

CHEVAL FARM SUBDIVISION

NOTES

1. All bearings shown hereon are relative to GRID NORTH. GRID NORTH was 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 "26623".
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 the surveyor.
5. No instruments of record reflecting easements, right of ways, and/or ownership were furnished this surveyor, except as shown or noted.
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

CITY OF ROBERTSDALE	WATER
CITY OF ROBERTSDALE	ELECTRICITY
ONSITE	SEWER

SITE DATA:

ZONING: UNZONED
ZONING DISTRICT: 18
SETBACKS: (UNLESS SHOWN OTHERWISE)
FRONT: 30'
REAR: 30'
SIDE: 15'

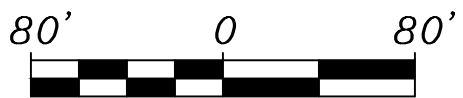
Parcel Numbers:
05-47-06-13-0-000-002.001

PPIN: 256589
SMALLEST LOT: 2.26 Acres
LARGEST LOT: 5.60 Acres
TOTAL # OF LOTS: 9
TOTAL AREA: 27.24 Acres
LINEAR FT. STREETS: 0



SCALE

1"=80'



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.

CONTOURS AS SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND WERE DERIVED FROM COUNTY LIDAR DATA.

Baldwin County shall not be responsible for maintenance of any common areas, drainage easements, or waterbodies

OWNERSHIP AND MAINTENANCE
RESPONSIBILITY OF BODIES OF WATER SHALL NOT BECOME THE RESPONSIBILITY OF BALDWIN COUNTY, AL

Any stormwater management on subject property shall not be filled.
Date of Latest Revision: 5/15/2024
unless comparable and equivalent stormwater management is provided as part of the development and approved by the County Engineer

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 _____ day of _____, 20____.

Planning Director

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 COUNTY ENGINEER OF BALDWIN COUNTY
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 the _____ day of _____, 20____.

County Engineer

CERTIFICATION OF THE BALDWIN COUNTY DEPARTMENT OF HEALTH
STATE OF ALABAMA
COUNTY OF BALDWIN

THE LOTS ON THIS PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE BALDWIN COUNTY HEALTH DEPARTMENT. NO REPRESENTATION IS MADE THAT ANY LOT ON THIS PLAT WILL ACCOMMODATE AN ONSITE SEWAGE SYSTEM. THE APPROPRIATENESS OF A LOT FOR WASTEWATER SEWAGE TREATMENT AND DISPOSAL SHALL BE DETERMINED WHEN AN APPLICATION IS SUBMITTED. IF PERMITTED, THE LOT APPROVAL MAY CONTAIN CERTAIN CONDITIONS WHICH RESTRICT THE USE OF THE LOT OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS, AND THESE ARE ON FILE WITH SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HERE ON.

DATED THIS THE _____ DAY OF _____, 20____.

COUNTY HEALTH OFFICER OR REPRESENTATIVE

CERTIFICATION OF BALDWIN COUNTY E-91 | ADDRESSING

I, THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY E-91 | 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-91 | ADDRESSING

CERTIFICATION OF APPROVAL BY THE ELECTRIC UTILITY

I, THE UNDERSIGNED, AS AUTHORIZED BY CITY OF ROBERTSDALE UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, AL

THIS THE _____ DAY OF _____, 20____.

POWER REPRESENTATIVE

CERTIFICATION OF APPROVAL BY THE WATER UTILITY

I, THE UNDERSIGNED, AS AUTHORIZED BY CITY OF ROBERTSDALE WATER SYSTEM, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, AL

THIS THE _____ DAY OF _____, 20____.

ROBERTSDALE WATER SYSTEM REPRESENTATIVE

CERTIFICATE OF OWNERSHIP AND DEDICATION
I, RENEE CHEVAL BEASLEY, _____ OF _____, AS PROPRIETOR, HAVE CAUSED THE LAND SHOWN AND DESCRIBED IN THE WITHIN PLAT TO BE SURVEYED, Laid OUT AND PLATTED TO BE KNOWN AS **CHEVAL FARM SUBDIVISION**, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT; AND THAT THE STREETS, DRIVES, ALLEYS AND EASEMENTS, AS SHOWN ON SAID PLAT, ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC OR AS OTHERWISE NOTED.

