

2178B

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF ALABAMA
COUNTY OF BALDWIN

THIS IS TO CERTIFY THAT (WE) THE UNDERSIGNED IS(ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT (WE) 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 USE AS NOTED TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS 10th DAY OF SEPTEMBER 2004

[Signature]
WITNESSES

[Signature]
NAME AND TITLE

CERTIFICATION BY NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF BALDWIN

I, *[Signature]*, a Notary Public in and for the County of Baldwin, State of Alabama, do hereby certify that the foregoing Certificate of Ownership and Dedication, appeared before me in person and acknowledged that he signed, sealed and executed the same as his free and voluntary act for the purposes and purposes herein set forth.

DATED THIS 10th DAY OF SEPTEMBER 2004

[Signature]
NOTARY PUBLIC

CERTIFICATION OF ENGINEER

STATE OF ALABAMA
COUNTY OF BALDWIN

I, SCOTT A. HUTCHINSON, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA, DO HEREBY CERTIFY THAT I HAVE REVIEWED THE DESIGN HEREIN WHICH WAS DONE UNDER MY DIRECT CONTROL AND SUPERVISION AND THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND TO THE BEST OF MY BELIEF, CONFORMS TO THE REQUIREMENTS OF THE DAPHNE SUBDIVISION REGULATIONS AND TO ALL OTHER RULES, REGULATIONS, LAWS AND ORDINANCES APPLICABLE TO MY DESIGN.

DATED THIS 10th DAY OF SEPTEMBER 2004

[Signature]
SCOTT A. HUTCHINSON, P.E.
ALA. LIC. NO. 21830

CERTIFICATE OF APPROVAL OF THE CITY OF DAPHNE PLANNING COMMISSION AND AUTHORIZATION FOR RECORDING

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE DAPHNE LAND USE AND DEVELOPMENT ORDINANCE WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND WRITTEN UPON SAID PLAT AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE BALDWIN COUNTY JUDGE OF PROBATE.

DATED THIS 10th DAY OF SEPTEMBER 2004

[Signature]
PLANNING COMMISSION CHAIRMAN
OR AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BELLSOUTH

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

THIS 10th DAY OF SEPTEMBER 2004

[Signature]
(AUTHORIZED SIGNATURE)

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.

THIS 10th DAY OF SEPTEMBER 2004

[Signature]
COUNTY ENGINEER C.E.S.

CERTIFICATE OF APPROVAL BY THE RIVIERA UTILITIES

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

THIS 10th DAY OF SEPTEMBER 2004

[Signature]
AUTHORIZED SIGNATURE

CERTIFICATION OF APPROVAL BY THE BALDWIN COUNTY SEWER SERVICES, LLC.

