

NOTES

1. All bearings shown hereon are relative to GRID NORTH as obtained by G.P.S. observations.
2. Corner monuments shown as set iron pins are 5/8" reinforcing bars with a durable plastic cap stamped 156623.
3. Only Select Fixed Interior Improvements shown hereon.
4. This survey was prepared for the client shown and is not to be used for any other purpose without prior approval from this surveyor.
5. No instruments of record reflecting easements, right of ways, and/or ownership were furnished this surveyor, except as shown on this survey.
6. No underground installations or improvements have been located, except as shown or noted.
7. 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.
8. Liability of the undersigned for the survey shown shall not exceed the amount paid for this survey.

UTILITY PROVIDERS			
WELL	BALDWIN EMC	WATER	ELECTRICITY
NONE-ON-SITE SEPTIC			
SEWER			
SITE DATA:			
ZONING: UNZONED			
SETBACKS: (UNLESS SHOWN OTHERWISE)			
FRONT: 40'			
REAR: 40'			
SIDE: 10'			
WETLAND: 30'			
SITE IS COMPLETELY OPEN EXCEPT FOR THE SMALL WET AREA			

Parcel Number: NORTH END OF 05-35-04-20-0-000-001.000
SMALLEST LOT: 4.51 Acres
LARGEST LOT: 6.56 Acres
TOTAL # OF LOTS: 8
TOTAL AREA: 44.29 Acres
LINEAR FT. STREETS: 0
PLANNING DISTRICT: 13

SECTION 20, T-4-S, R-5-E

OWNER & DEVELOPER

SCHMIDT & ROTH PROPERTIES LLC
P.O. BOX 122
LOXLEY, AL 36551

SURVEYOR

DAVID LOWERY SURVEYING LLC
55284 MARTIN LN.
STOCKTON, AL 36579
DAVID LOWERY, P.L.S., LIC. NO. 26623

DRAINAGE EASEMENTS

EXTERNAL REAR AND SIDE
BOUNDARY LOT LINES: 15 FEET
INTERIOR REAR AND SIDE LOT
LINES: 10 FEET

There is a dedicated herewith a 15 foot
utility easement on all front and rear lot lines
and a 10 foot utility easement on each side
of lot and common area lines (20' total),
unless otherwise noted.

BALDWIN COUNTY WILL NOT BE RESPONSIBLE
FOR MAINTENANCE OF ANY COMMON AREAS
OR DRAINAGE EASEMENTS.

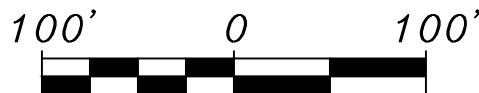
ANY ELEVATIONS SHOWN HEREON ARE
RELATIVE TO NAVD 1985. CONTOURS WERE
DERIVED FROM THE BALDWIN COUNTY LIDAR
DATA.

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	50.04'	2904.41'	N02° 33' 47"W	50.04'
C2	50.57'	2904.41'	N08° 51' 28"W	50.56'
C3	11.49'	2904.41'	N09° 28' 11"W	11.49'

* GRID NORTH

SCALE

1" = 100'



CERTIFICATE OF THE BALDWIN COUNTY PLANNING & ZONING COMMISSION

The undersigned, as _____ of the Baldwin County Planning and Zoning Commission, hereby certifies that, at its meeting of _____, the Baldwin County Planning and Zoning Commission approved the within plat for the recording of the same in the Probate Office of Baldwin County, Alabama, this the _____ day of _____, 20____.

Baldwin County Planning and Zoning Commission

By: _____

Its: _____

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

The undersigned, as County Engineer of Baldwin County, Alabama, hereby approves the within plat for the recording of the same in the Probate Office of Baldwin County, Alabama, this the _____ day of _____, 20____.

County Engineer

CERTIFICATION OF APPROVAL BY THE ELECTRIC UTILITY

I, the undersigned, AS AUTHORIZED BY BALDWIN EMC, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, AL.

