

OLD BRADY ROAD SUBDIVISION

NOTES

- All bearings shown hereon are relative to GRID NORTH. GRID NORTH was obtained by G.P.S. observations.
- Corner monuments shown as set iron pins are 5/8" reinforcing bars with a durable plastic cap stamped "26623".
- Only Select Fixed Interior Improvements shown hereon.
- This survey was prepared for the client shown and is not to be used for any other purpose without prior approval from this surveyor.
- No instruments of record reflecting easements, right of ways, and/or ownership were furnished this surveyor, except as shown or noted.
- No underground installations or improvements have been located, except as shown or noted.
- This survey was prepared without the benefit of an abstract of title or a title search, unless stated hereon. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract, title search, or legal judgment rendered on the property.
- Liability of the undersigned for the survey shown shall not exceed the amount paid for this survey.

CERTIFICATION OF APPROVAL BY THE ELECTRIC UTILITY

I, THE UNDERSIGNED, AS AUTHORIZED BY ALABAMA POWER, HEREBY APPROVES THE WITHIN FLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, AL.

THIS THE _____ DAY OF _____, 2021

ALABAMA POWER REPRESENTATIVE

CERTIFICATION OF WATER UTILITY

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 SERVICE IS OR WILL BE AVAILABLE TO THE PROPERTY BEING THE SUBJECT OF THIS FLAT TO BE PRESENTED FOR RECORDING IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS THE _____ DAY OF _____, 2021

N.B.U. REPRESENTATIVE

Parcel Number: 05-23-06-14-0-000-020.006
PIN: 228019
Owner Name: JONES, RANDA D ETAL JONES, CYNTHIA N
Address: 2316 TALBERT ST
City: BAY MINETTE
State: AL
Zip: 36507

Parcel Number: 05-23-06-14-0-000-020.008
PIN: 306561
Owner Name: BALLARD, RONALD JR
Address: 16311 OLD BRADY RD
City: BAY MINETTE
State: AL
Zip: 36507

Parcel Number: 05-23-06-14-0-000-020.007
PIN: 233949
Owner Name: BALLARD, RONALD SR
Address: 16311 OLD BRADY RD
City: BAY MINETTE
State: AL
Zip: 36507

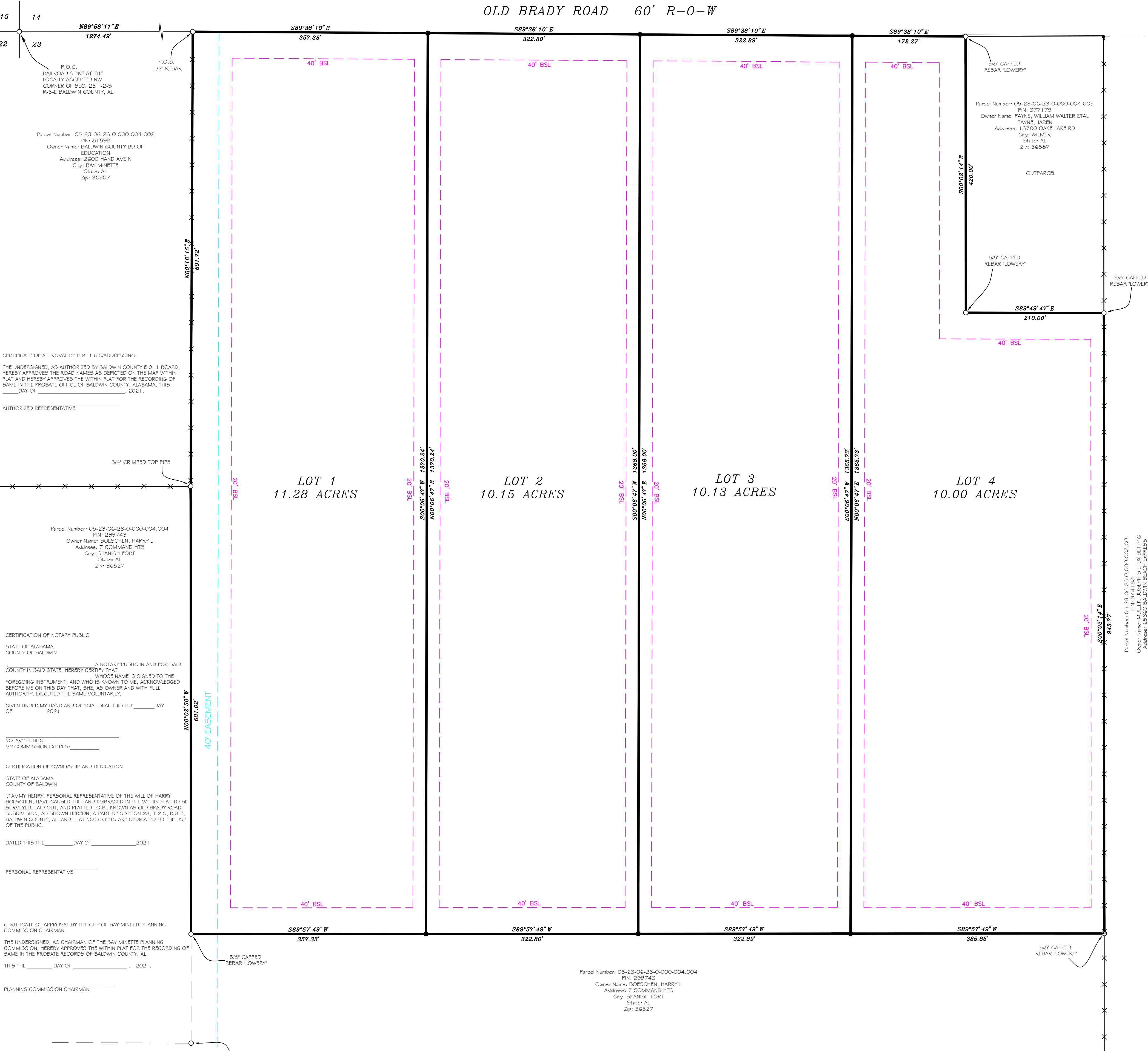
Parcel Number: 05-23-06-14-0-000-020.005
PIN: 222239
Owner Name: FERGUSON, JAMES EDMOND ETUX MARTHA FAULK
Address: 16361 OLD BRADY RD
City: BAY MINETTE
State: AL
Zip: 36507

