

2082-B CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF ALABAMA
COUNTY OF BALDWIN

THIS IS TO CERTIFY THAT I (WE) THE UNDERSIGNED IS(ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I(WE) HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSE 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 OR PRIVATE USE AS NOTED TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS April 26, 2002.

WITNESS _____ PRESIDENT _____

CERTIFICATION BY NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Scott A. Hutchinson, A NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN IN THE STATE OF ALABAMA DO CERTIFY THAT WHOSE NAMES IS SUBSCRIBED TO THE CERTIFICATE OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT THIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSE HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS April 26, 2002.

LYNN TOLBERT
Notary Public
STATE OF ALABAMA

NOTARY PUBLIC

CERTIFICATION OF ENGINEER

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Scott A. Hutchinson, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA FOR HUTCHINSON, MOORE, & RAUCH, LLC. HOLDING CERTIFICATE NUMBER 21830, 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 APRIL, 2002.

Scott A. Hutchinson
ALA. REG. NO. 21830

CERTIFICATE OF APPROVAL BY THE BELFOREST WATER SYSTEM, INC. BOARD

STATE OF ALABAMA
COUNTY OF BALDWIN

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

THE BELFOREST 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 15 DAY OF APRIL, 2002.

Julia Cortez
DIRECTOR OF UTILITIES

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

I, Robert Scoggin, 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 15, APRIL, 2002.

Will Scoggin
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 26th DAY OF APRIL, 2002.

Scott A. Hutchinson
(AUTHORIZED SIGNATURE)

CERTIFICATION 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.

THIS THE 7th DAY OF JUNE, 2002.

Thomas E. Cannon
COUNTY ENGINEER G/65

CERTIFICATION OF APPROVAL BY THE BALDWIN COUNTY SEWER SERVICES, L.L.C.

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

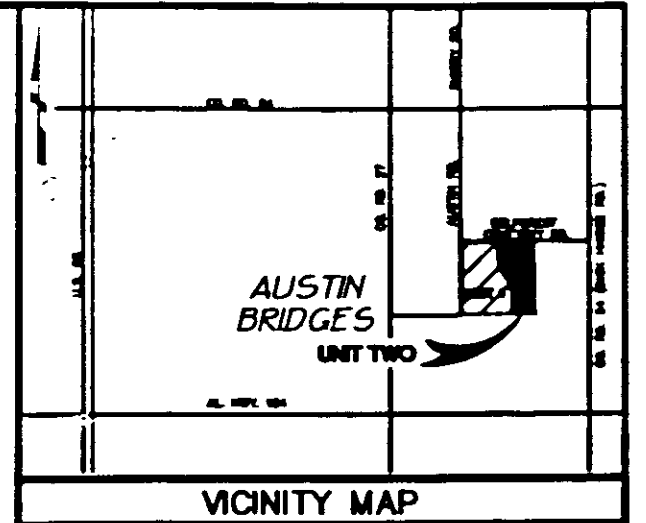
THIS THE 26th DAY OF April, 2002

AUTHORIZED REPRESENTATIVE

JUDGE OF PROBATE

2082-B

STATE OF ALABAMA, BALDWIN COUNTY
JUDGE OF PROBATE
OFFICE OF PROBATE
2082-B
APRIL 26, 2002
JAMES L. JAMES, Judge of Probate



VICINITY MAP

SITE DATA

NUMBER OF LOTS = 37
SMALLEST LOT SIZE = 18,332.39 S.F.
TOTAL ACRES OF SITE = 17.46 ACRES

OWNER and DEVELOPER

COLONIAL GROUP, L.L.C.
P.O. BOX 3403
DAPHNE, ALABAMA 36628

ENGINEER

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

SURVEYOR

RAY B. MOORE, P.L.S.
ALA. REG. NO. 15712

PROPERTY DESCRIPTION

STATE OF ALABAMA
COUNTY OF BALDWIN

I, RAY B. MOORE, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT THE FOLLOWING IS A TRUE AND CORRECT PLAT OF THE FOLLOWING PROPERTY, TO-WIT:

COMMENCING AT A NAIL IN THE CENTERLINE OF COUNTY ROAD 54 WEST AT THE APPARENT NORTHEAST CORNER OF SECTION 26, TOWNSHIP 5 SOUTH RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN S89°44'42"W, 132.17 FEET TO A POINT; THENCE RUN S07°15'16"E, 19.94 FEET TO A CAPPED REBAR MARKER ON THE SOUTH RIGHT-OF-WAY LINE OF BELFOREST CEMETERY ROAD (60 FOOT RIGHT-OF-WAY) FOR THE POINT OF BEGINNING; THENCE RUN S07°15'16"E, 280.74 FEET TO A POINT; THENCE RUN S07°15'16"E, 100.37 FEET TO A POINT; THENCE RUN S89°44'42"W, 194.70 FEET TO A POINT; THENCE RUN N02°17'50"W, 208.90 FEET TO A POINT; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG A CURVE, HAVING A RADIUS OF 50.00 FEET, A DISTANCE OF 120.82 FEET TO A POINT; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG A CURVE, HAVING A RADIUS OF 235 FEET, 97.21 FEET TO A POINT; THENCE RUN N02°17'50"W, 84.23 FEET TO A POINT; THENCE RUN N46°33'28"W, 283.36 FEET TO A POINT; THENCE RUN N33°22'16"W, 118.82 FEET TO A POINT; THENCE RUN N02°17'50"W, 198.74 FEET TO A POINT; THENCE RUN N02°17'50"W, 80.24 FEET TO A POINT; THENCE RUN NORTH, 200.05 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BELFOREST CEMETERY ROAD (60 FOOT RIGHT-OF-WAY); THENCE RUN N02°17'50"W, 788.84 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING, CONTAINING 17.46 ACRES MORE OR LESS.

