 FEET TO A POINT MARKED BY A CONCRETE MONUMENT; THENCE SOUTH 11°59'33" WEST ALONG SAID WEST MARGIN A DISTANCE OF 549.84 FEET TO A POINT MARKED BY A CONCRETE MONUMENT; THENCE SOUTH 77°49'53" EAST ALONG SAID WEST MARGIN A DISTANCE OF 20.03 FEET TO A POINT MARKED BY A CONCRETE MONUMENT; THENCE SOUTH 12°03'05" WEST ALONG SAID WEST MARGIN A DISTANCE OF 711.22 FEET TO A POINT MARKED BY A CONCRETE MONUMENT, AND THE POINT OF CURVATURE OF A NON-TANGENTIAL, 1300.00' RADIUS CURVE TO THE LEFT; THENCE ALONG SAID WEST MARGIN AND THE ARC OF SAID CURVE A DISTANCE OF 474.63 FEET (CHORD BEARS SOUTH 02°00'02" WEST, 472.00'); THENCE SOUTH 09°44'14" EAST ALONG SAID WEST MARGIN A DISTANCE OF 208.51 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 89°43'43" WEST AND DEPARTING SAID WEST MARGIN A DISTANCE OF 1083.87 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR);THENCE NORTH 00°00'44" EAST A DISTANCE OF 1327.27 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 89°44'06" EAST A DISTANCE OF 659.68 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 00°05'16" EAST A DISTANCE OF 1326.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 2376486 SQUARE FEET (54.6 ACRES), MORE OR LESS.

AND THAT THE PLAT OR MAP CONTAINED HEREIN 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 NAME 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 AS HEREON SHOWN. I FURTHER CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

WITNESS MY HAND THIS THE 20th DAY OF JUNE, 2017.

SURVEYOR _____

ALABAMA LICENSE # 27720

FLOOD ZONE CERTIFICATE

THE PROPERTY SHOWN HEREON IS IN Zone "X, areas determined to be outside 0.2% annual chance floodplain" AS SCALED FROM THE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION COMMUNITY PANEL NUMBER 01003C0530L, CITY OF DAPHNE, ALABAMA PURSUANT TO MAP DATED July 17, 2007.

SIGNED THIS THE 20th DAY OF JUNE, 2017.

SURVEYOR _____

ALABAMA LICENSE # 27720

LICENSED ENGINEER'S CERTIFICATION OF IMPROVEMENTS

I, LAWRENCE A. WILSON, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA, WITH A LICENSE NUMBER 27036, HEREBY CERTIFY THAT I HAVE DESIGNED THE WITHIN IMPROVEMENTS IN CONFORMITY WITH APPLICABLE CODES AND LAWS AND WITH THE PRINCIPLES OF GOOD 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 IS A TRUE AND ACCURATE REPRESENTATION OF IMPROVEMENTS AS INSTALLED.

ENGINEER _____ DATE 6/20/17

FIRM ENGINEERING DESIGN TECHNOLOGIES, INC.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

I (WE) JOSEPH AND KASIE M. BRASWELL, AND THE BRASWELL FIRM, LLC AS PROPRIETOR(S) HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS CYPRESS HOLLOW, A PART OF SECTION 10, 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.
SIGNED AND SEALED IN THE PRESENCE OF:

WITNESS _____ PROPERTY OWNER _____

ACKNOWLEDGMENT:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Thomas Wiggins, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT , WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY BEING INFORMED OF THE CONTENT OF SAID CERTIFICATE, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS 29 DAY OF June, 2017.

NOTARY PUBLIC _____
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: AUGUST 19, 2017
BONDED THRU WESTERN SURETY COMPANY

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.
DATED THIS 5th DAY OF July, 2017.

COUNTY ENGINEER SLP

CERTIFICATION OF APPROVAL BY THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION

THE UNDERSIGNED, AS CHAIRMAN OF THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION, HERBY CERTIFIES THAT, AT ITS MEETING OF March 2, 2017 THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION APPROVED THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 7th DAY OF July, 2017.

BALDWIN COUNTY PLANNING AND ZONING COMMISSION
BY: _____
ITS: CHAIRMAN

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY HEALTH DEPARTMENT

"The lot(s) on this plat are subject to approval or deletion by the Baldwin County LHD.
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 hereon."
Signed this 23rd day of June, 2017.

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY TELEPHONE UTILITY:

THE UNDERSIGNED, AS AUTHORIZED BY A T & T TELEPHONE, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 23rd DAY OF June, 2017.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY THE ELECTRIC UTILITY:

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN EMC, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 23 DAY OF JUNE, 2017.

