SURVEYOR'S CERTIFICATE:

STATE OF ALABAMA
COUNTY OF BALDWIN

WE, DEWBERRY | PREBLE-RISH, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF DAPHNE, ALABAMA, HEREBY STATE THAT THE ABOVE IS A CORRECT MAP OR PLAT OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA, TO-WIT:

COMMENCE AT THE "LOCALLY ACCEPTED" SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE SOUTH 89 DEGREES 29 MINUTES 04 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 961.28 FEET; THENCE RUN NORTH 00 DEGREES 30 MINUTES 56 SECONDS EAST, A DISTANCE OF 30.06 FEET TO THE NORTH MARGIN OF STROH ROAD; THENCE RUN SOUTH 89 DEGREES 28 MINUTES 57 SECONDS EAST, A DISTANCE OF 613.41 FEET FOR A POINT OF BEGINNING; THENCE RUN NORTH 01 DEGREES 20 MINUTES 19 SECONDS EAST, A DISTANCE OF 115.37 FEET; THENCE RUN NORTHWESTERLY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 37.52 FEET, (CHORD BEARS NORTH 41 DEGREES 39 MINUTES 37 SECONDS WEST, 34.10 FEET); THENCE RUN NORTH 11 DEGREES 17 MINUTES 45 SECONDS EAST, A DISTANCE OF 50.46 FEET; THENCE RUN NORTH 88 DEGREES 39 MINUTES 41 SECONDS WEST, A DISTANCE OF 66.89 FEET; THENCE RUN NORTH 00 DEGREES 05 MINUTES 19 SECONDS WEST, A DISTANCE OF 350.03 FEET; THENCE RUN NORTH 18 DEGREES 00 MINUTES 36 SECONDS EAST, A DISTANCE OF 150.28 FEET; THENCE RUN NORTH 57 DEGREES 37 MINUTES 08 SECONDS EAST, A DISTANCE OF 127.26 FEET; THENCE RUN SOUTH 49 DEGREES 45 MINUTES 44 SECONDS EAST, A DISTANCE OF 387.86 FEET; THENCE RUN NORTH 25 DEGREES 48 MINUTES 36 SECONDS EAST, A DISTANCE OF 275.91 FEET; THENCE RUN SOUTH 62 DEGREES 53 MINUTES 16 SECONDS EAST, A DISTANCE OF 370.47 FEET; THENCE RUN NORTH 81 DEGREES 40 MINUTES 08 SECONDS EAST, A DISTANCE OF 55.61 FEET; THENCE RUN SOUTH 50 DEGREES 16 MINUTES 51 SECONDS EAST, A DISTANCE OF 136.61 FEET; THENCE RUN SOUTH 38 DEGREES 17 MINUTES 37 SECONDS EAST, A DISTANCE OF 107.00 FEET; THENCE RUN SOUTH 51 DEGREES 58 MINUTES 18 SECONDS WEST, A DISTANCE OF 592.17 FEET; THENCE RUN SOUTH 55 DEGREES 26 MINUTES 38 SECONDS WEST, A DISTANCE OF 115.17 FEET TO A POINT ON THE NORTH MARGIN OF SAID STROH ROAD; THENCE RUN NORTH 89 DEGREES 28 MINUTES 57 SECONDS WEST, ALONG THE NORTH MARGIN OF STROH ROAD, A DISTANCE OF 621.48 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 14.03 ACRES, MORE OR LESS, AND LIES IN SECTION 19, TOWNSHIP 4 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.

(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY).

WE FURTHER STATE THAT THE IMPROVEMENTS PRESENTLY SITUATED ON SAID PROPERTY ARE LOCATED WITHIN THE BOUNDARIES THEREOF; THAT THERE ARE NO ENCROACHMENTS ON SAID PROPERTY BY BUILDING OR FENCES SITUATED ON ADJOINING PROPERTY; AND THAT THERE ARE NO RIGHTS-OF-WAY, EASEMENTS, NOR JOINT DRIVEWAYS, OVER OR ACROSS SAID PROPERTY, VISIBLE ON THE SURFACE, EXCEPT AS HEREON NOTED.

WE FURTHER STATE THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE MAY 7, 2002.