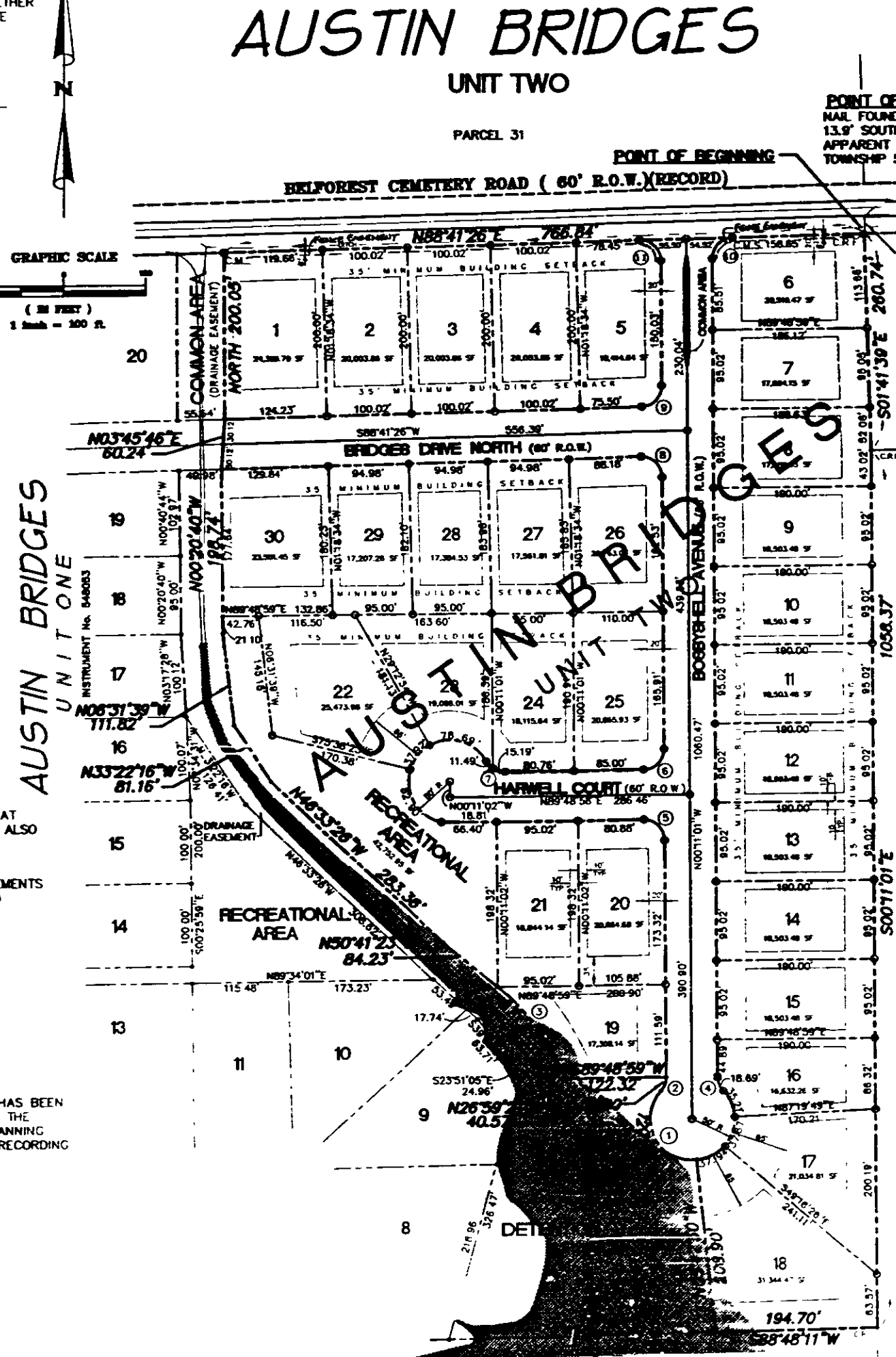
I FURTHER CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ALABAMA TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA. THERE ARE NO ENCROACHMENTS BY ADJOINING PROPERTY, EXCEPT AS SHOWN. THERE ARE NO RIGHT-OF-WAYS, EASEMENTS OR JOINT DRIVeways OVER OR ACROSS SAID LAND VISIBLE ON THE SURFACE, EXCEPT AS SHOWN. THERE ARE NO ELECTRIC OR TELEPHONE WIRES (EXCLUDING THE WIRES WHICH SERVE THE PREMISES ONLY) OR STRUCTURES OR SUPPORTS THEREOF INCLUDING POLES, ANCHORS AND GUY WIRES ON OR OVER SAID PREMISES, EXCEPT AS SHOWN.