THIS THE _____ DAY OF _____, 20____.

BALDWIN EMC REPRESENTATIVE

CERTIFICATE OF THE BALDWIN COUNTY PLANNING DIRECTOR

The undersigned, as Director of the Baldwin County Planning and Zoning Department, hereby approves the within plat for the recording of the same in the Probate Office of Baldwin County, Alabama, this the _____ day of _____, 20____.

Planning Director

CERTIFICATION OF THE BALDWIN COUNTY DEPARTMENT OF HEALTH

STATE OF ALABAMA
COUNTY OF BALDWIN

ACCORDING TO 420-3-1 THIS DIVISION OF LAND DOES NOT MEET THE DEFINITION OF A LARGE FLOOD DEVELOPMENT. THE SIGNATURE AFFIXED HEREON DOES NOT IMPLY AN APPROVAL FOR ANY EXISTING OR FUTURE ON-SITE SEWAGE DISPOSAL SYSTEM.

DATED THIS THE _____ DAY OF _____, 20____.

COUNTY HEALTH OFFICER OR REPRESENTATIVE

CERTIFICATION OF BALDWIN COUNTY E-911 ADDRESSING

I, the undersigned, AS AUTHORIZED BY THE BALDWIN COUNTY E-911 ADDRESSING BOARD, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING IN THE PROBATE RECORDS OF BALDWIN COUNTY, AL THIS THE _____ DAY OF _____, 20____.

BALDWIN COUNTY E-911 ADDRESSING

HCS at time of recording for County Road 64 is 75' from the center of the R-O-W.

PLAT OF A PRELIMINARY PLAT PREPARED FOR

SCHMIDT & ROTH PROPERTIES LLC
BALDWIN COUNTY, AL

DWG. NO. 23-75378-1
DATE 06/19/2023
SCALE 1"=100'
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.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- NOT TO SCALE
- FENCE
- FENCE CORNER POST
- CONCRETE MONUMENT

DAVID LOWERY SURVEYING, L.L.C.

55284 MARTIN LN.
STOCKTON, AL 36579
251-937-2757 ph. 251-937-2756 fax
dsurvey25@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 SCHMIDT & ROTH PROPERTIES LLC, owners, situated in Baldwin County, Alabama and described as follows:

DESCRIPTION OF SURVEY

BEGINNING at a 3/4" IRON ROD at the S.W. CORNER of the N.W. 1/4 of SEC. 20, T-4-S, R-5-E, BALDWIN COUNTY, AL; thence N.00°04'59"W, along the WEST LINE OF SAID SECTION, a distance of 1,061.41 feet to a SET 5/8" CAPPED REBAR on said SECTION LINE, thence N.89°42'40"E, leaving said SECTION LINE, a distance of 250.00 feet to a SET 5/8" CAPPED REBAR, thence N.00°04'59"W, a distance of 180.00 feet to a SET 5/8" CAPPED REBAR, thence N.89°42'40"E, a distance of 1,227.25 feet to a SET 5/8" CAPPED REBAR ON THE WEST R.O-W OF COUNTY ROAD 64 EXT.; thence Southerly along said R.O-W along a curve to the left a distance of 380.65 feet, with a radius of 2,904.41 feet a chord bearing of S.09°49'35"E, and a chord distance of 380.61 feet to a SET 5/8" CAPPED REBAR ON SAID R.O-W; thence S.09°34'59"E, along said R.O-W, a distance of 543.06 feet to a SET 5/8" CAPPED REBAR ON SAID R.O-W; thence Southerly along said R.O-W along a curve to the right a distance of 354.96 feet, with a radius of 1,393.07 feet a chord bearing of S.02°29'51"E, and a chord distance of 354.00 feet to a 1/2" CAPPED REBAR (LPE) ON SAID R.O-W; thence S.69°36'32"W, leaving said R.O-W, a distance of 116.79 feet to the POINT OF BEGINNING. Said parcel containing 44.29 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 herein 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 _____, 20____.