8-4-2016

DEWBERRY | PREBLE-RISH
DAVID E. DIEHL AL. P.L.S. No. 26014

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

ALABAMA LICENSED NO. 26014 PROFESSIONAL LAND SURVEYOR DAVID E. DIEHL

CURVE	ARC LENGTH	RADIUS	TANGENT	CHORD LENGTH	CHORD BEARING
C1	37.52'	25.00'	23.31'	34.10'	S41°39'37"E
C2	38.39'	125.00'	19.35'	38.23'	S75°51'43"E
C3	25.80'	25.00'	14.18'	24.67'	N83°22'01"E
C4	17.06'	50.00'	8.61'	16.98'	S63°34'26"W
C5	53.13'	50.00'	29.38'	50.67'	S76°12'35"E
C6	55.88'	50.00'	31.26'	53.02'	S13°45'07"E
C7	28.55'	50.00'	14.68'	28.16'	S34°37'21"W
C8	22.28'	25.00'	11.94'	21.55'	N25°26'45"E
C9	11.75'	60.00'	5.89'	11.73'	N05°31'17"E
C10	50.82'	60.00'	27.05'	49.32'	S35°23'51"W
C11	50.29'	60.00'	26.73'	48.83'	S83°40'30"W
C12	49.94'	60.00'	26.52'	48.51'	N48°28'13"W
C13	50.03'	60.00'	26.58'	48.60'	S00°44'15"E
C14	59.27'	60.00'	32.30'	56.89'	N51°26'59"E
C15	34.83'	25.00'	20.92'	32.08'	N39°49'45"E
C16	115.94'	75.00'	73.15'	104.74'	N44°22'30"W
C17	39.89'	25.00'	25.63'	35.79'	S45°37'30"W
C18	16.39'	25.00'	8.01'	16.10'	S17°51'44"E
C19	60.22'	50.00'	34.37'	56.64'	S03°09'37"E
C20	47.69'	50.00'	25.84'	45.91'	S58°40'09"W
C21	46.27'	50.00'	24.94'	44.64'	N67°29'35"W
C22	55.44'	50.00'	30.96'	52.65'	S09°12'55"E
C23	25.37'	50.00'	12.97'	25.10'	S37°05'22"W
C24	24.99'	25.00'	13.65'	23.96'	N28°32'36"E
C25	38.65'	25.00'	24.38'	34.91'	N44°22'30"W
C26	137.42'	200.00'	71.55'	134.73'	S71°39'18"W
C27	21.03'	25.00'	11.18'	20.41'	N27°52'36"E
C28	38.16'	50.00'	20.06'	37.24'	N25°38'46"E
C29	47.42'	50.00'	25.66'	45.66'	S74°40'44"W
C30	50.02'	50.00'	27.33'	47.96'	N49°29'33"W
C31	46.36'	50.00'	25.00'	44.72'	S05°43'49"W
C32	59.23'	50.00'	33.64'	55.82'	N66°13'38"E
C33	17.06'	25.00'	8.88'	16.73'	N80°36'37"E
C34	20.89'	250.00'	10.45'	20.88'	S54°21'56"W
C35	68.57'	250.00'	34.50'	68.36'	S64°37'03"W
C36	70.82'	250.00'	35.65'	70.58'	N80°35'25"E
C37	11.49'	250.00'	5.75'	11.49'	S89°58'41"E
C38	39.27'	25.00'	25.00'	35.36'	N46°20'19"E
C39	15.71'	5.00'	0.00'	10.00'	S88°39'41"E
C40	15.71'	5.00'	0.00'	10.00'	N88°39'41"W
C41	4.84'	50.00'	2.42'	4.84'	S54°24'04"W
C42	3.97'	25.00'	1.99'	3.96'	S56°30'55"W
C43	154.59'	225.00'	80.49'	151.57'	S71°39'18"W
C44	64.03'	215.48'	32.25'	63.79'	N08°25'25"E
C45	90.05'	100.00'	48.33'	87.04'	N62°51'54"W
C46	64.54'	100.00'	33.44'	63.43'	S18°34'43"E
C47	93.11'	117.50'	49.15'	90.69'	N22°36'44"E

GENERAL NOTES:

