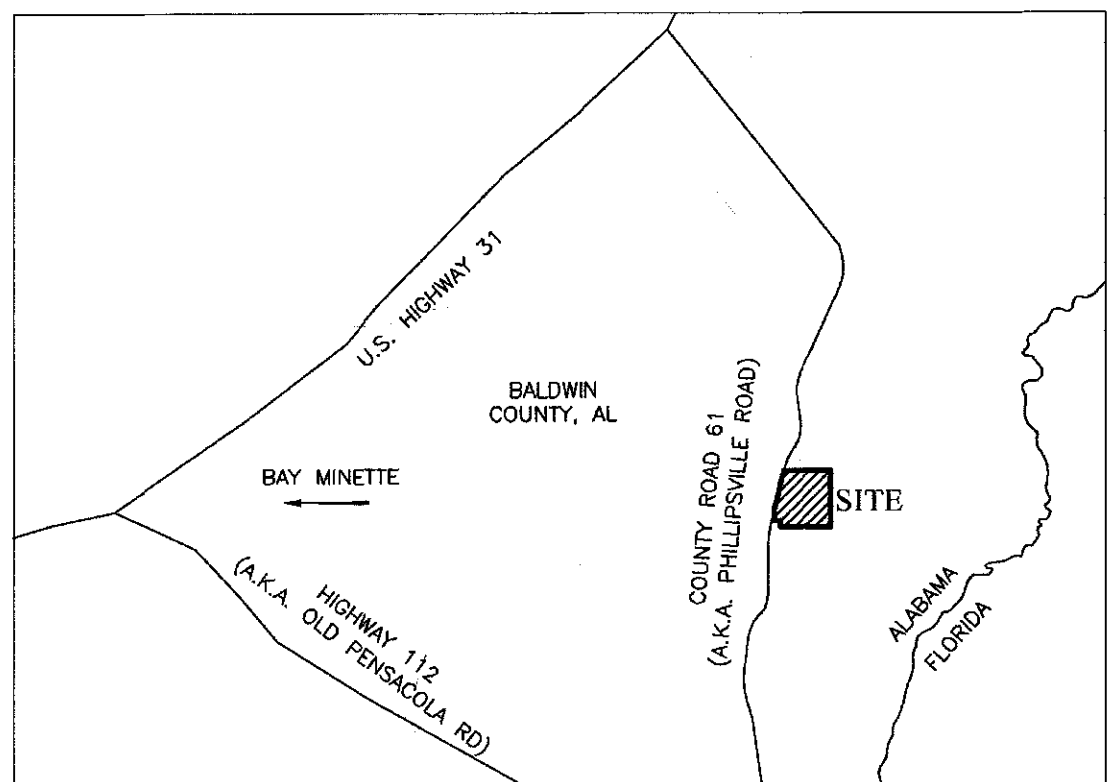




VICINITY MAP
NOT TO SCALE

05-24-01-01-0-000-004.000
PIN: 35992
JAMES, ARTHUR G ETAL JAMES, LILIAN
48600 CHASTANG LAKE RD
BAY MINETTE, AL 36507

IT IS THE EXPECTATION OF THE COUNTY
PLANNING AND ZONING DEPARTMENT
THAT THIS SUBDIVISION PLAT WILL BE
RECORDED AS A SLIDE WITH THE
OFFICE OF THE JUDGE OF PROBATE

0 100 200

BOUNDARY LEGEND
△ CRF CAPPED IRON ROD FOUND
□ CTF CRIMPED TOP PIPE FOUND
□ CDF CONCRETE MONUMENT FOUND
△ OTF OPEN TOP IRON PIPE FOUND
△ RBF REBAR IRON FOUND
△ LKF LIGHTER KNOT FOUND
○ CIP CAPPED IRON ROD SET
(h) RECORD
(o) OBSERVED
R.O.W. RIGHT OF WAY
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
— CHAIN LINK FENCE
— WIRE FENCE
— WOOD FENCE
— POWER POLE
— FENCE POST
— TELEPHONE PEDestal
— OVERHEAD POWER
— LIGHTER (WOOD) KNOT FOUND
— FIRE HYDRANT
— WATER VALVE

CERTIFICATE OF OWNERSHIP AND DEDICATION:

