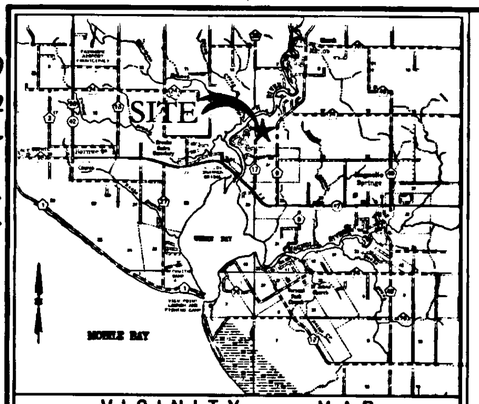
2201D

Osprey Landing



VICINITY MAP

GENERAL SURVEYORS NOTES:

1. SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS FIRM, SURVEYS BY OTHER FIRMS AND INFORMATION FURNISHED BY CLIENT. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT TIME OF SURVEY.

2. ALL BEARINGS ARE BASED ON THE SOUTH PROPERTY LINE AS BEING S-89°27'40"-E, AS PER DEED OF RECORD, AS RECORDED IN REAL PROPERTY BOOK 631, PAGE 39, IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

3. I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION MAP, COMMUNITY PANEL NO. 010030 0662 K, EFFECTIVE DATE JUNE 17, 2002, AND FOUND THAT THE DESCRIBED PROPERTY IS LOCATED IN FLOOD ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AND ZONE "AE", BASE FLOOD ELEVATION DETERMINED TO BE "10".

4. FIELD WORK FOR THIS SURVEY WAS PERFORMED ON MAY 28, 2003.

5. ANY FLOOD ZONES GIVEN OR SHOWN ON THE FACE OF THIS PLAT ARE SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAPS. (SCALED ONLY).

6. WETLANDS SHOWN HEREON WERE DELINEATED BY OTHERS.

DESCRIPTION PER SURVEY:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 66, FISH RIVER ACRES, AS RECORDED IN MAP BOOK 4, PAGE 144, IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY; THENCE RUN N-01°24'24"-E ALONG THE EAST LINE OF SAID FISH RIVER ACRES AND THE EXTENTION OF SAID EAST LINE, A DISTANCE OF 2308 FEET MORE OR LESS, TO A POINT ON THE SOUTH MARGIN OF FISH RIVER; THENCE RUN NORTHEASTERLY ALONG SAID SOUTH MARGIN OF FISH RIVER, A DISTANCE OF 331 FEET MORE OR LESS TO A POINT THAT IS N-60°36'58"-E, 325.28 FEET FROM THE LAST POINT OF CALL; THENCE RUN S-18°35'41"-E, LEAVING SAID SOUTH MARGIN OF FISH RIVER, A DISTANCE OF 2636.23 FEET TO A POINT; THENCE RUN N-89°27'58"-W, A DISTANCE OF 1156.26 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF FISH RIVER ROAD; THENCE RUN N-01°24'24"-E, ALONG SAID EAST RIGHT-OF-WAY LINE OF FISH RIVER ROAD, A DISTANCE OF 20.05 FEET TO THE POINT OF INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF FISH RIVER ROAD AND THE NORTH RIGHT-OF-WAY LINE OF ISLAND ROAD; THENCE RUN N-88°16'36"-W, ALONG SAID NORTH RIGHT-OF-WAY LINE OF ISLAND ROAD, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; CONTAINING 41.29 ACRES MORE OR LESS, AND LYING IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.

DESCRIPTION FOR EASEMENT:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 66, FISH RIVER ACRES, AS RECORDED IN MAP BOOK 4, PAGE 144, IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN S-88°16'36"-E, ALONG THE NORTH RIGHT-OF-WAY LINE OF ISLAND ROAD, A DISTANCE OF 25.00 FEET TO THE POINT OF INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF ISLAND ROAD AND THE EAST RIGHT-OF-WAY LINE OF FISH RIVER ROAD; THENCE RUN S-01°24'24"-W, ALONG SAID EAST RIGHT-OF-WAY LINE OF FISH RIVER ROAD, A DISTANCE OF 20.05 FEET TO THE POINT OF BEGINNING; THENCE RUN S-89°27'58"-E, LEAVING SAID EAST RIGHT-OF-WAY LINE OF FISH RIVER ROAD, A DISTANCE OF 35.00 FEET TO A POINT; THENCE RUN S-01°24'24"-W, A DISTANCE OF 75.00 FEET TO A POINT; THENCE RUN N-89°27'58"-W, A DISTANCE OF 35.00 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF FISH RIVER ROAD; THENCE RUN N-01°24'24"-E, ALONG SAID EAST RIGHT-OF-WAY LINE OF FISH RIVER ROAD, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.

