

PRELIMINARY/FINAL PLAT - RESUBDIVISION OF
LOT 3, PEARSON FAMILY SUBDIVISION
SECTION 3, TOWNSHIP 6 SOUTH, RANGE 3 EAST
CITY OF SILVERHILL, BALDWIN COUNTY, ALABAMA
OCTOBER 2024

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF PROPERTY

STATE OF ALABAMA
COUNTY OF BALDWIN

I, SARAH E. WICKER, A LICENSED SURVEYOR OF COUNTY, ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF THE JUAN G. MORALES AGUIRRE AND ROSA MORALES, AS OWNERS, SITUATED IN BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

LOT 3, OF THE PEARSON FAMILY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED ON SLIDE 2681-D, IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

AND THAT THE PLAT OR MAP CONTAINED HEREON IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED IS DIVIDED, THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND EASEMENT AND GIVING THE BEARINGS, LENGTH, WIDTH AND NAMES OF THE STREETS, SAID MAP 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 (O) AS HEREON SHOWN. I FURTHER CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

WITNESS MY HAND THIS 12TH DAY OF OCTOBER, 2024.
Sarah E. Wicker
SARAH E. WICKER, ALABAMA LICENSE # 30011

OWNER'S DECLARATION

WE, JUAN G. MORALES AGUIRRE AND ROSA MORALES, (15 MAGNOLIA CIRCLE, FOLEY, ALABAMA 36535), AS PROPRIETORS, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, Laid OUT AND PLATTED TO BE KNOWN AS RESUBDIVISION OF LOT 3, PEARSON FAMILY SUBDIVISION, A PART OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA, AND THAT THE (STREETS, DRIVES, ALLEYS, EASEMENTS, ETC.) AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

JUAN G. MORALES AGUIRRE
[Signature]
ROSALBA MORALES
[Signature]

ACKNOWLEDGEMENT

STATE OF ALABAMA
COUNTY OF BALDWIN

I, *[Signature]* NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT JUAN G. MORALES AGUIRRE AND ROSA MORALES, WHOSE NAMES ARE SIGNED TO THE FOREGOING INSTRUMENT, AND WHO ARE KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 9TH DAY OF *Oct*, 2024.

[Signature]
NOTARY PUBLIC



MORTGAGEE'S ACCEPTANCE

IN WITNESS WHEREOF, *[Signature]* OF FIRST SOUTH FARM CREDIT, A/C, THE OWNER OF THE MORTGAGE ON THE ATTACHED DESCRIBED PROPERTY, HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY THE UNDERSIGNED OFFICER(S), THEREUNTO DULY AUTHORIZED ON THIS 9TH DAY OF *Oct*, 2024.

MORTGAGEE: FIRST SOUTH FARM CREDIT, A/C

BY: *[Signature]*
AS ITS: *Loan Officer*

CERTIFICATION BY NOTARY PUBLIC

STATE OF *Alabama*
COUNTY OF *Baldwin*

I, *[Signature]* NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT *[Signature]* *Loan Officer* WHOSE NAME AS *Loan Officer* OF FIRST SOUTH FARM CREDIT, A/C, IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 9TH DAY OF *October*, 2024.

[Signature]
NOTARY PUBLIC



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 *October 3, 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 *13* DAY OF *November*, 2024.