ACCORDING TO MY SURVEY THIS, THE 24TH DAY OF APRIL, 2000

Ray B. Moore
RAY B. MOORE, P.L.S.
ALA. REG. NO. 15712

NOTES

- ALL LOTS HAVE A 35 FOOT FRONT AND REAR MINIMUM BUILDING SETBACK LINE UNLESS OTHERWISE NOTED
- ALL LOTS HAVE A 10 FOOT SIDE MINIMUM BUILDING SETBACK LINE
- ALL LOTS HAVE A 10 FOOT DRAINAGE AND UTILITY EASEMENT ON FRONT AND REAR LOT LINES UNLESS OTHERWISE SHOWN. ALL EASEMENTS SHALL HAVE CLEAR ACCESS AT ALL TIMES (FOR MAINTENANCE PURPOSES)
- THE SUBJECT PROPERTY IS WITHIN THE PLANNING JURISDICTION OF THE CITY OF DAPHNE, BUT NOT WITHIN THE CITY LIMITS
- ALL LOT CORNERS ARE MARKED WITH IRON PIPES
- 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
- THE SUBJECT PROPERTY IS WITHIN THE HUD FLOOD ZONE "C" AS REFLECTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 015000 04100, DATED JANUARY 3, 1985
- SEE CONSTRUCTION PLANS FOR ALL UTILITY LOCATIONS
- LOTS 1 THRU 6 SHALL HAVE ACCESS TO INTERIOR STREETS ONLY. DIRECT ACCESS TO BELFOREST CEMETERY ROAD IS PROHIBITED
- THE LOWEST SILL ELEVATION OF ANY BUILDING SHALL BE 13.5 FEET
- LAND USE: SINGLE-FAMILY RESIDENTIAL

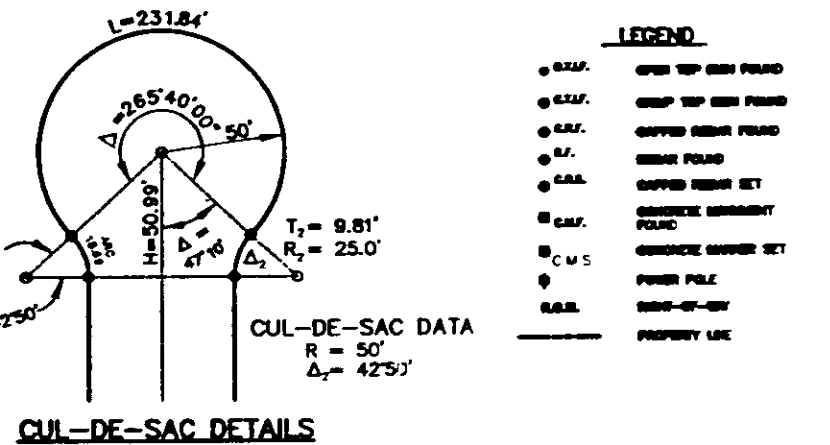


CERTIFICATE OF APPROVAL BY THE RIVERA UTILITIES

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

THIS THE 26th DAY OF APRIL, 2002

Thomas R. Byrnes PE 17661
AUTHORIZED SIGNATURE



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

ELEVATIONS ALONG CANEY BRANCH WHICH ARE BELOW 131.5 FEET ARE SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD. ELEVATION BASED ON NGVD 1929 DATUM, T.B.M. SET IN THE NORTH SIDE OF A 36" PECAN TREE APPROX. 1030 FEET EAST OF THE R.O.W. OF AUSTIN RD AND 25 FEET SOUTH OF THE SOUTH R.O.W. OF BELFOREST CEMETERY RD

NO	REVISION	DATE	ENG
1	REVISED CENTERLINE AT CUL-DE-SAC OF MARWELL COURT	7-5-02	S



HUTCHINSON, MOORE & RAUCH, LLC

1290 MAIN STREET, SUITE D
DAPHNE, ALABAMA 36526

ENGINEERS & SURVEYORS
DAPHNE, ALABAMA

TEL (251) 626-2626
FAX (251) 626-6934
daphne@nmrengineers.com



AUSTIN BRIDGES - UNIT TWO			
FINAL PLAT			
COLONIAL GROUP, INC			
SCALE	DATE	DRAWN BY	CHECKED BY
1" = 100'	NOVEMBER 2001	JMW/LRW	
SHEET			1 OF 1

