

SURVEYOR'S NOTES:

- ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
- NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY, NOR PROVIDED TO DEWBERRY FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, ENCROACHMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
- THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
- THE LINES REPRESENTING THE CENTERLINE AND RIGHTS-OF-WAY OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
- SURVEY WAS CONDUCTED ON SEPTEMBER 9TH, 2017, AND IS RECORDED IN FIELD BOOK #309, AT PAGES 14 THRU 17 AND FIELD BOOK #317 AT PAGES 59, 78, 79 AND IN AN ELECTRONIC DATA FILE.
- BEARINGS SHOWN HEREON ARE REFERENCED TO ALABAMA STATE PLANE COORDINATES, WEST ZONE, NAD 1983/90.
- ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC GPS.
- THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A RETRACEMENT AND PROPORTIONING OF THE ORIGINAL GOVERNMENT SURVEY.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BALDWIN COUNTY, ALABAMA.
- ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 (EPOCH 2009.55), GEOID12B.
- IMPROVEMENTS MAY BE EXAGGERATED FOR CLARITY.

FLOOD CERTIFICATE:

THIS PROPERTY LIES WITHIN ZONE "X", ZONE "X" (SHADED) AND ZONE "AE" AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF BALDWIN COUNTY, ALABAMA, MAP NUMBER 01003C0927 M, COMMUNITY NUMBER 015000, PANEL NUMBER 0927, SUFFIX M, MAP REVISED DATE APRIL 19TH, 2019.

SURVEYOR/ENGINEER:

DEWBERRY
25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
VICTOR L. GERMAIN, PLS AL LIC. 38473
JASON N. ESTES, PLS AL LIC. 22714

OWNER/DEVELOPER:

68V RIVERSIDE 2022, LLC
707 BELROSE AVE.
DAPHNE, AL 36526

SITE DATA:

ZONING: R-1D
TOTAL AREA: 50.03 ACRES
NUMBER OF LOTS: 38 LOTS

DENSITY: 0.81 LOTS / ACRE
SMALLEST LOT: 9,348 S.F. (LOT 163)
LARGEST LOT: 17,032 S.F. (LOT 160)
COMMON AREA: 36.45 ACRES
LIN. FT. STREETS: 2,158 LF

REQUIRED SETBACKS:

FRONT: 20 FEET
REAR: 15 FEET
SIDE: 10 FEET
STREET SIDE: 20 FEET

WATER SERVICE: RIVIERA UTILITIES
SEWER SERVICE: RIVIERA UTILITIES
ELECTRIC SERVICE: RIVIERA UTILITIES
TELEPHONE SERVICE: BRIGHTSPEED

SURVEYOR'S CERTIFICATE:

STATE OF ALABAMA
COUNTY OF BALDWIN

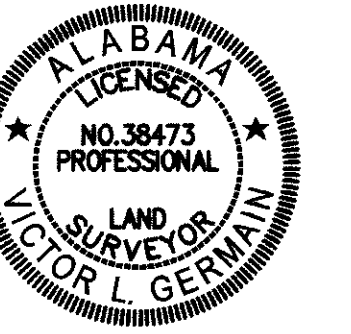
WE, DEWBERRY, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF DAPHNE, ALABAMA, HEREBY STATE THAT THE ABOVE IS A CORRECT MAP OR PLAT OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA, TO-WIT:

LOT 2 OF ARBOR WALK ACRES, ACCORDING TO THE PLAT THEREOF RECORDED AS SLIDE 2681-E IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA.

(DESCRIPTION COPIED FROM PROBATE RECORDS AND FIELD SURVEY)

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

Victor Germain 03/27/23
DEWBERRY DATE
VICTOR L. GERMAIN AL. P.L.S. NO. 38473
SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.



BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR., PROBATE JUDGE
Filed: 03/27/23 10:46 AM
TOTAL \$ 65.00
2 Pages
SLIDE 0002896-A

Riverside at Arbor Walk Phase Three

A RESUBDIVISION OF LOT 2 OF ARBOR WALK ACRES (SLIDE 2681-E)

FINAL PLAT
MARCH 17, 2023 - SHEET 1 OF 2 SHEETS

PLAT OF SUBDIVISION

DESIGN	D.E.D.	DRAWN	A.E.F.	CHKD.	V.L.G.
ENG	J.N.E.	SURVEYOR	V.L.G.	PROJ MGR	J.N.E.
					SCALE 1"=100'
25353 Friendship Road Daphne, AL 36526 251-990-9950 fax 251-929-9815					PROJ. NO. 50106120
					FILE 50106120FINAL
					SHEET 1 of 2

NOTE:
ANY PREVIOUS PLATS SHOWING PROPOSED LOTS WITHIN THE LIMITS OF THIS PROPERTY ARE HEREBY SUPERSEDED. THE FOREGOING SPECIFICALLY APPLIES TO INSTRUMENT NUMBER 976352 (SLIDE 2271-C), RECORDED ON MAY 19, 2006 IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

COUNTY RD 65

PENCARRO BLVD

RIVERSIDE AT ARBOR WALK
PHASE ONE
SLIDE 2271-A

BELLINGRATH DR

CORMAC ST

PENCARRO BLVD

PEMBROKE WAY

RIVERSIDE AT ARBOR WALK
PHASE TWO
SLIDE 2282-B

BELLINGRATH DR

ROSEWOOD PHASE ONE
SLIDES 2789-D, E AND F

LOT 123

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LOT 123

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- LEGEND:
- = CONCRETE MONUMENT FOUND IN PLACE
 - = CAPPED IRON PIN FOUND IN PLACE
 - = REBAR FOUND IN PLACE
 - ⊕ = CRIMP TOP IRON PIPE FOUND
 - ⊙ = OPEN END IRON PIPE FOUND
 - = CAPPED REBAR SET (CA1109LS)
 - = NAIL & SHINER SET (CA1109LS)
 - Δ = WETLAND MARKER
 - (D) = DEED RECORDED BEARING AND DISTANCE
 - (C) = CALCULATED BEARING AND DISTANCE
 - (P1) = RECORDED BEARING AND DISTANCE IN SLIDE 2271-A
 - (P2) = RECORDED BEARING AND DISTANCE IN SLIDE 2282-B
 - (P3) = RECORDED BEARING AND DISTANCE IN SLIDE 2294-C
 - (P4) = RECORDED BEARING AND DISTANCE IN SLIDE 2342-F
 - (M) = MEASURED BEARING AND DISTANCE
 - R.P.S. = REAL PROPERTY BOOK
 - D.B. = DEED BOOK
 - P.C. = PAGE
 - LB = LICENSED BUSINESS
 - LS = LAND SURVEYOR
 - X- = BARB WIRE FENCE
 - |_|- = WOOD FENCE

- X SHADED
- AE
- AE, FLOODWAY
- WETLANDS