THIS _____ DAY OF _____, 20____.

AUTHORIZED REPRESENTATIVE

CERTIFICATION BY NOTARY PUBLIC
STATE OF ALABAMA
COUNTY OF BALDWIN
I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN IN THE STATE OF ALABAMA, HEREBY CERTIFIES THAT WHOSE NAME IS SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY, AS OWNER, AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY, GIVEN UNDER MY HAND AND NOTARIAL SEAL.

THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION
I, JOHN TIMOTHY BEASLEY, _____ OF _____, AS PROPRIETOR, HAVE CAUSED THE LAND SHOWN AND DESCRIBED IN THE WITHIN PLAT TO BE SURVEYED, Laid OUT AND PLATTED TO BE KNOWN AS **CHEVAL FARM SUBDIVISION**, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT; AND THAT THE STREETS, DRIVES, ALLEYS AND EASEMENTS, AS SHOWN ON SAID PLAT, ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC OR AS OTHERWISE NOTED.

THIS _____ DAY OF _____, 20____.

AUTHORIZED REPRESENTATIVE

CERTIFICATION BY NOTARY PUBLIC
STATE OF ALABAMA
COUNTY OF BALDWIN
I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN IN THE STATE OF ALABAMA, HEREBY CERTIFIES THAT WHOSE NAME IS SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY, AS OWNER, AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY, GIVEN UNDER MY HAND AND NOTARIAL SEAL.

THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

OWNER & DEVELOPER

DONE DEAL LLC
17423 CO RD 48
ROBERTSDALE, AL 36567

SURVEYOR

DAVID LOWERY SURVEYING LLC
55284 MARTIN LN.
STOCKTON, AL 36579
DAVID LOWERY, PLS
LIC. NO. 26623

CERTIFICATION OF FLOOD HAZARD ZONE

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP O-10030600M EFFECTIVE DATE 4/19/19, WHICH SHOWS THIS PROPERTY TO BE LOCATED IN ZONE "X" CLEAR.

DAVID LOWERY
ALABAMA REG. NO. 26623

PLAT OF A SUBDIVISION
PREPARED FOR

DONE DEAL LLC
BALDWIN COUNTY, AL

DAVID LOWERY
SURVEYING, L.L.C.

55284 MARTIN LN.
STOCKTON, AL 36579
251-937-2757 ph. 251-937-2756 fax
dlsurvey25@hotmail.com

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 CORNER POST
FENCE
CONCRETE MONUMENT

SURVEYORS 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 DONE DEAL LLC, owner, situated in Baldwin County, Alabama and described as follows:

DESCRIPTION OF SURVEY

Commencing at the N.W. CORNER OF THE N.E. 1/4 OF SEC. 13, T-6-S, R-3-E, BALDWIN COUNTY, AL; thence S.00°09'51"W., a distance of 1,332.00 feet to a Point; thence N.89°58'00"E., a distance of 30.00 feet to a SET 5/8" CAPPED REBAR ON THE EAST R.O.-W OF COUNTY ROAD #48, said point being the POINT OF BEGINNING; thence N.89°58'00"E., leaving said R.O.-W, a distance of 895.07 feet to a SET 5/8" CAPPED REBAR; thence S.00°10'59"W., a distance of 1,325.53 feet to a 1/2" CAPPED REBAR "COSBY"; thence S.89°55'45"W., a distance of 894.64 feet to a SET 5/8" CAPPED REBAR ON FOREMENTIONED R.O.-W; thence N.00°09'51"E., along said R.O.-W, a distance of 1,326.12 feet to the POINT OF BEGINNING. Said parcel containing 27.24 acres, more or less.

