BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
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TOTAL $ 25.00
1 Pages

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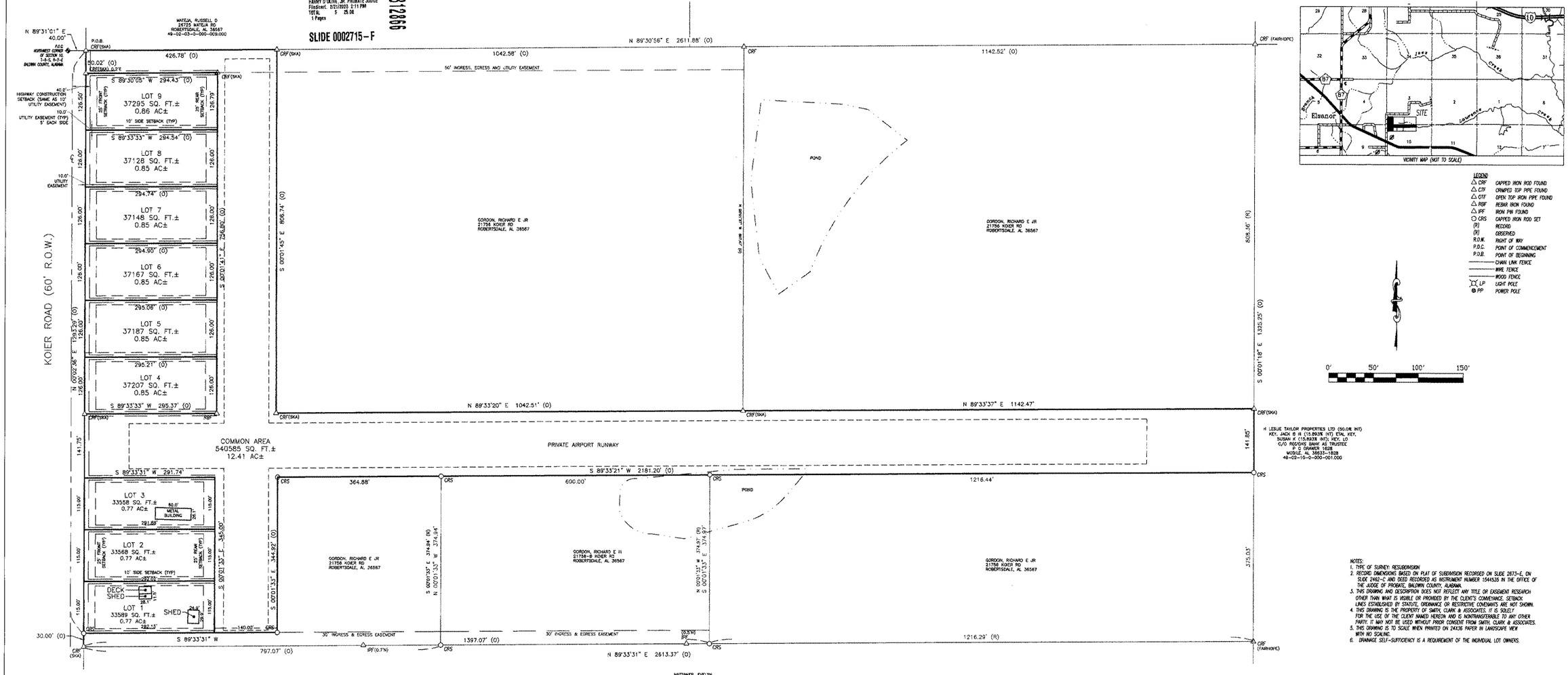
SLIDE 0002715-F



LEGEND

△ CRF	CAPPED IRON ROD FOUND
△ CTF	CRIMPED TOP PIPE FOUND
△ OTF	OPEN TOP IRON PIPE FOUND
△ RBF	REBAR IRON FOUND
△ IPF	IRON PIN FOUND
○ CRS	CAPPED IRON ROD SET
(R)	RECORD
(R)	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
LP	LIGHT POLE
PP	POWER POLE

NOTES:
1. TYPE OF SURVEY: RESUBDIVISION
2. RECORD DIMENSIONS BASED ON PLAT OF SUBDIVISION RECORDED ON SLIDE 2673-E, ON SLIDE 2462-C AND DEED RECORDED AS INSTRUMENT NUMBER 1544535 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 NONTRANSFERABLE 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. DRAINAGE SELF-SUFFICIENCY IS A REQUIREMENT OF THE INDIVIDUAL LOT OWNERS.