THIS IS TO CERTIFY THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT WE HAVE CAUSED THE SAME TO BE SUBDIVIDED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREIN INDICATED; AND GRANT ALL EASEMENTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATED THIS 16th DAY OF April, 2025

John C. Byrd Jr.
John C. Byrd Jr.
James Tinkle
James Tinkle

ACKNOWLEDGEMENT OF NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN

Teresa A. Roe
Teresa A. Roe
NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN IN THE STATE OF ALABAMA, DO HEREBY CERTIFY THAT WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE (THEY) SIGNED, SEALED AND DELIVERED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE (THEY) SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT HIS (THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS 16th DAY OF April, 2025

Teresa A. Roe
Teresa A. Roe
NOTARY PUBLIC

MORTGAGEE'S ACCEPTANCE:

IN WITNESS WHEREOF, CEDAR RAPIDS STATE BANK, THE OWNERS OF THE MORTGAGE OF JAMES M. TINKLE & JOHN C. BYRD JR. SHOWN HEREON HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY THE UNDERSIGNED OFFICERS, THEREUNTO DULY AUTHORIZED ON THIS

THE 22nd DAY OF April, 2025

Julie Penn
Julie Penn
Lender

ACKNOWLEDGEMENT OF NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN

Rhonda Holzman
Rhonda Holzman, a Notary Public in and for said County and

STATE HEREBY CERTIFY THAT *Julie Penn* WHOSE NAME AS

Lender of Cedar Rapids State Bank

TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THIS INSTRUMENT, HE AS SUCH MEMBER, AND WITH FULL AUTHORITY EXECUTE THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID BANK.

GIVEN UNDER MY HAND AND SEAL THIS 22nd DAY OF April, 2025

Rhonda Holzman
Rhonda Holzman
NOTARY PUBLIC

MY COMMISSION: 11/1/2019 TO 11/1/2025

NOTARY PUBLIC Baldwin COUNTY

CERTIFICATE OF APPROVAL BY NORTH BALDWIN UTILITIES (WATER):

THE UNDERSIGNED, AS AUTHORIZED BY NORTH BALDWIN UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 21st DAY OF April, 2025.

John E. Self
John E. Self
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR ALABAMA POWER COMPANY (POWER):

THE UNDERSIGNED, AS AUTHORIZED BY ALABAMA POWER HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 21st DAY OF April, 2025.

John E. Self
John E. Self
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION:

THE UNDERSIGNED, AS *Chairman* OF BALDWIN COUNTY PLANNING AND ZONING COMMISSION, HEREBY CERTIFIES THAT, AT ITS MEETING OF 12 December, 2024

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 25th DAY OF April, 2025

BALDWIN COUNTY PLANNING AND ZONING COMMISSION

BY: *Steven Humphrey*
Steven Humphrey

ITS: *Chairman*
Chairman

AUTHORIZED SIGNATURE

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 SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS THE 25th DAY OF April, 2025

John E. Self
John E. Self
PLANNING DIRECTOR

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER:

THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

DATED THIS 25th DAY OF April, 2025

John E. Self
John E. Self
COUNTY ENGINEER

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY E-911 ADDRESSING:

THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 21st DAY OF April, 2025.

