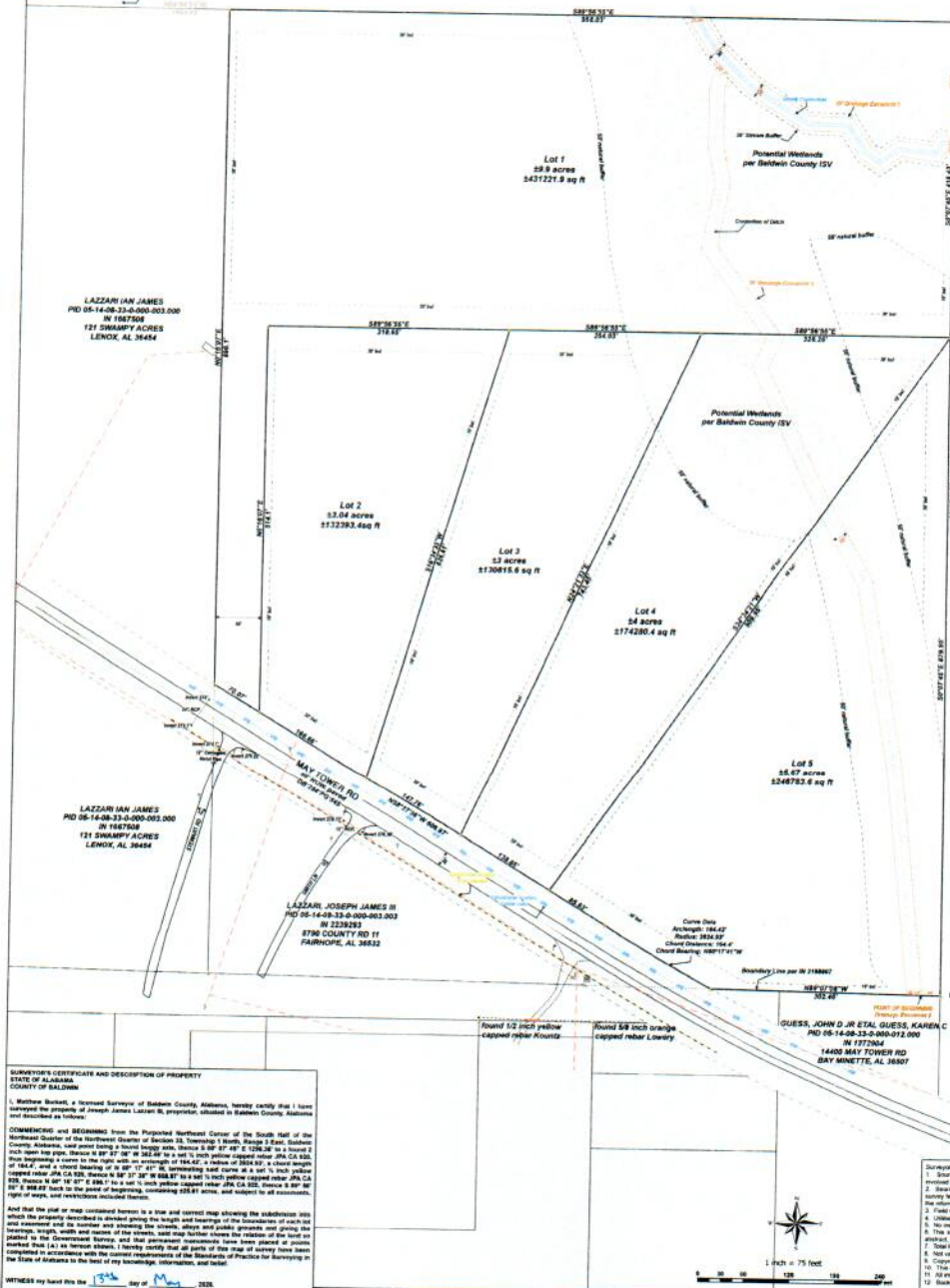


[illegible][illegible]

POINT OF COMMENCEMENT & POINT OF BEGINNING
Physical NW corner of S 1/2 of the NE 1/4 of the NW 1/4 of Section 23, T1N, R1E
Rural Energy code

HANCOCK WINTNEY BARN AS TRUSTEE OF THE BEN MAT CHARITABLE TRUST
PDS NO. 16-08-33-000-001 REV. 1 IN 175496
1301 HUNSMYRE RD.
MANDEVILLE, LA 70471

Utility Providers
Water: North Bachette Utilities
Electric: Southern Pine Electric
Sewer: On Site Septic, to be provided by lot owners

Developer & Owner
Joseph James Lazarini III
3780 County Rd #11
Falmouth, AL 36532

Site Data
WD 05-05-04-33-0-000-002-02
IN 123592
1. FROM ACRES: 123.51 AC/96
2. FROM LOT OR SIZE:
33 acres
3. TOTAL LOT SQ FT
4. Total Number of Lots: 6
4. Linear Feet in Street: 0
5. Front Building Setbacks: 30'
Side Building Setbacks: 10'
Side Street Setback: 20'
Rear Building Setbacks: 30'
Surveys otherwise noted
6. Planning District: 2 & Unzoned
7. Density limits or units per acre: 0.28
8. SF natural wetland buffer
9. SF natural wetland buffer

FEMA Flood Zone X
The flood map for the selected area is 01003C0206, effective on 4/10/2019.

DRAINAGE/UTILITY EASEMENTS
INTERNAL REAR, FRONT AND SIDE BOUNDARY LOT LINES: 15 FEET
INTERIOR REAR AND SIDE LOT LINES: 10 FEET

FEMA FLOOD HAZARD AREA INFORMATION
FEMA flood hazard area information shown herein is a product of FEMA's Digital Flood Insurance Rate Map (DFIRM), 01003C0206, effective on 04/10/2019. Flood areas depicted on this map are not predicted, regulated, or approved by F. Pierce and Associates LLC. For further information, please consult the National Flood Insurance Program.

1. The portion of the common driveways, water bodies, and drainage easements outside the public right-of-way or showy names as private and will not be maintained by Bachette County.
2. On-site sewage disposal to be provided by lot owners
3. The highway construction setback along Mayflower Rd is 40' from centerline of right of way or
or area of recording
4. Cemetery shows are sourced from 2016 Bachette County LEAD Act. Potential Wetlands shown are sourced from Bachette County DSW layer. No wetland delineation was performed.
5. Underground utilities shown are approximate and were not located after requesting from BTL. Not all underground utilities may be shown on this survey.
Utilities shown were stepped from known ground features.
6. Any future development of the proposed subdivision will need to meet the Access Management Plan requirements.
7. Any future subdivision or development of lots shall comply with the wetland management provisions 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 USACE jurisdictional determination.

[illegible]

 BABA 2017 9:30 AM per	BELLA CASA		
	Section 33 TIN R3E	JPA Project #1058-2026	May Tower Rd Bay Minette, AL 36507
	Field work: MOB/SCT Drawn: MOB Checked: MOB/JRP	Date: 5/20/2026 This document supersedes any previously dated documents	