BALDWIN COUNTY PLANNING AND ZONING COMMISSION
BY: *[Signature]*
ITS: *Chairman*

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY E-911 ADDRESSING

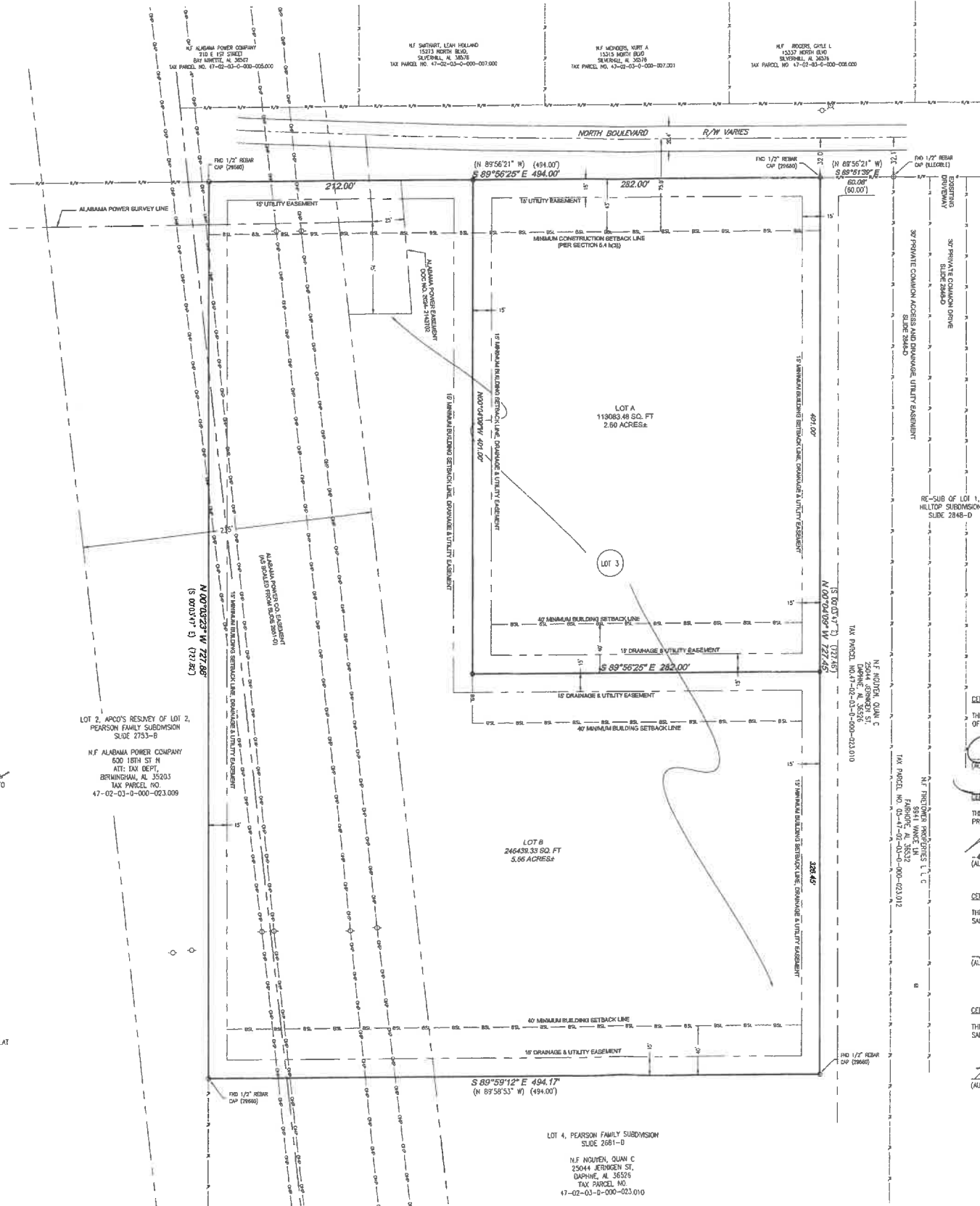
THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS *9TH* DAY OF *November*, 2024.

[Signature]
AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY 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 *14TH* DAY OF *November*, 2024.

[Signature]
DIRECTOR



SITE DATA:
TAX PARCEL NUMBER: 05-47-02-03-0-000-023.008
NUMBER OF LOTS = 2
SIZE OF SUBDIVISION = 8.25 AC ±
SMALLEST LOT SIZE = 2.90 AC ±
THIS PROPERTY IS IN ZONE "X"

SETBACKS PER BALDWIN COUNTY SUBDIVISION REGULATIONS:
MINIMUM FRONT SETBACK = 30'
MINIMUM REAR SETBACK = 30'
SIDE SETBACK = 15'
SETBACKS SHOWN ON PLAT SHALL BE USED FOR CONSTRUCTION

UTILITY PROVIDERS:
RIVERA UTILITIES - ELECTRIC AND GAS
SILVERHILL WATER - WATER
BALDWIN COUNTY SEWER SERVICE - SEWER

ZONING DISTRICT: 14
SETBACKS PER RR ZONING REGULATIONS:
MINIMUM FRONT SETBACK = 30'
MINIMUM REAR SETBACK = 30'
SIDE SETBACK = 10'
MINIMUM LOT AREA 40,000 SQUARE FEET

- NOTES:
1. NO REQUEST FOR, OR ATTEMPT MADE TO LOCATE ANY IMPROVEMENTS OR UNDERGROUND INSTALLATIONS, OTHER THAN SHOWN.
 2. THIS SURVEY, PLAT OR DRAWING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND WAS SOLELY BASED ON THE INFORMATION OBTAINED FROM PUBLIC RECORDS AND/OR PROVIDED TO THE SURVEYOR. DEED REFERENCE MADE TO INSTRUMENT NO. 1227063 AND SLIDE NO. 2681-E.
 3. BEARINGS SHOWN HEREON ARE BASED ON ALABAMA STATE PLANE COORDINATES WEST ZONE AS DERIVED FROM A GEODETIC SOLUTION USING RTK GPS. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
 4. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY WHERE THE PROPERTY IS LOCATED.
 5. LIABILITY TO THE SURVEYOR SHALL NOT EXCEED THE AMOUNT PAID FOR THIS SURVEY.
 6. PRIOR TO DESIGN OR CONSTRUCTION SETBACKS NEED TO BE VERIFIED WITH THE LOCAL ZONING, PLANNING AND DEVELOPMENT AUTHORITY.
 7. CONTRACTOR'S RESPONSIBILITY TO VERIFY DIMENSIONS SHOWN HEREON PRIOR TO FURTHER CONSTRUCTION. THIS DRAWING IS INTENDED TO BE PRINTED ON SLIDE. IF PRINTED ON A DIFFERENT SIZE THE SCALE WILL BE INACCURATE.
 8. ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR BALDWIN COUNTY, ALABAMA, MAP NUMBER 010002067N, EFFECTIVE DATE 04/19/2015, THIS SITE LIES WITHIN ZONE X DENOTES AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
 9. ANY GRADING ON LOTS DURING CONSTRUCTION OR AT ANY TIME SHOULD BE COMPLETED SO AS NOT TO CREATE A DRAINAGE FLOW ISSUE WITH THE BALDWIN COUNTY RIGHT OF WAY.
 10. ANY ACTIVITY ON RIGHT OF WAY OF BALDWIN COUNTY MUST BE APPROVED BY THE BALDWIN COUNTY ENGINEER PRIOR TO COMMENCEMENT OF SAID ACTIVITY. THIS IS TO INCLUDE ANY GRADING OR DRAINAGE INSTALLATION AND ANY REQUIRED PERMITS.
 11. ANY GRADING ON LOTS DURING CONSTRUCTION OR AT ANY TIME SHOULD BE COMPLETED SO AS NOT TO CREATE A DRAINAGE FLOW ISSUE WITH THE BALDWIN COUNTY RIGHT OF WAY.
 12. THE 40' SETBACK ALONG NORTH BOULEVARD IS 15 FEET FROM THE CENTERLINE OF RIGHT OF WAY A TIME OF RECORDING.
 13. BALDWIN COUNTY WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF SAID COMMON AREAS OR DRAINAGE EASEMENTS.