1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
2. ALL COMMON AREAS WITHIN THE DEVELOPMENT, INCLUDING DRAINAGE FACILITIES, ARE NOT THE RESPONSIBILITY OF THE TOWN OF LOXLEY TO MAINTAIN, BUT SHALL BE OWNED AND MAINTAINED BY THE OSPREY RIDGE PROPERTY OWNERS ASSOCIATION.
3. THERE IS DEDICATED HEREWITH A 15 FOOT UTILITY EASEMENT ON ALL LOT LINES ADJACENT TO RIGHTS-OF-WAY (UNLESS OTHERWISE NOTED) AND A 15 FOOT (7.5 FEET EACH SIDE) UTILITY EASEMENT ALONG ALL SIDE LOT LINES.
4. THERE IS DEDICATED HEREWITH A 15 FOOT (7.5 FEET EACH SIDE) DRAINAGE EASEMENT ALONG THE REAR OF ALL LOTS.
5. ALL SIDEWALKS WITHIN THIS DEVELOPMENT SHALL BE ADA COMPLIANT.

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES:

THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 5th DAY OF August, 2016.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY AT&T:

THE UNDERSIGNED, AS AUTHORIZED BY AT&T HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 5th DAY OF August, 2016.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF FINAL PLAT APPROVAL:

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT FOR STONEBRIDGE PHASE 1B SUBDIVISION, HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF LOXLEY, ALABAMA, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE PROBATE JUDGE OF BALDWIN COUNTY, ALABAMA.

_____, 2016.

CHAIRMAN, PLANNING COMMISSION — DATE 8-13-16

BUILDING OFFICIAL, TOWN OF LOXLEY — DATE 8-11-16

TOWN CLERK, TOWN OF LOXLEY — DATE 8-11-16

CERTIFICATE OF APPROVAL BY NORTH BALDWIN UTILITIES:

THE UNDERSIGNED, AS AUTHORIZED BY NORTH BALDWIN UTILITIES HEREBY CERTIFIES THAT, UPON ACCOMPLISHMENT OF UTILITY INFRASTRUCTURE IMPROVEMENTS AS MAY BE IDENTIFIED HEREON OR SUBSEQUENTLY TO THE SATISFACTION OF NORTH BALDWIN UTILITIES, WATER ( ) SEWER ( ) GAS ( ) SERVICE IS OR WILL BE AVAILABLE TO THE PROPERTY BEING THE SUBJECT OF THIS PLAT TO BE PRESENTED FOR RECORDING IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

NORTH BALDWIN UTILITIES

BEN WHITE, P.E.
ENGINEERING MANAGER — DATE 8-4-16

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY SEWER SERVICE:

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY SEWER SERVICE HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 5th DAY OF August, 2016.

AUTHORIZED REPRESENTATIVE

Baldwin County Sewer Service
BCSS
(251) 971-3022
P.O. Box 1626 Foley, AL 36536

PRELIMINARY AND FINAL PLAT CERTIFICATION:

STATE OF ALABAMA
COUNTY OF BALDWIN

THE UNDERSIGNED, DAVID E. DIEHL, REGISTERED LAND SURVEYOR, LICENSE NO. 26014, STATE OF ALABAMA, AND Nathan Cox OWNER(S), HEREBY CERTIFY THAT THIS PLAT OR MAP WAS MADE PURSUANT TO A SURVEY MADE BY SAID SURVEYOR AND THAT SAID SURVEY AND THIS PLAT OR MAP WERE MADE AT THE INSTANCE OF SAID OWNER, THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN AND KNOWN AS OSPREY RIDGE SHOWING THE SUBDIVISIONS OF EACH LOT AND ITS NUMBER, SHOWING THE STREETS, ALLEYS, AND PUBLIC GROUNDS, GIVING THE LENGTH, WIDTH AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK, AND SHOWING THE RELATIONS OF THE LANDS TO THE GOVERNMENT SURVEY; AND THAT IRON PINS HAVE BEEN INSTALLED AT ALL LOT CORNERS AND CURVE POINTS AS SHOWN AND DESIGNATED ON SAID PLAT OR MAP. SAID OWNER ALSO CERTIFIES THAT IT IS THE OWNER OF SAID LANDS AND, THAT THE SAME ARE NOT SUBJECT TO ANY MORTGAGE, OR THAT MORTGAGES ARE HELD BY First Community Bank MORTGAGEE(S), WHO HEREINUNDER JOIN IN THE CERTIFICATION.