Surveyor

Alabama License # 26623

Parcel Number: 05-35-04-19-0-000-001.000
PIN: 75375
Owner Name: EVERGREEN
TIMBERCO AL L L C
Address: 5606 WOODBINE RD
City: PACI
State: FL
Zip: 32571

P.O.B.
3/4" IRON ROD AT THE S.W. CORNER OF THE N.W. 1/4 OF THE N.W. 1/4 OF SEC. 20, T-4-S, R-5-E, BALDWIN COUNTY, AL

Parcel Number: 05-35-04-19-0-000-003.002
PIN: 299724
Owner Name: WALLACE, TAB J ETUX
CRSTI R.
Address: 31771 CO RD G4 EXT
City: ROBERTSDALE
State: AL
Zip: 36567

CERTIFICATION OF OWNERSHIP AND DEDICATION

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, MEMBER OF SCHMIDT & ROTH PROPERTIES LLC, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT, AND PLATTED TO BE KNOWN AS GAUGE CROSSING, A PART OF SECTION 20, T-4-S, R-5-E, BALDWIN COUNTY, AL, AND THAT THE STREETS SHOWN HEREON ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

DATED THIS THE _____ DAY OF _____, 2023

SCHMIDT & ROTH PROPERTIES LLC MEMBER

ACKNOWLEDGMENT FORM FOR L.L.C.

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT _____, WHOSE NAME AS MEMBER OF SCHMIDT & ROTH PROPERTIES, L.L.C., IS SIGNED TO THE FOREGOING INSTRUMENT AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, HE, AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC, BALDWIN COUNTY, ALABAMA
MY COMMISSION
EXPIRES: _____

Parcel Number: 05-35-04-17-0-000-012.000
PIN: 44747
Owner Name: WATERS, RONALD D
Address: P O BOX 542
City: CANTONMENT
State: FL
Zip: 32533

Parcel Number: 05-35-04-20-0-000-001.005
PIN: 373191
Owner Name: KING, BYRON ETUX
GAIL
Address: 27401 COUNTY ROAD 71
City: ROBERTSDALE
State: AL
Zip: 36567

Parcel Number: 05-35-04-20-0-000-001.006
PIN: 373192
Owner Name: ROBERTS, JAMES A
ETUX TAMMY L
Address: 26303 ARD RD
City: LOXLEY
State: AL
Zip: 36551

Parcel Number: 05-35-04-20-0-000-001.007
PIN: 373193
Owner Name: UNIQUE POWDER
COATING HOLDINGS L L C
Address: 26300 ARD RD
City: ROBERTSDALE
State: AL
Zip: 36567

Parcel Number: 05-35-04-20-0-000-001.008
PIN: 373194
Owner Name: UNIQUE POWDER
COATING HOLDINGS L L C
Address: 26300 ARD RD
City: ROBERTSDALE
State: AL
Zip: 36567

Parcel Number: 05-35-04-20-0-000-001.009
PIN: 373194
Owner Name: UNIQUE POWDER
COATING HOLDINGS L L C
Address: 26300 ARD RD
City: ROBERTSDALE
State: AL
Zip: 36567

CERTIFICATION OF OWNERSHIP AND DEDICATION

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, MEMBER OF SCHMIDT & ROTH PROPERTIES LLC, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT, AND PLATTED TO BE KNOWN AS GAUGE CROSSING, A PART OF SECTION 20, T-4-S, R-5-E, BALDWIN COUNTY, AL, AND THAT THE STREETS SHOWN HEREON ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

DATED THIS THE _____ DAY OF _____, 2023

SCHMIDT & ROTH PROPERTIES LLC MEMBER

ACKNOWLEDGMENT FORM FOR L.L.C.

STATE OF ALABAMA
COUNTY OF BALDWIN

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GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC, BALDWIN COUNTY, ALABAMA
MY COMMISSION
EXPIRES: _____

HAPPY HOLLOW ESTATES
SLIDE 2606-F

DAVID LOWERY SURVEYING, L.L.C.