Robert Clark
Robert Clark
AUTHORIZED SIGNATURE

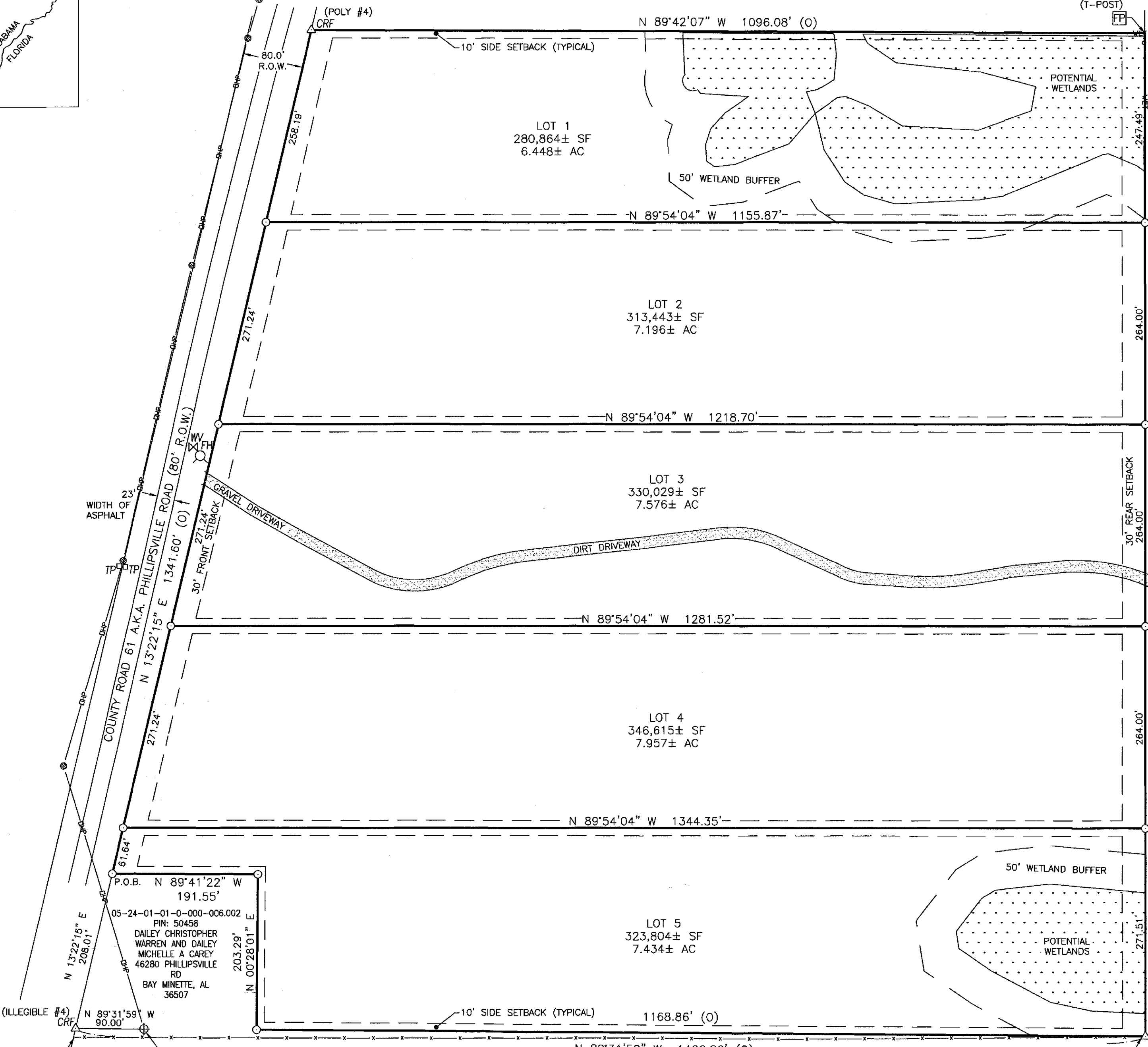
CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY HEALTH DEPARTMENT:

THE LOTS ON THIS PLAT MEET THE ALLOWED EXEMPTIONS TO THE LARGE-FLOW DEVELOPMENT RULES AS PROVIDED IN 420-3-1-14 OF THE ONSITE SEWAGE TREATMENT AND DISPOSAL REGULATIONS, AND THE HEREIN PLAT IS APPROVED.

FOR RECORDING, THIS 21st DAY OF April, 2025, THE SIGNATURE AFFIXED HEREON DOES NOT MEAN AN APPROVAL FOR ANY EXISTING OR FUTURE ONSITE SEWAGE TREATMENT SYSTEM.

John E. Self
John E. Self
AUTHORIZED SIGNATURE

05-24-01-01-0-000-006.001
PIN: 63603
IBERIBANK A DIVISION OF FIRST HORIZON BANK AS TRUSTEE OF THE TRUST UNDER AGREEMENT WITH WILLIAM N. CROSBY FBO MARY JOE CROSBY (S INT) ETAL IBERIBANK AS SUCCESSOR TRUSTEE OF THE MARY JOE CROSBY REVOCABLE TRUST OF 2008 (S INT) PO BOX 2143 MOBILE, AL 36652



1594755 SF±
36.61 AC±
05-24-01-01-0-000-007.001
PIN: 45057
WEEKLEY, MARY KAYE STEWART
(LIFE ESTATE)
2810 VALKYRIE WAY
CANTONMENT, FL 32533