DATED AUGUST 4, 2016

SURVEYOR

Nathan Cox, Manager, Osprey Ridge 2016, LLC
OWNER (PRINT)

OWNER (SIGNATURE)

MORTGAGEE(S) — Notary Below

CERTIFICATION BY NOTARY PUBLIC:

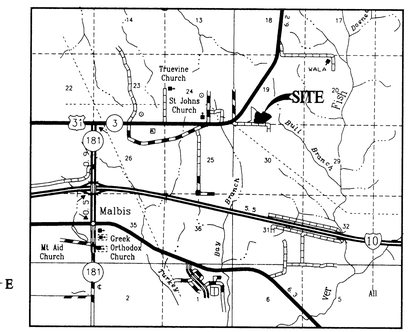
STATE OF ALABAMA
COUNTY OF BALDWIN

I, Kathryn McAler Hunt, NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT David Diehl WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS A SURVEYOR, AND ____ WHOSE NAME IS SIGNED TO SAME AS OWNER(S) AND ____ WHOSE NAME IS SIGNED TO SAME AS MORTGAGEE(S) ALL IF WHOM ARE KNOWN TO ME, ACKNOWLEDGE BEFORE ME, ON THIS DATE THAT AFTER HAVING BEEN DULY INFORMED THE CONTENTS OF SAID CERTIFICATE, THEY EXECUTED SAME VOLUNTARILY AS SUCH INDIVIDUALS (OR IN ANY OTHER CAPACITIES) WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 4th DAY OF August, 2016.

Kathryn McAler Hunt
NOTARY PUBLIC

PROPERTY IS LOCATED IN SECTION 19, TOWNSHIP 4 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.



VICINITY MAP
1" = 1 MILE

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

OWNER:
TRIANGLE-STONEBRIDGE 2014 LLC
29891 WOODROW LANE, SUITE 300
SPANISH FORT, AL 36527

ENGINEER/SURVEYOR:
DEWBERRY | PREBLE-RISH
9949 BELLATON AVENUE
DAPHNE, AL 36526
ENGINEER - JASON ESTES, AL REG NO. 22714
SURVEYOR - DAVID DIEHL, AL REG NO. 26014

FLOOD CERTIFICATE:

THIS PROPERTY LIES WITHIN ZONE "X" UNSHADED AND "A" AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF BALDWIN COUNTY, ALABAMA, MAP NUMBER 01003C0540L, AND MAP NUMBER 01003C0545L, MAP EFFECTIVE DATE JULY 17, 2007.

LEGEND:

- = UTILITY POLE
- = CONCRETE MONUMENT FOUND (10675)
- = CAPPED REBAR SET (CA-0951-LS)
- OHPL = OVERHEAD POWER LINE
- C.A. = COMMON AREA
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- = OPEN END IRON PIPE FOUND
- CRF = CAPPED REBAR FOUND