BALDWIN COUNTY
ALABAMA

LOT 1 OF FAMILY DIVISION OF LOT 1 GORDON ACRES RECORDED ON SLIDE 2673-E, AND LOT 2 OF GORDON ACRES AS SHOWN ON PLAT OF SURVEY RECORDED ON SLIDE 2462-C, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 5 EAST, BALDWIN COUNTY, ALABAMA; THENCE NORTH 89°31'01" EAST A DISTANCE OF 40 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST MARGIN OF KOIER ROAD MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 89°30'56" EAST A DISTANCE OF 426.78 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 00°01'45" EAST A DISTANCE OF 806.74 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 89°33'20" EAST A DISTANCE OF 1042.51 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 89°33'37" EAST A DISTANCE OF 1142.47 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 00°01'18" EAST A DISTANCE OF 141.85 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 89°33'21" WEST A DISTANCE OF 2181.20 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 00°01'33" EAST A DISTANCE OF 344.92 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 89°33'31" WEST A DISTANCE OF 432.15 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 00°02'36" EAST A DISTANCE OF 1293.29 FEET TO THE POINT OF BEGINNING, CONTAINING 864439 SQUARE FEET (19.84 ACRES), MORE OR LESS.

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.

1/22/2020

DANIEL O. CLARK
ALABAMA LICENSE # 27720

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 19 DAY OF February 2020

COUNTY ENGINEER

ACKNOWLEDGEMENT OF OWNER:

THIS IS TO CERTIFY THAT I (WE), THE UNDERSIGNED, AM (ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I (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 DSIGN AND TITLE HEREON INDICATED; AND DANNY ALL EASEMENTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND COVENTS NOTED BELOW OR ATTACHED IN A SEPERATE LEGAL DOCUMENT.

DATED THIS 31 DAY OF January 2020

Richard E. Gordon Jr
OWNER

Connie Gordon
OWNER

ACKNOWLEDGEMENT OF NOTARY PUBLIC:

STATE OF ALABAMA)
COUNTY OF BALDWIN)

Ashley Wood 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 ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE 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 31st DAY OF JANUARY 2020

Ashley Wood
NOTARY PUBLIC

ASHLEY WOOD
My Commission Expires
April 4, 2021

EAST CENTRAL BALDWIN COUNTY WATER:

THE UNDERSIGNED, AS AUTHORIZED BY EAST CENTRAL BALDWIN COUNTY WATER HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY,

ALABAMA, THIS THE 31st OF January 20 20

AUTHORIZED REPRESENTATIVE

BALDWIN EMC:

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN EMC HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY,

ALABAMA, THIS THE 23 OF January 20 20

AUTHORIZED REPRESENTATIVE

CENTURYLINK:

THE UNDERSIGNED, AS AUTHORIZED BY CENTURYLINK HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY,

ALABAMA, THIS THE 28th OF JANUARY 20 20

AUTHORIZED REPRESENTATIVE

SITE DATA TABLE:
CURRENT ZONING: UNZONED
NUMBER OF LOTS: 9
SMALLEST LOT: 0.77 ACRE
LARGEST LOT: 0.85 ACRES
TOTAL AREA: 19.84 ACRES

OWNER:
GORDON, RICHARD E JR
21756 KOIER RD
ROBERTSDALE, AL 36567

WATER SERVICE: EAST CENTRAL BALDWIN COUNTY WATER AUTHORITY
SEWER SERVICE: ONSITE SEWER TREATMENT
ELECTRIC SERVICE: BALDWIN EMC
TELEPHONE SERVICE: CENTURYLINK

THERE IS DEDICATED HEREWITH A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHT-OF-WAYS AND A 5 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON AREA LINES, UNLESS OTHERWISE NOTED.

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 ON 1-9-2020 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 6th OF February 2020

BALDWIN COUNTY PLANNING AND ZONING COMMISSION
BY:
ITS: Chairman

AUTHORIZED SIGNATURE

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 THE 31st OF January 20 20

Samantha Roberts
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 4th OF February 2020

PLANNING DIRECTOR

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY HEALTH DEPARTMENT

THE LOT(S) ON THIS PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE BALDWIN COUNTY HEALTH DEPARTMENT. THE APPROVALS MAY CONTAIN CERTAIN CONDITIONS PERTAINING TO THE ONSITE WASTEWATER TREATMENT SYSTEM(S) THAT COULD RESTRICT THE USE OF THE LOT(S) OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS. THESE CONDITIONS ARE ON FILE WITH THE SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET FORTH HEREON. SIGNED

THIS THE 31st OF January 20 20

AUTHORIZED SIGNATURE

KOIER AIR SUBDIVISION

GORDON, RICHARD E JR
21756 KOIER RD
ROBERTSDALE, AL 36567

SMITH CLARK & ASSOCIATES land surveyors

Physical Address: 11111 U.S. Hwy. 31 Suite E Spanish Fort, AL 36527
Mailing Address: P.O. Box 7882 Spanish Fort, AL 36527 (251) 626-0404

DRAWN:	CHECKED:	APPROVED:
PTS	DDC	DDC
DATE: 6/10/19	SCALE: 1"=100'	
DRAWING NUMBER: 181030	FB/PG: 84/57	

KOIER AIR SUBDIVISION
KOIER ROAD
ROBERTSDALE, ALABAMA