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY SEWER SERVICES
THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY SEWER SERVICES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS *30* DAY OF *October*, 2024.

[Signature]
(AUTHORIZED SIGNATURE)

CERTIFICATE OF APPROVAL BY THE RIVERA UTILITIES (ELECTRIC AND GAS)
THE UNDERSIGNED, AS AUTHORIZED BY THE RIVERA UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS *7TH* DAY OF *November*, 2024.

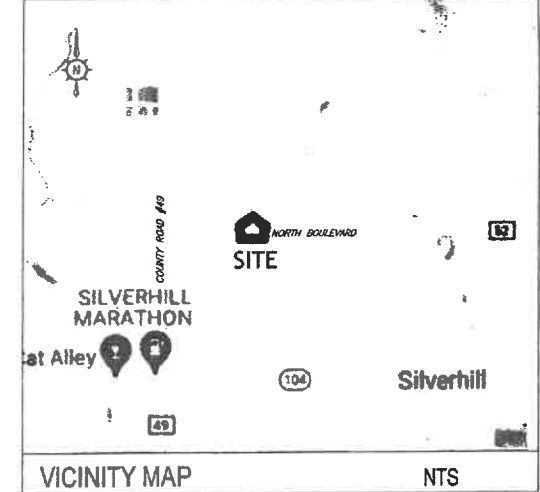
[Signature]
(AUTHORIZED SIGNATURE)

CERTIFICATE OF APPROVAL BY THE TOWN OF SILVERHILL (WATER)
THE UNDERSIGNED, AS AUTHORIZED BY THE SILVERHILL WATER SYSTEM HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS *10TH* DAY OF *October*, 2024.

[Signature]
(AUTHORIZED SIGNATURE)

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 SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS *15TH* DAY OF *November*, 2024.

[Signature]
(AUTHORIZED SIGNATURE)



LEGEND OF ABBREVIATIONS

C.M.	CONCRETE MONUMENT
O.T.	OPEN TOP PIPE
C.M.	CRAMP TOP
R/W	RIGHT OF WAY
N/F	NOTY OR FORMERLY
PL	PROPERTY LINE
OR BR	OFFICIAL RECORD BOOK
DB	DEED BOOK
PL	PLAT BOOK
PG	PAGE
N	NORTH
S	SOUTH
E	EAST
W	WEST
QHP	OVERHEAD POWER
MIN	MINIMUM BUILDING LINE
FOUND	FOUND
PRO	PARCEL IDENTIFICATION
ETAL	AND OTHERS

LEGEND

●	SET PROPERTY CORNER
○	1/2" REBAR WITH CAP
○	STAMPED PLS CAN 1067-LS
○	LIBRARY PLANS 220
○	FOUND IRON PIN
○	TYPE AND SIZE AS SHOWN
○	ELECTRIC BOX
○	POWER POLE AND GUY (TYPICAL)
○	UTILITY POLE
○	FIRE HYDRANT
○	FEET / MINUTES
○	INCHES / SECONDS
○	NOT TO SCALE
○	POINT OF COMMENCEMENT
○	POINT OF BEGINNING
○	AS MEASURED THIS SURVEY
○	RECORD INFORMATION, DEED OR OTHER
○	ASPHALT PAVING
○	RIGHT OF WAY LINE
○	CENTERLINE
○	APPROXIMATE ADJOINING PROPERTY LINES
○	BUILDING SET BACK LINE
○	MINIMUM BUILDING LINE
○	EASEMENT
○	PROPERTY LINE (THIS SURVEY)
○	OVERHEAD POWER LINE

2158296
BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/Comm. 11/21/2024 11:57 AM
TOTAL \$26.00 1 Pages
SLIDE 0002978-F