ORIGINAL PARCEL DATA

05-24-01-01-0-000-006.000
PIN: 37452
BYRD JOHN C JR AND TINKLE JAMES
20814 PHILLIPSVILLE ROAD EXT
BAY MINETTE, AL 36507

SITE DATA

TOTAL ACRES: 1,594,755± S.F. 36.61± ACRES
SMALLEST LOT: 280,864 S.F. OR 6.448 ACRES (LOT 1)
NUMBER OF LOTS: 5
LINEAR FEET IN STREETS: 0 FT
MINIMUM BUILDING SETBACKS: 30' FRONT, 30' REAR & 10' SIDE

PLANNING DISTRICT 6

CURRENT ZONING: UNZONED
DRAINAGE/UTILITY EASEMENTS
EXTERNAL REAR AND SIDE BOUNDARY LOT LINES: 15 FEET
INTERIOR REAR AND SIDE LOT LINES: 7.5 FEET

UTILITY PROVIDERS

POWER - ALABAMA POWER
WATER - NORTH BALDWIN UTILITIES
SEWAGE - SEPTIC

FLOOD ZONE NOTE:

THE BUILDABLE AREA OF THIS PROPERTY SHOWN HEREON IS IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD AS SCALED FROM THE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION COMMUNITY PANEL NUMBER 0100000200, COUNTY OF BALDWIN, PURSUANT TO MAP DATED APRIL 19, 2019.

NOTES:

1. TYPE OF SURVEY: BOUNDARY FOR SUBDIVISION
2. RECORD DIMENSIONS BASED ON EXECUTOR'S DEED INSTRUMENT NUMBER 1151273 IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.
3. THIS DRAWING AND DESCRIPTION DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE OR PROVIDED BY THE CLIENT'S CONVEYANCE, SETBACK LINES ESTABLISHED BY STATUTE, ORDINANCE OR RESTRICTIVE COVENANTS ARE NOT SHOWN.
4. THIS DRAWING IS THE PROPERTY OF SMITH, CLARK & ASSOCIATES. IT IS SOLELY FOR THE USE OF THE CLIENT NAMED HEREON AND IS NOT TRANSFERABLE TO ANY OTHER PARTY, IT MAY NOT BE USED WITHOUT PRIOR CONSENT FROM SMITH, CLARK & ASSOCIATES.
5. THIS DRAWING IS TO SCALE WHEN PRINTED ON 24X36 PAPER IN LANDSCAPE VIEW WITH NO SCALING.
6. THE NORTHEAST PORTION OF LOT 1 MAY HAVE WETLANDS. NO WETLAND DELINEATION PROVIDED TO SURVEYOR.
7. CONTOURS PROVIDED BY BALDWIN COUNTY GIS.
8. THE HIGHWAY CONSTRUCTION SETBACK IS 40' FROM THE CENTERLINE OF THE RIGHT OF WAY OF PHILLIPSVILLE ROAD AT THE TIME OF RECORDING, IT IS NOT SHOWN SINCE REGULATORY SETBACK IS 30' FROM THE PROPERTY LINE AND IS GREATER.
9. ANY FUTURE SUBDIVISION OR DEVELOPMENT OF LOTS SHALL COMPLY WITH THE WETLAND REQUIREMENTS OF THE SUBDIVISION REGULATIONS OR ZONING ORDINANCE APPLICABLE AT THE TIME OF SUCH FUTURE SUBDIVISION OR DEVELOPMENT, WHICH MAY INCLUDE COMPLETING A WETLAND DELINEATION AND USAGE JURISDICTIONAL DETERMINATION.
10. BALDWIN COUNTY WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF COMMON AREAS OR DRAINAGE EASEMENTS.

2197266
BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR., PROBATE JUDGE
Filed/cert. 07/07/2025 09:40 AM
TOTAL \$25.00 1 Pages
SLIDE 0003010-1

PHILLIPSVILLE KNOLL SUBDIVISION

COUNTY ROAD 61 A.K.A. PHILLIPSVILLE ROAD
BAY MINETTE, ALABAMA

Physical Address:
11111 U.S. Hwy 31 Ste A
Spanish Fort, AL 36527
(251) 626-0404

Mailing Address:
30941 Mill Lane
Suite G, Box 258
Spanish Fort, AL 36527

