

2473-F

LOT 3

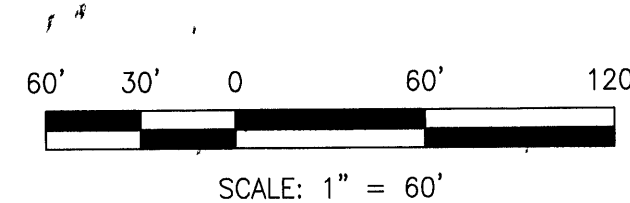
FORTUNA SUBDIVISION
(SLIDE 2423-F)

SURVEYOR'S NOTES:

1. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS
2. DESCRIPTION AS FURNISHED BY CLIENT
3. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES
4. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES EXCEPT AS SHOWN HEREON
5. THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN
6. FINAL SURVEY WAS CONDUCTED ON SEPTEMBER 18, 2012, AND IS RECORDED IN FIELD BOOK #238, AT PAGES 18 & 21 AND IN AN ELECTRONIC DATA FILE
7. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES
8. BEARINGS ARE BASED ON STATE PLANE GRID COORDINATES ALABAMA WEST ZONE D102 (NAD 83 DATUM), GEOID 2003, USING CORS STATIONS EDVM & EDGS

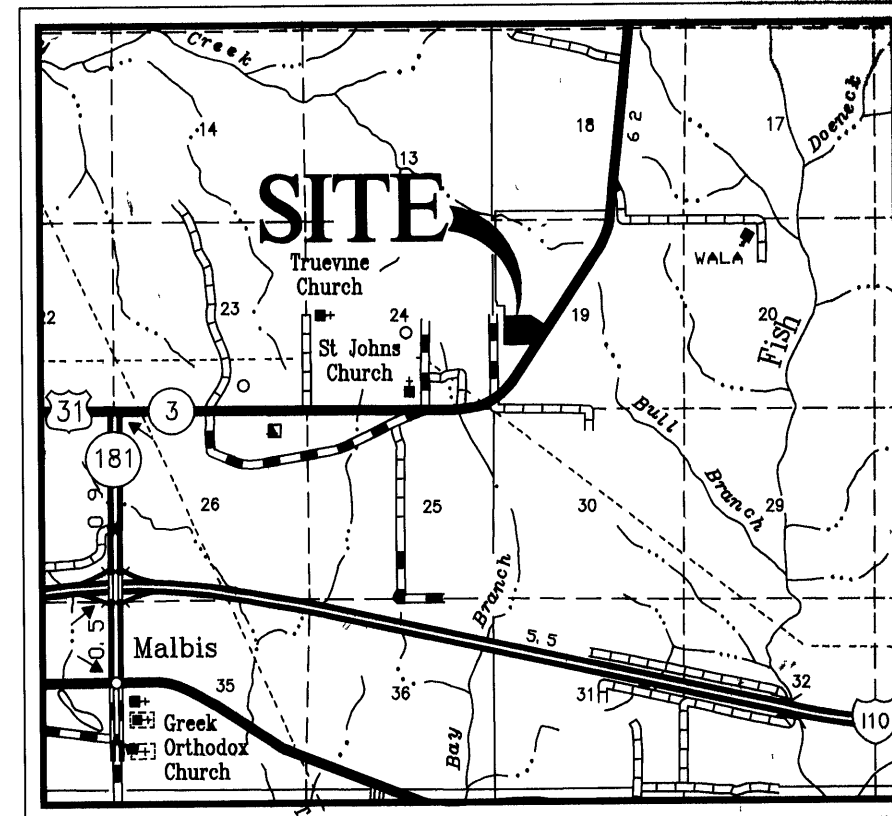
LEGEND

- BUILDING SETBACK LINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- C.R.F. CAPPED REBAR FOUND
- R.B.F. REBAR FOUND
- (MEAS) FIELD MEASUREMENT
- (PLAT) PLAT OF SUBDIVISION RECORDED AT PROBATE RECORDS, BALDWIN COUNTY, ALABAMA
- CAPPED IRON PIN FOUND (CA0568LS)
- BUILDING SETBACK LINE
- CIFP CAPPED IRON PIN PLACED (CA 951)
- B.S.L. BUILDING SETBACK LINE
- PRM PERMANENT REFERENCE MARKER



BALDWIN COUNTY, ALABAMA
TIM RUSSELL, PROBATE JUDGE
Filed: 10/12/2012 2:45 PM
TOTAL \$ 25.00
1 Page
SLIDE 0002473-F

PROPERTY IS LOCATED IN THE SW 1/4 OF SECTION 19, TOWNSHIP 4 SOUTH,
RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.