Parcel Number: 05-23-06-14-0-000-020.004
PIN: 219541
Owner Name: JONES, DAVID AUSTIN ETUX TONYA BLACKBURN
Address: 16465 OLD BRADY RD
City: BAY MINETTE
State: AL
Zip: 36507

Parcel Number: 05-23-06-14-0-000-021.002
PIN: 345020
Owner Name: JONES, SANDRA B ETUX DAVID A ETAL JONES
Address: 16465 OLD BRADY RD
City: BAY MINETTE
State: AL
Zip: 36507

Parcel Number: 05-23-06-14-0-000-021.000
PIN: 35398
Owner Name: JONES, SANDRA B ETUX DAVID A
Address: 16465 OLD BRADY RD
City: BAY MINETTE
State: AL
Zip: 36507

OLD BRADY ROAD 60' R-O-W



CERTIFICATE OF APPROVAL BY E-911 GIS/ADDRESSING:
THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE MAP WITHIN FLAT AND HEREBY APPROVES THE WITHIN FLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS DAY OF _____, 2021.

AUTHORIZED REPRESENTATIVE

Parcel Number: 05-23-06-23-0-000-004.004
PIN: 299743
Owner Name: BOESCHEN, HARRY L
Address: 7 COMMAND HTS
City: SPANISH FORT
State: AL
Zip: 36527

CERTIFICATION OF NOTARY PUBLIC
STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, SHE, AS OWNER AND WITH FULL AUTHORITY, DECEASED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE _____ DAY OF _____, 2021

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CERTIFICATION OF OWNERSHIP AND DEDICATION
STATE OF ALABAMA
COUNTY OF BALDWIN

I, TAMMY HENRY, PERSONAL REPRESENTATIVE OF THE WILL OF HARRY BOESCHEN, HAVE CAUSED THE LAND DESCRIBED IN THE WITHIN FLAT TO BE SURVEYED, LAID OUT, AND PLATTED TO BE KNOWN AS OLD BRADY ROAD SUBDIVISION, AS SHOWN HEREON, A PART OF SECTION 23, T-2-S, R-3-E, BALDWIN COUNTY, AL, AND THAT NO STREETS ARE DEDICATED TO THE USE OF THE PUBLIC.

DATED THIS THE _____ DAY OF _____, 2021

PERSONAL REPRESENTATIVE

CERTIFICATE OF APPROVAL BY THE CITY OF BAY MINETTE PLANNING COMMISSION CHAIRMAN

THE UNDERSIGNED, AS CHAIRMAN OF THE BAY MINETTE PLANNING COMMISSION, HEREBY APPROVES THE WITHIN FLAT FOR THE RECORDING OF SAME IN THE PROBATE RECORDS OF BALDWIN COUNTY, AL.