SITE DATA

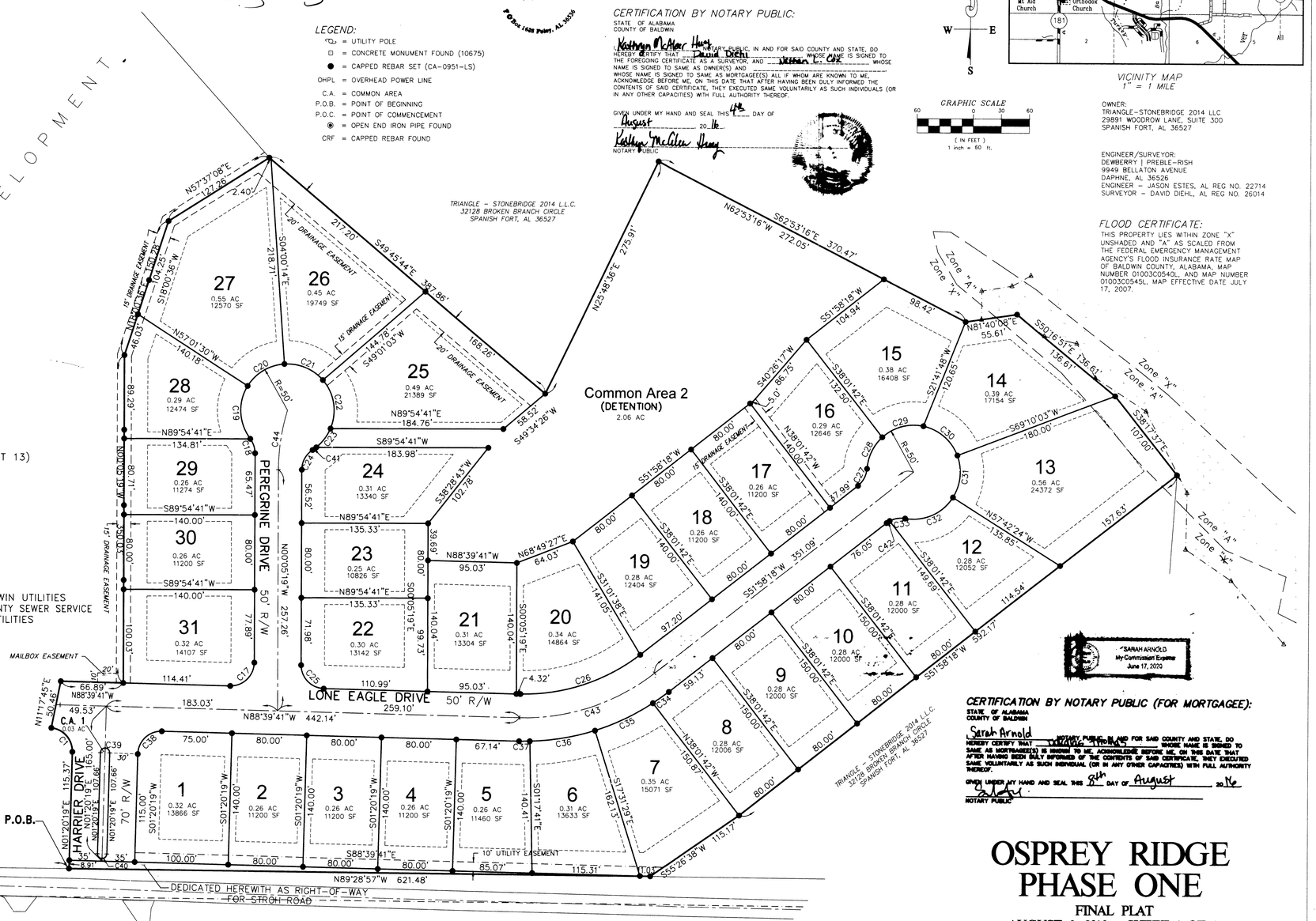
CURRENT ZONING: P.U.D.
LIN. FT. STREETS: 1,488 LF
NUMBER OF LOTS: 31
SMALLEST LOT: 11,200 SF
LARGEST LOT: 24,372 SF (LOT 13)
COMMON AREAS: 2.09 AC
TOTAL AREA: 14.03 AC

REQUIRED SETBACKS:

FRONT: 25 FEET
REAR: 25 FEET
SIDE: 7 FEET
SIDE STREET: 25 FEET
(UNLESS AS OTHERWISE SHOWN)

UTILITIES:

WATER SERVICE: NORTH BALDWIN UTILITIES
SEWER SERVICE: BALDWIN COUNTY SEWER SERVICE
ELECTRIC SERVICE: RIVIERA UTILITIES
TELEPHONE SERVICE: AT&T



CERTIFICATION BY NOTARY PUBLIC (FOR MORTGAGEE):

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Sarah Arnold, NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT _____ WHOSE NAME IS SIGNED TO SAME AS MORTGAGEE(S) IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME, ON THIS DATE THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, THEY EXECUTED SAME VOLUNTARILY AS SUCH INDIVIDUAL (OR IN ANY OTHER CAPACITIES) WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 8th DAY OF August 2016.

NOTARY PUBLIC

SARAH ARNOLD
My Commission Expires
June 17, 2020

OSPREY RIDGE PHASE ONE

FINAL PLAT
AUGUST 3, 2016 - SHEET 1 OF 1

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/Cert. 8/15/2016 9:31 AM
TOTAL $ 37.00
1 Pages

1587054

SLIDE 0002568-A

BOUNDARY SURVEY AND PLAT OF SUBDIVISION					
DESIGN	D.E.D.	DRAWN	A.E.F.	CHKD.	D.E.D.
ENG.	J.N.E	SURVEYOR	D.E.D.	PROJ MGR	D.E.D.
Dewberry | PREBLE-RISH				SCALE	1"=60'
				PROJ. NO.	92280115
				FILE	92280115FINAL_PH1
				SHEET	1 OF 1

9949 Bellaton Ave Daphne, AL 36526
251.990.9950 fax 251.990.9910 info@preble-rish.net