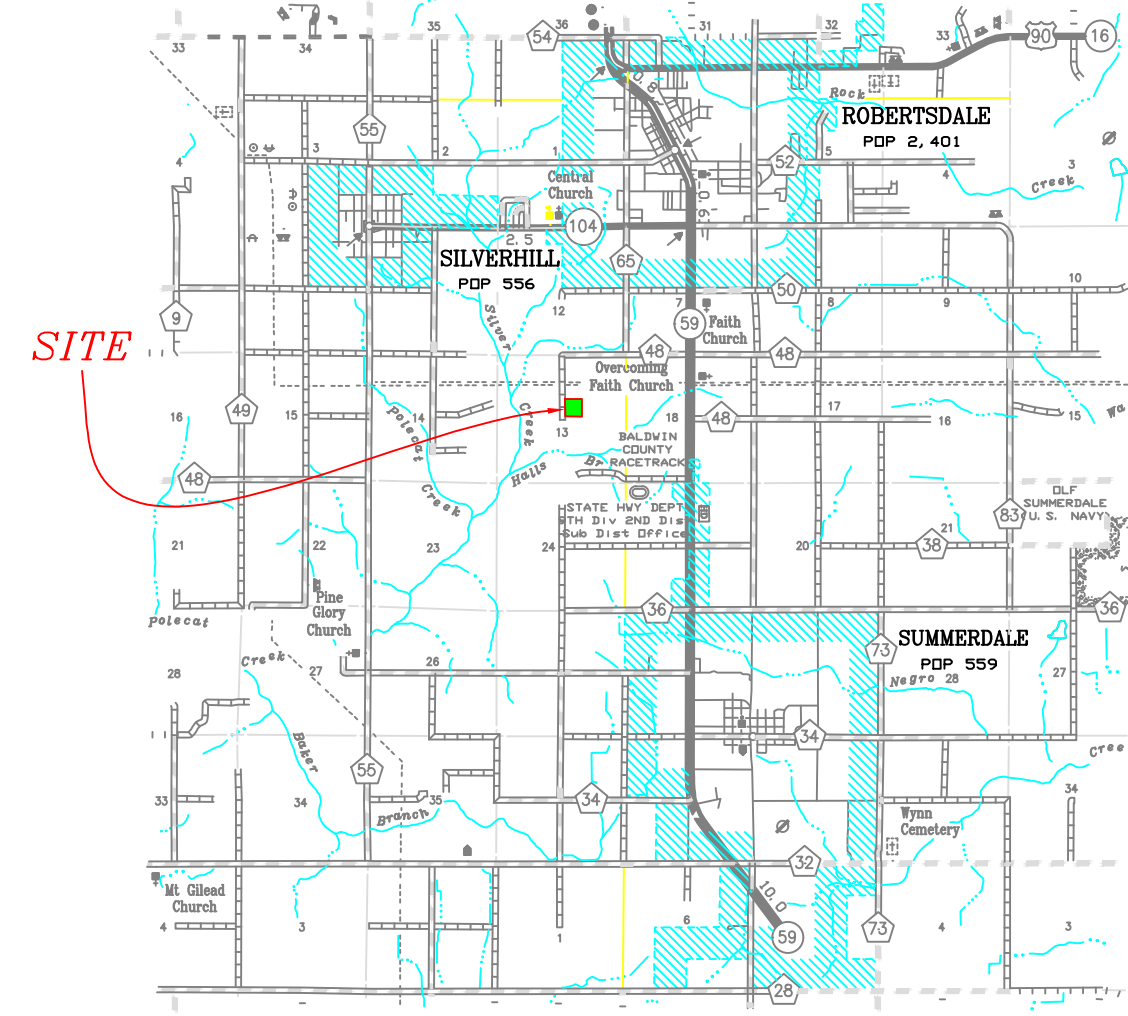
And that the plat or map contained hereon is a true and correct map showing the subdivision into which the property described is divided giving the length and bearings of the boundaries of each lot and easement and its number and showing the streets, alleys and public grounds and giving the bearings, 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 hereon 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 the _____ day of _____, 20____.

Surveyor

Alabama License # 26623

VICINITY MAP



DAVID LOWERY SURVEYING, L.L.C.