VICINITY MAP
SCALE: 1" = 1 MILE

SURVEYOR/ENGINEER:

PREBLE-RISH, LLC
9949 BELLATON AVE DAPHNE, ALABAMA 36526
DAVID E DIEHL, PLS LIC. NO. 26014
JASON N. ESTES, PE LIC. NO. 22714

DEVELOPER/OWNER:

GRACE MAGNOLIAS INC.
32128 BROKEN BRANCH CIRCLE
SPANISH FORT, AL 36527



CERTIFICATION OF OWNERSHIP AND DEDICATION:

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 PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED, AND GRANT ALL EASEMENTS TO PRIVATE USE AND DEDICATE ALL STREETS TO PUBLIC USE, TOGETHER WITH SUCH RESTRICTIONS AND CONVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS 14th DAY OF September 2012

OWNER

CERTIFICATION BY NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, the undersigned, NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN, IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT Jason N. Estes WHOSE NAME AS PRESIDENT OF Grace Magnolias Inc. HAS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 14th DAY OF September, 2012

Mary Dorgan Gore
NOTARY PUBLIC

AFFIDAVIT OF LICENSED PROFESSIONAL ENGINEER:

I, JASON N. ESTES, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA, LICENSE NO. 22714, HEREBY CERTIFY THAT I HAVE DESIGNED THE WITHIN IMPROVEMENTS IN CONFORMITY WITH APPLICABLE CODES AND LAWS AND WITH THE PRINCIPLES OF GOOD ENGINEERING PRACTICE INCLUDING THE DRAINAGE DESIGN REQUIREMENTS OF THE SPANISH FORT AND 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 THE IMPROVEMENTS AS INSTALLED.

Jason N. Estes 9-12-12
JASON N. ESTES, ENGINEER
PREBLE-RISH, LLC

SURVEYOR'S CERTIFICATE

STATE OF ALABAMA
COUNTY OF BALDWIN

WE, PREBLE-RISH, L.L.C., A FIRM OF LICENSED PROFESSIONAL ENGINEERS AND LAND SURVEYORS, OF DAPHNE, ALABAMA, BY DAVID E. DIEHL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA (LICENSE NUMBER 26014), HEREBY STATE THAT WE HAVE SURVEYED THE LANDS SHOWN ON THIS PLAT IN BALDWIN COUNTY, ALABAMA, DESCRIBED AS FOLLOWS:

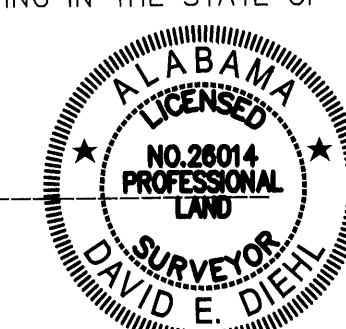
COMMENCE AT THE SOUTHEAST CORNER OF LOT 2 OF FORTUNA SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 2423-F, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA, AND RUN THENCE RUN SOUTH 89 DEGREES 27 MINUTES 19 SECONDS WEST, A DISTANCE OF 175.06 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00 DEGREES 25 MINUTES 11 SECONDS WEST, A DISTANCE OF 164.85 FEET; THENCE RUN NORTH 25 DEGREES 55 MINUTES 18 SECONDS WEST, A DISTANCE OF 66.48 FEET; THENCE RUN NORTH 21 DEGREES 31 MINUTES 30 SECONDS WEST, A DISTANCE OF 160.79 FEET; THENCE RUN SOUTH 89 DEGREES 34 MINUTES 49 SECONDS WEST, A DISTANCE OF 79.42 FEET; THENCE RUN NORTH 22 DEGREES 50 MINUTES 10 SECONDS WEST, A DISTANCE OF 162.45 FEET; THENCE RUN SOUTH 67 DEGREES 09 MINUTES 50 SECONDS WEST, A DISTANCE OF 64.34 FEET; THENCE RUN NORTH 22 DEGREES 50 MINUTES 10 SECONDS WEST, A DISTANCE OF 278.81 FEET; THENCE RUN SOUTH 89 DEGREES 09 MINUTES 49 SECONDS WEST, A DISTANCE OF 196.35 FEET; THENCE RUN SOUTH 00 DEGREES 20 MINUTES 32 SECONDS WEST, A DISTANCE OF 758.00 FEET; THENCE RUN NORTH 89 DEGREES 27 MINUTES 19 SECONDS EAST, A DISTANCE OF 600.04 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 7.59 ACRES, MORE OR LESS, AND LIES IN SECTION 19, TOWNSHIP 4 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.

(DESCRIPTION COMPOSED FROM RECORDS AND AN ACTUAL FIELD SURVEY)

WE FURTHER STATE THAT WE HAVE SURVEYED AND DIVIDED SUBJECT PROPERTY AT THE REQUEST AND INSTANCE OF THE OWNER THEREOF

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.