THIS THE _____ DAY OF _____, 2021.

PLANNING COMMISSION CHAIRMAN

Parcel Number: 05-23-06-23-0-000-004.004
PIN: 299743
Owner Name: BOESCHEN, HARRY L
Address: 7 COMMAND HTS
City: SPANISH FORT
State: AL
Zip: 36527

BUILDING SETBACKS:

SETBACKS:
FRONT: 40'
REAR: 40'
SIDE: 20'

SITE DATA:

SMALLEST LOT: 10.00 Acres
LARGEST LOT: 11.28 Acres
TOTAL # OF LOTS: 4
TOTAL AREA: 41.56 Acres
LINEAR FT. STREETS: 0

OWNER & DEVELOPER

ESTATE OF HARRY BOESCHEN
7 COMMAND HTS,
SPANISH FORT, AL 36527

SURVEYOR

DAVID LOWERY SURVEYING LLC
55284 MARTIN LN.
STOCKTON, AL 36579
DAVID LOWERY, PLS. LIC. NO. 26623

NOTE:
THERE IS A DEDICATED HERDWITH A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES ADJACENT TO THE R-O-W AND A 10 FOOT UTILITY EASEMENT ON ALL SIDE AND REAR LOT LINES UNLESS OTHERWISE NOTED.

PRELIMINARY-FINAL PLAT PREPARED FOR

BOESCHEN ESTATE
BALDWIN CO., AL.

DWG. NO. SURVEY DATE SCALE
21-11-016 NOV. 2021 1"=80'

DRAWN BY: R. TILMAN CHECKED BY: D. LOWERY

LEGEND AND SYMBOLS

- (**) RECORD BEARING/DISTANCE
- OE OVERHEAD ELECTRIC
- SET IRON PIN
- FOUND IRON PIN
- △ PIN NOT SET
- P.O.B. POINT OF COMMENCEMENT
- P.O.C. POINT OF BEGINNING
- NOT TO SCALE
- FENCE
- FENCE CORNER POST
- CONCRETE MONUMENT

All lots shall comply with applicable utility and fire protection requirements, including without limitation, the Zoning Ordinance of the City of Bay Minette, the Subdivision Regulations of the City of Bay Minette, and the 2012 International Residential Code and 2012 International Fire Code, as adopted by the City of Bay Minette. No lot shall be eligible for a certificate of occupancy until all utility and fire protection requirements have been satisfied in connection therewith.

DAVID LOWERY SURVEYING, L.L.C.
55284 MARTIN LN.
STOCKTON, AL 36579
251-937-2757 ph. 251-937-2756 fax
dlsurvey25@hotmail.com

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF PROPERTY

STATE OF ALABAMA
COUNTY OF BALDWIN

I, David Lowery, a licensed Surveyor of Baldwin County, Alabama, hereby certify that I have surveyed the property of the Estate of Harry Boesch, owner, situated in Baldwin County, Alabama and described as follows:

Commencing at a RAILROAD SPIKE AT THE LOCALLY ACCEPTED NW CORNER OF SEC. 23 T-2-S R-3-E BALDWIN COUNTY, AL.; thence N89°58'11"E, a distance of 1,274.49 feet more or less to a 1/2" REBAR on the South R-O-W of Old Brady Road to the POINT OF BEGINNING; thence S89°38'10"E, along said R-O-W a distance of 1,175.30 feet to a 5/8" CAPPED REBAR LOWERY; thence S00°02'14"E, leaving said R-O-W a distance of 400.00 feet to a 5/8" CAPPED REBAR LOWERY; thence S89°49'47"E, a distance of 210.00 feet to a 5/8" CAPPED REBAR LOWERY; thence S00°02'14"E, a distance of 943.77 feet to a SET 5/8" CAPPED REBAR; thence S89°57'49"W, a distance of 1,348.87 feet to a SET 5/8" CAPPED REBAR; thence N00°02'50"W, a distance of 681.02 feet to a 3/4" CRIMPED TOP PIPE; thence N00°16'15"E, a distance of 691.72 feet to the POINT OF BEGINNING, said parcel containing 41.56 acres, more or less.

And that the plat or map contained hereon 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 names 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 marked thus ● as hereon shown. I further certify that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice of land surveying in the State of Alabama to the best of my knowledge, information, and belief.

WITNESS my hand this _____ day of _____, 2021.

Surveyor

Alabama License # 26623