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

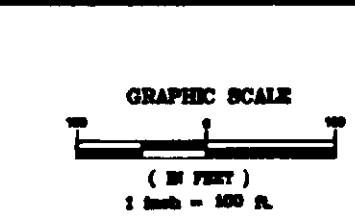
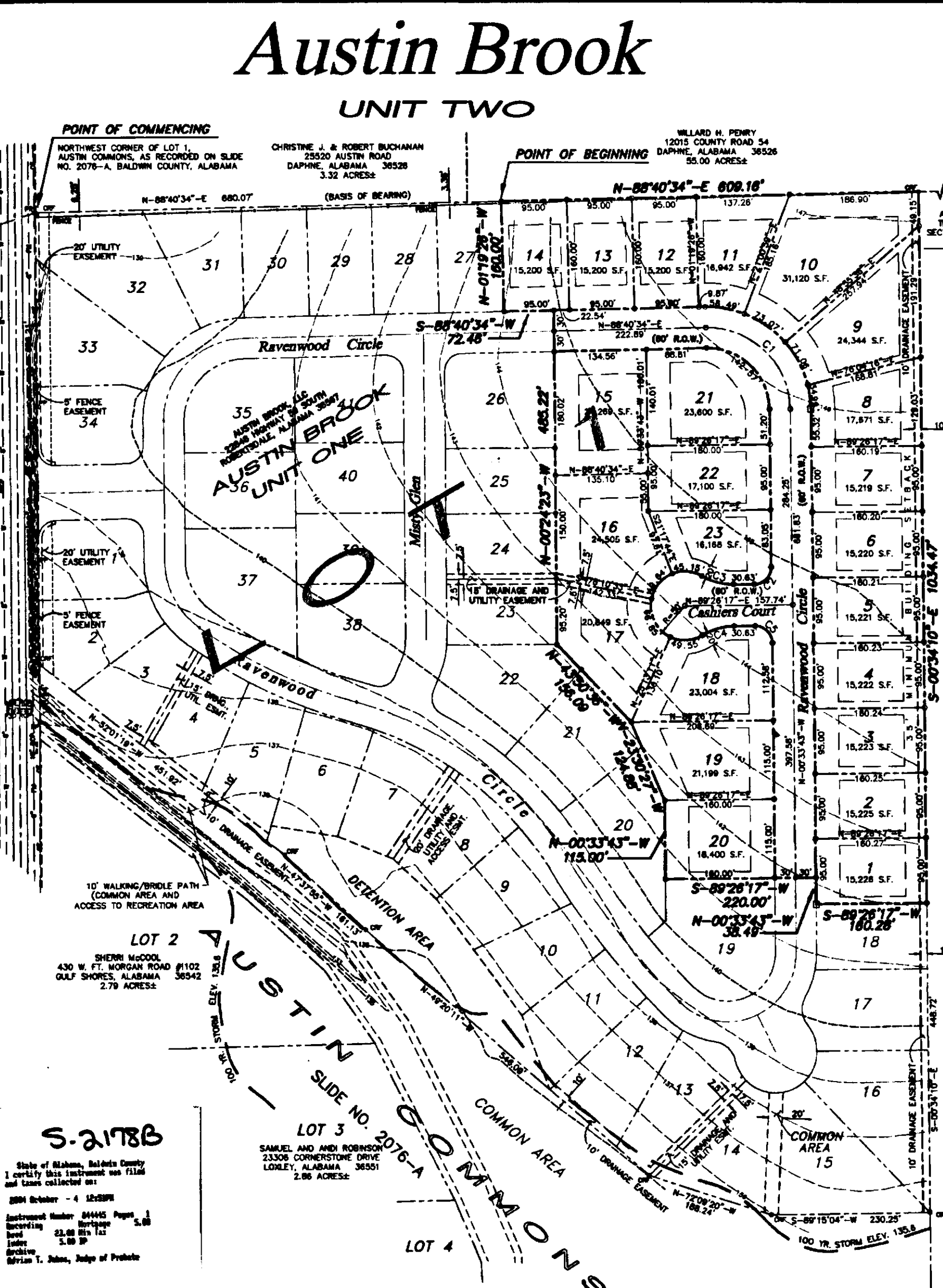
THIS 10th DAY OF SEPTEMBER 2004

[Signature]
AUTHORIZED REPRESENTATIVE

HAROLD W. & ANNA LEWIS
25501 AUSTIN ROAD
DAPHNE, ALABAMA 36526
4.80 ACRES

JERRY A. MODERUSER
22445 AUSTIN ROAD
DAPHNE, ALABAMA 36526
4.80 ACRES

WILLIAM PAUL TUNSON
25331 AUSTIN ROAD
DAPHNE, ALABAMA 36526
4.80 ACRES



SITE DATA

NUMBER OF LOTS = 35
SMALLEST LOT SIZE = 18,200 S.F.
LINEAR FEET OF ROADWAY = 1,094.01' L.F.
TOTAL ACREAGE OF SITE = 11.718 ACRES