AUTHORIZED REPRESENTATIVE

LEGEND

△ CRF	CAPPED IRON ROD FOUND
△ CTF	CRIMPED TOP PIPE FOUND
△ OTF	OPEN TOP IRON PIPE FOUND
△ RBF	REBAR IRON FOUND
△ IPF	IRON PIN FOUND
○ CRS	CAPPED IRON ROD SET
(R)	RECORD
(O)	OBSERVED
R.O.W.	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
—o—	CHAIN LINK FENCE
—x—	WIRE FENCE
—/—	WOOD FENCE
LP	LIGHT POLE
PP	POWER POLE

ENGINEER
ENGINEERING DESIGN TECHNOLOGIES, INC.
9786-B TIMBER CIRCLE
DAPHNE, AL 36527

SURVEYOR
SMITH, KOLB & ASSOCIATES
11111 HWY 31 SOUTH
SPANISH FORT, AL 36577

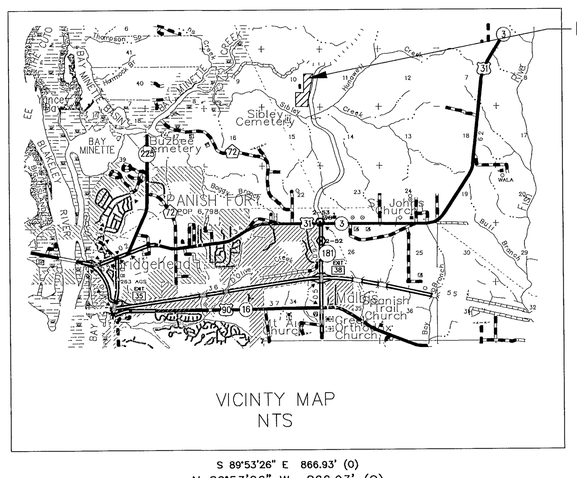
PROPERTY OWNER
JOSEPH & KASIE BRASWELL
11838 HALYCON LOOP
DAPHNE, ALABAMA 36526

SITE DATA:

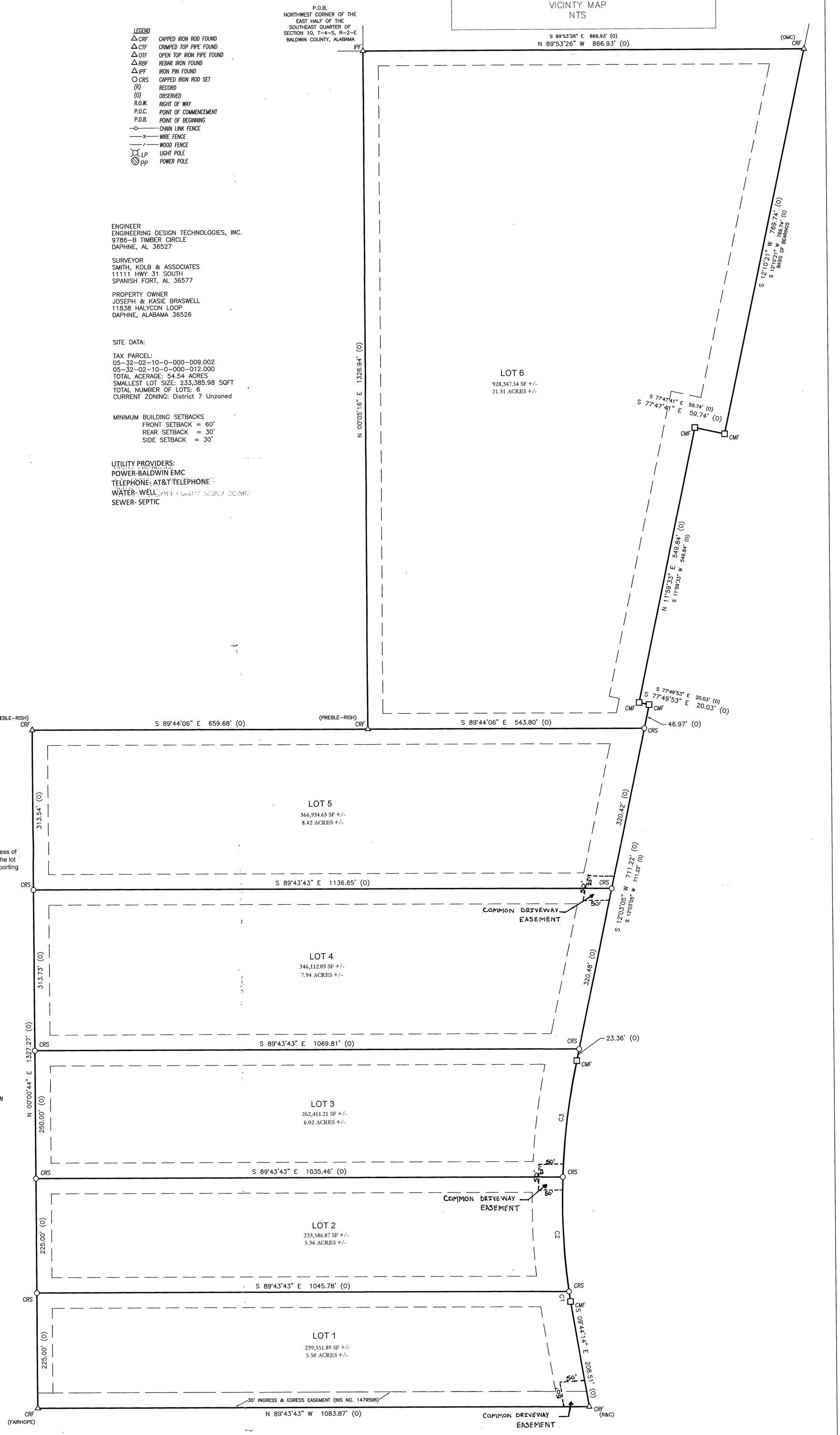
TAX PARCEL:
05-32-02-10-0-000-009.002
05-32-02-10-0-000-012.000
TOTAL ACERAGE: 54.54 ACRES
SMALLEST LOT SIZE: 233,385.98 SQFT
TOTAL NUMBER OF LOTS: 6
CURRENT ZONING: District 7 Unzoned