David E. Diehl 9-12-12
PREBLE-RISH, L.L.C.
DAVID E. DIEHL



Grace Magnolias Phase Two

SEPTEMBER 18, 2012 - SHEET 1 OF 1 SHEETS

BOUNDARY SURVEY AND PLAT OF SUBDIVISION

DESIGN	D.E.D.	DRAWN	D.E.D.	CHKD.	D.E.D.
ENG	J.N.E	SURVEYOR	D.E.D.	PROJ MGR	J.G.A.
SCALE 1"=60'					PROJ. NO. 280.0001
2800001-FINAL PHASE2W					SHEET 1 OF 1

PREBLE-RISH L.L.C.
CONSULTING ENGINEERS & SURVEYORS
CIVIL • SURVEYING • SITE PLANNING
9949 Bellatton Ave. Daphne, AL 36526
251.990.9950 fax 251.990.9910 info@preble-rish.net

FLOOD CERTIFICATE:
THIS PROPERTY LIES WITHIN ZONE "X" AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF COMMUNITY NUMBER 015000, PANEL NUMBER 0540, SUFFIX L, MAP REVISED JULY 17, 2007

COX FAMILY PROPERTIES #2 LLC
9811 MILLWOOD CR
DAPHNE, AL 36526

LOT 3

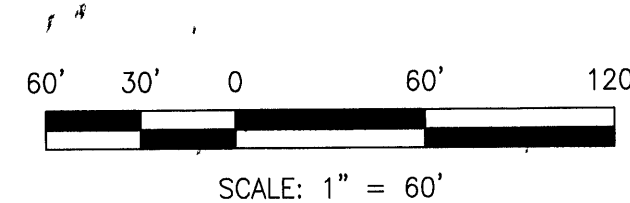
FORTUNA SUBDIVISION
(SLIDE 2423-F)

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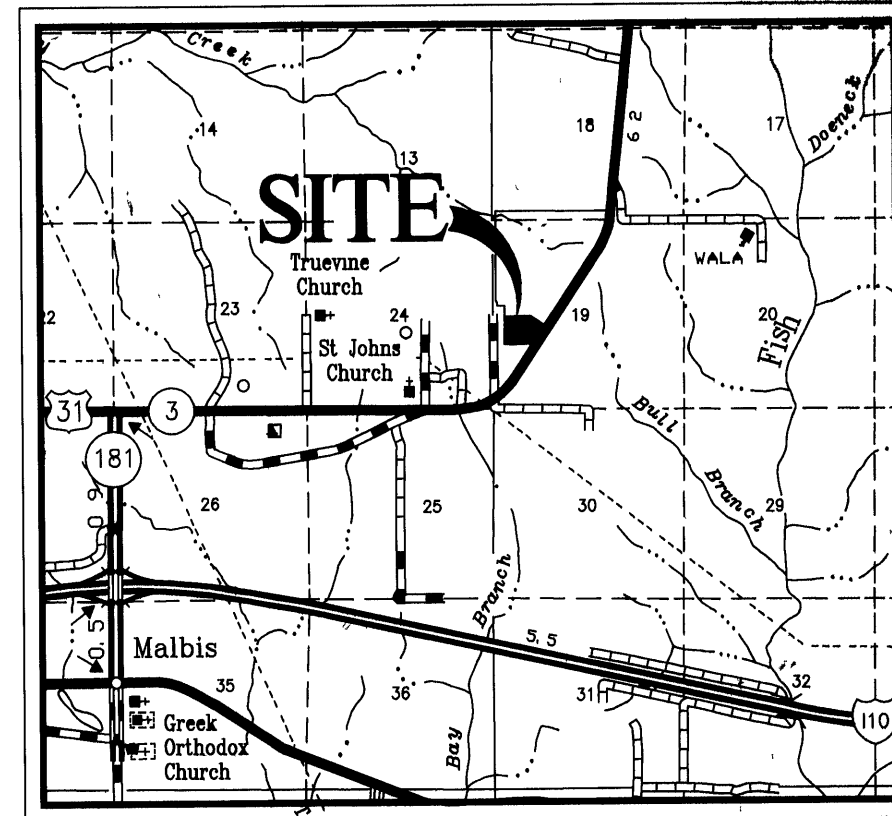
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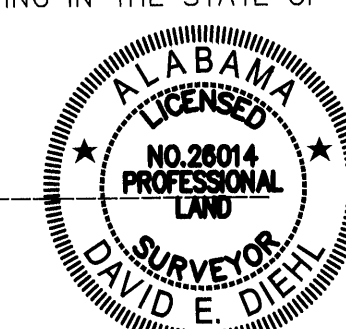
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David E. Diehl 9-12-12
PREBLE-RISH, L.L.C.
DAVID E. DIEHL