ZONING

UNZONED

OWNER / DEVELOPER

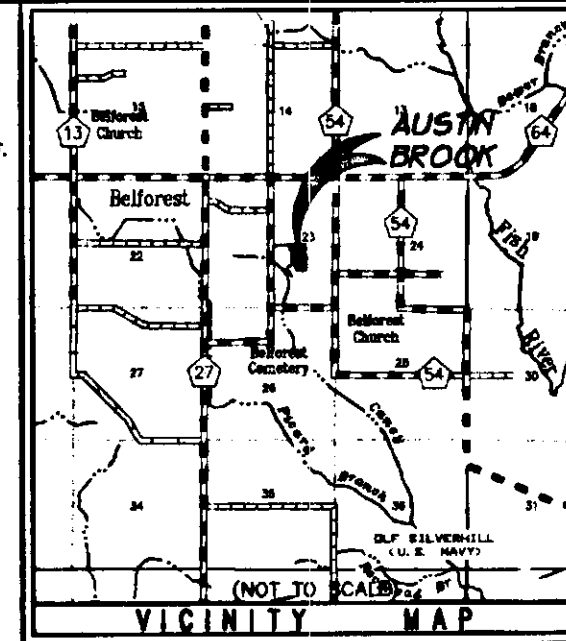
AUSTIN BROOK, LLC
22848 HIGHWAY 58 SOUTH
ROBERTSDALE, ALABAMA 36587

ENGINEER

SCOTT A. HUTCHINSON, P.E.
ALA. LIC. NO. 21830

SURVEYOR

JERRY E. HOLLEY, P.L.S.
ALA. LIC. NO. 23560



NOTES:

1. ALL LOTS HAVE A 30 FOOT FRONT AND REAR MINIMUM BUILDING SETBACK LINE UNLESS OTHERWISE NOTED.
2. ALL LOTS HAVE A 10 FOOT MINIMUM BUILDING SETBACK FROM SIDE LOT LINES AND A 20 FOOT MINIMUM BUILDING SETBACK FROM SIDE LOT LINES ADJUTING A STREET.
3. ALL LOTS HAVE A 10 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE STREET SIDE OF EACH LOT.
4. THE SUBJECT PROPERTY IS WITHIN THE PLANNING JURISDICTION OF THE CITY OF DAPHNE BUT NOT WITHIN THE CITY LIMITS.
5. ALL LOT CORNERS ARE MARKED WITH CAPPED REBARS, EXCEPT AS SHOWN.
6. AS REFLECTED ON THE FEDERAL INSURANCE ADMINISTRATION MAP, COMMUNITY PANEL NO. 01003 C 0530 K, EFFECTIVE DATE: JUNE 17, 2002, THE DESCRIBED PROPERTY IS LOCATED IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
7. SEE CONSTRUCTION PLANS FOR ALL UTILITY LOCATIONS.
8. LAND USE: SINGLE-FAMILY RESIDENTIAL.
9. WATER SERVICE WILL BE PROVIDED BY BELDFREST WATER SYSTEM.
10. SEWER SERVICE WILL BE PROVIDED BY BALDWIN COUNTY SEWER COMPANY.
11. AS PER DAPHNE LAND USE ORDINANCE, DATED 2-16-95, SECTION 14.73, SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER AS EACH INDIVIDUAL LOT IS DEVELOPED.
12. LOTS 15-23: THE LOWEST FINISH FLOOR ELEVATION OF ANY RESIDENTIAL BUILDING SHALL BE 139.50'.

THE MAINTENANCE OF ALL COMMON AREAS, INCLUDING THE DETENTION POND, SHOWN ON THE PLAT SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS WITHIN THE SUBDIVISION.

PROPERTY DESCRIPTION

STATE OF ALABAMA
COUNTY OF BALDWIN

THAT PORTION OF LOT 1, AUSTIN COMMONS, AS RECORDED ON SLIDE NO. 2078-A IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, AUSTIN COMMONS, AS RECORDED ON SLIDE NO. 2078-A IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN N-88°40'34"-E 680.07 FEET TO THE POINT OF BEGINNING; THENCE RUN N-88°40'34"-E 680.07 FEET TO A POINT; THENCE RUN S-00°34'10"-E 1034.47 FEET TO A POINT; THENCE RUN S-89°28'17"-W 160.28 FEET TO A POINT; THENCE RUN N-00°33'43"-W 38.49 FEET TO A POINT; THENCE RUN S-89°28'17"-W 220.00 FEET TO A POINT; THENCE RUN N-00°33'43"-W 115.00 FEET TO A POINT; THENCE RUN N-23°30'27"-W 124.88 FEET TO A POINT; THENCE RUN N-43°50'38"-W 156.00 FEET TO A POINT; THENCE RUN N-00°24'23"-W 485.22 FEET TO A POINT; THENCE RUN S-88°40'34"-W 72.46 FEET TO A POINT; THENCE RUN N-01°19'28"-W 180.00 FEET TO THE POINT OF BEGINNING, CONTAINING 11.71 ACRES, MORE OR LESS.