MINIMUM BUILDING SETBACKS
FRONT SETBACK = 60'
REAR SETBACK = 30'
SIDE SETBACK = 30'

UTILITY PROVIDERS:
POWER-BALDWIN EMC
TELEPHONE- AT&T TELEPHONE
WATER- WELL
SEWER- SEPTIC



VICINTY MAP
NTS



CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	19.86' (O)	1300.00' (O)	19.86' (O)	N 08°01'16" W
C2	225.57' (O)	1300.00' (O)	225.28' (O)	N 02°36'45" W
C3	229.20' (O)	1300.00' (O)	228.90' (O)	N 07°24'33" E

Sign of Quality

ENGINEERING DESIGN TECHNOLOGIES, INC.
9786-B TIMBER CIRCLE
DAPHNE, ALABAMA 36527
Tel: 251.415.4636
Web: www.edtinc.net

** THE PORTION OF THE COMMON DRIVEWAY OUTSIDE THE PUBLIC RIGHT-OF-WAY AS SHOWN HEREON IS PRIVATE AND WILL NOT BE MAINTAINED BY BALDWIN COUNTY.

* THERE IS A 10-FOOT UTILITY EASEMENT ON THE FRONT AND REAR LOT LINES AND A 10-FOOT UTILITY EASEMENT ON ALL SIDE LOT LINES CREATING A 20-FOOT EASEMENT BETWEEN LOTS.

NOTES:
1. TYPE OF SURVEY: SUBDIVISION
2. RECORD DIMENSIONS BASED ON INSTRUMENT NO. 1593174, 1593177, & 1560690 IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.
3. THIS DRAWING AND DESCRIPTION DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE OR PROVIDED BY THE CLIENT'S CONVEYANCE. SETBACK LINES ESTABLISHED BY STATUTE, ORDINANCE OR RESTRICTIVE COVENANTS ARE NOT SHOWN.
4. THIS DRAWING IS THE PROPERTY OF SMITH, KOLB & ASSOCIATES. IT IS SOLELY FOR THE USE OF THE CLIENT NAMED HEREON AND IS NONTRANSFERABLE TO ANY OTHER PARTY. IT MAY NOT BE USED WITHOUT PRIOR CONSENT FROM SMITH, KOLB & ASSOCIATES.
5. THIS DRAWING NOT TO SCALE UNLESS PRINTED TO 24x36 PAPER WITH NO SCALING.
6. *
7. **

DRAWN:	CHECKED:	APPROVED:	CLIENT:
DDC	RDC	DDC	CYPRESS HOLLOW
DATE: 6/20/17	SCALE: 1"=100'		TITLE: SECTION 10 TOWNSHIP-4-SOUTH, RANGE-3-EAST BALDWIN COUNTY, ALABAMA
DRAWING NUMBER: 170101		FB/PG:	

SMITH KOLB & ASSOCIATES land surveyors
Physical Address: 11141 U.S. Hwy. 31 Suite E Spanish Fort, AL 36527
Mailing Address: P.O. Box 7082 Spanish Fort, AL 36577
(251) 626-0404