Grace Magnolias Phase Two

SEPTEMBER 18, 2012 - SHEET 1 OF 1 SHEETS

BOUNDARY SURVEY AND PLAT OF SUBDIVISION

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ENG	J.N.E	SURVEYOR	D.E.D.	PROJ MGR	J.G.A.
SCALE 1"=60'					PROJ. NO. 280.0001
2800001-FINAL PHASE2W					SHEET 1 OF 1

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

CURVE	LENGTH	RADIUS	CHORD BRG	CHORD
C1	29.64	130.00	S83°53'17"E	29.58
C2	24.74	25.00	S74°17'57"W	23.74
C3	23.97	60.00	N57°24'01"E	23.81
C4	56.89	60.00	S83°59'27"E	54.78
C5	48.75	60.00	S33°33'03"E	47.42
C6	58.77	60.00	S17°47'11"W	56.45
C7	24.74	25.00	N17°30'06"E	23.74
C8	24.64	130.00	S05°24'52"E	24.60
C9	46.32	200.00	S06°38'56"W	46.21
C10	27.76	200.00	S17°15'33"W	27.74
C11	33.26	25.00	N16°52'46"W	30.86
C12	25.99	60.00	S42°35'12"E	25.78
C13	60.40	60.00	S01°20'15"E	57.89
C14	49.53	60.00	S51°09'10"W	48.14
C15	64.34	60.00	N74°28'36"W	61.30
C16	43.44	36.03	S78°17'33"E	40.85
C17	199.24	170.00	S33°35'21"W	188.03
C18	157.84	100.00	S45°12'09"E	141.96
C19	78.07	140.00	S51°11'20"W	77.06
C20	86.01	140.00	S17°36'51"W	84.66
C21	110.49	70.00	S45°12'09"E	99.37

SITE DATA

CURRENT ZONING: NONE
MINIMUM LOT SIZE: 12,000 SF
LIN. FT. STREETS: 804 L.F.
NUMBER OF LOTS: 19
SMALLEST LOT: 12,000 SF
LARGEST LOT: 25,095 (20)
COMMON AREAS: NONE
TOTAL AREA: 7.59 AC.

REQUIRED SETBACKS:

FRONT: 30 FEET
REAR: 30 FEET
SIDE: 10 FEET
SIDE STREET: 20 FEET

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

GENERAL NOTES:

1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS
2. ALL COMMON AREAS, INCLUDING DRAINAGE FACILITIES OUTSIDE THE R/W'S ARE NOT THE RESPONSIBILITY OF BALDWIN COUNTY TO MAINTAIN, BUT SHALL BE OWNED AND MAINTAINED BY THE GRACE MAGNOLIAS PROPERTY OWNERS ASSOCIATION, AS OUTLINED IN THE COVENANTS AND RESTRICTIONS, RECORDED IN THE BALDWIN COUNTY PROBATE RECORDS.
3. ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND
4. THERE IS DEDICATED HERewith A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES ADJACENT TO RIGHTS-OF-WAY AND A 15 FOOT (7.5 FEET EACH SIDE) UTILITY EASEMENT ALONG ALL SIDE LOT LINES, UNLESS OTHERWISE SHOWN HEREON
5. THERE IS DEDICATED HERewith A 15 FOOT (7.5 FEET EACH SIDE) DRAINAGE EASEMENT ALONG THE SIDE AND REAR OF ALL LOTS, UNLESS OTHERWISE SHOWN HEREON
6. THERE IS DEDICATED HERewith A 15 FOOT (7.5 FEET EACH SIDE) DRAINAGE AND UTILITY EASEMENT WHERE REAR LOT LINES ADJUT SIDE LOT LINES.
7. FIVE FOOT CONCRETE SIDEWALKS SHALL BE CONSTRUCTED BY HOMEOWNER/HOMEBUILDER ALONG THE STREET FRONTAGE OF EACH LOT DURING HOME CONSTRUCTION AND MUST BE COMPLETED AND APPROVED IN ORDER TO OBTAIN CERTIFICATE OF OCCUPATION (C.O.).

LOFTIN, JOSEPH P ETUX LORI D
(1/2 INT) E
10460 PAPAS ST
DAPHNE AL 36526

LOT 1
FORTUNA SUBDIVISION
(SLIDE 2423-F)

POINT OF BEGINNING
THE SOUTHEAST CORNER OF
LOT 2, FORTUNA SUBDIVISION,
SLIDE 2423-F

FIGURE B (ALABAMA) LLC
500 SPANISH FORT AVE
JACKSONVILLE, FL 32202