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

[Signature]
JOHNNY E. HOLLEY, P.L.S.
ALA. LIC. NO. 23560

[Signature]
DATE: September 7, 2004

CURVE DATA

NUMBER	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD DISTANCE	ARC DISTANCE	TANGENT
C1	120.00	90°45'43"	N-45°56'34"-W	170.83	190.09	121.81
C2	25.00	90°00'00"	N-44°26'17"-E	35.36	39.27	25.00
C3	90.00	31°00'10"	S-78°03'36"-E	48.11	48.70	24.98
C4	90.00	31°00'10"	S-73°56'12"-W	48.11	48.70	24.98
C5	25.00	90°00'00"	N-45°33'43"-W	35.36	39.27	25.00

CERTIFICATION OF APPROVAL BY THE BELDFREST WATER SYSTEM, INC. BOARD

STATE OF ALABAMA
COUNTY OF BALDWIN

THE BELDFREST WATER SYSTEM BOARD OF DAPHNE, ALABAMA DO HEREBY CERTIFY THAT THE FINAL PLAT HAS BEEN EXAMINED BY THE BELDFREST WATER SYSTEM BOARD AND ALSO THAT THE SUBDIVISION'S PLANS AND SPECIFICATIONS APPEAR TO MEET THE MINIMUM REQUIREMENTS OF THE BELDFREST WATER SYSTEM BOARD.

THE BELDFREST WATER SYSTEM BOARD FURTHER CERTIFIES THAT THE UTILITY IMPROVEMENTS HAVE BEEN INSTALLED AND ARE NOW SUBJECT TO A TWO YEAR GUARANTEE PRIOR TO ACCEPTANCE FOR MAINTENANCE UNLESS OTHERWISE NOTED BY WRITTEN AGREEMENT.

DATED THIS 10th DAY OF SEPTEMBER 2004

[Signature]
DIRECTOR OF UTILITIES

- LEGEND**
- OTF OPEN TOP IRON FOUND
 - CTF CRIMP TOP IRON FOUND
 - CRF CAPPED REBAR FOUND
 - RF REBAR FOUND
 - RSF RAILROAD SPIKE FOUND
 - CRS CAPPED REBAR SET
 - CMF CONCRETE MONUMENT FOUND
 - CSF CONCRETE MONUMENT SET
 - (REC) RECORD
 - (ACT) ACTUAL
 - RCP REINFORCED CONCRETE PIPE
 - POE POWER POLE/OVERHEAD POWERLINE
 - R.O.W. RIGHT-OF-WAY
 - PROPERTY LINE
 - EXISTING 1' CONTOURS
 - EXISTING 5' CONTOURS
 - PROPOSED 1' CONTOURS
 - GUY ANCHOR
 - FIRE HYDRANT
 - 100 YR. STORM ELEVATION 136.6

FINAL PLAT

Austin Brook - UNIT TWO
A RESUBDIVISION OF LOT 1, AUSTIN COMMONS, SLIDE NO. 2078-A

AUSTIN BROOK, LLC

SCALE 1" = 100'

DATE JULY 2004

DRAWN BY JMW

CHECKED BY

SHEET 1 OF 1

HUTCHINSON, MOORE & RAUCH, LLC

1290 MAIN STREET, SUITE D
DAPHNE, ALABAMA 36526

ENGINEERS • SURVEYORS
LAND PLANNERS

TEL (251) 626-2626
FAX (251) 626-8934
daphne@hmr-engineers.com

NO.	REVISION	DATE	ENGR.