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

JOHNNY E. HOLLEY, P.L.S.
AL. LIC. NO. 23660

January 3, 2005
DATE

CURVE DATA

NUMBER	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH
C1	100.00	51°33'23"	S-27°00'50"-W	86.98	89.98
C2	100.00	51°27'11"	S-26°57'44"-W	86.82	89.80
C3	120.00	90°00'00"	N-46°14'08"-E	169.71	188.50
C4	120.00	69°59'36"	N-53°48'03"-W	137.85	146.59
C5	200.00	119°35'15"	S-08°56'36"-E	68.04	68.37
C6	40.00	42°32'13"	S-22°05'08"-W	29.02	29.70
C7	55.00	283°04'26"	N-89°10'58"-W	81.00	254.45
C8	40.00	42°32'13"	N-20°27'05"-W	29.02	29.70
C9	100.00	35°29'27"	N-18°56'52"-E	60.96	61.94

LEGEND

- OPEN TOP IRON FOUND
- CRIMP TOP IRON FOUND
- CAPPED REBAR FOUND
- REBAR FOUND
- NAIL FOUND
- CAPPED REBAR SET
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- POWER POLE
- AIR CONDITIONING UNIT
- TELEPHONE PEDESTAL
- WATER METER
- RIGHT-OF-WAY
- PROPERTY LINE
- FLOOD ZONE LINE
- WETLANDS

SITE DATA

TOTAL SITE = 41.29± ACRES
TOTAL LOTS = 21
SMALLEST LOT SIZE = 0.71± ACRE
LARGEST LOT SIZE = 1.62± ACRE
LINEAR FEET IN STREETS = 1926±

41.29± TOTAL ACRES

PANDION DRIVE (60' R.O.W.)

Common Area 733,948 sq. ft.± 16.85 Acres± (SEE NOTE 7)

Common Area & Drainage Easement (SEE NOTE 7) 205.00'

FISH RIVER

RIVERSIDE DRIVE (60' R.O.W.)

Fish River Acres Map Book 5, Page 30

Fish River Acres Map Book 4, Page 144

FISH RIVER ROAD (50' R.O.W.) (BOOK 294, PAGE 389)

ISLAND ROAD (40' R.O.W. (REC.))

POINT OF BEGINNING: SOUTHEAST CORNER OF LOT 66, FISH RIVER ACRES, AS RECORDED IN MAP BOOK 4, PAGE 144, IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA

EASEMENT RECORDED ON INSTRUMENT NO. 890551, IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA

GRAPHIC SCALE (IN FEET) 1 inch = 100 ft.

OWNER
BILLINGSLEY-MERRITT, L.L.C.
952 S. CONCEPTION STREET
MOBILE, ALABAMA 36603

ENGINEER
DOUGLAS ANDREW BAILEY, P.E.
ALA. LIC. NO. 21541

SURVEYOR
JOHNNY E. HOLLEY, P.L.S.
ALA. LIC. NO. 23660

ZONING
UNZONED

GENERAL NOTES:

1. ALL LOTS SHALL HAVE A 35 FOOT FRONT & REAR MINIMUM BUILDING SETBACK LINE, A 10 FOOT MINIMUM BUILDING SETBACK LINE FROM SIDE LOT LINES & A 20 FOOT MINIMUM BUILDING SETBACK LINE FROM SIDE LOT LINES ABUTTING A STREET.

2. REAR MINIMUM BUILDING SETBACK LINES FOR LOTS 16 & 17 SHALL BE 30 FEET OR 5 FEET FROM DELINEATED WETLANDS LINE AS SHOWN HEREON, WHICHEVER IS GREATEST.

3. WATER SHALL BE PROVIDED BY FAIRHOPE PUBLIC UTILITIES.

4. ELECTRICITY SHALL BE PROVIDED BY BALDWIN COUNTY EMC.

5. SEWER SHALL BE PROVIDED BY BALDWIN COUNTY SEWER SERVICE.

6. TELEPHONE WILL BE PROVIDED BY GULF TELEPHONE COMPANY.

7. MAINTENANCE OF ALL COMMON AND DETENTION AREAS ARE NOT THE RESPONSIBILITY OF BALDWIN COUNTY.

DEDICATION

STATE OF ALABAMA
COUNTY OF BALDWIN

WE, BILLINGSLEY-MERRITT, LLC, 952 S. CONCEPTION STREET, MOBILE, ALABAMA, 36603, AS PROPRIETORS, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS OSPREY LANDING, A PART OF SECTION 18, TOWNSHIP 7 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.

SIGNED AND SEALED IN THE PRESENCE OF:

WITNESS — RANDALL J. BILLINGSLEY, MEMBER

WITNESS — RICHARD T. MERRITT, MEMBER

ACKNOWLEDGMENT

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Angela K. Cooper, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT RANDALL J. BILLINGSLEY AND RICHARD T. MERRITT, WHOSE NAMES AS MEMBERS OF THE BILLINGSLEY-MERRITT, LLC ARE SIGNED TO THE FOREGOING INSTRUMENT, AND WHO ARE 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 THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL.

THIS THE 10th DAY OF January 2005

NOTARY PUBLIC

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 2, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

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 21st DAY OF December 2005

AUTHORIZED SIGNATURE JS

LICENSED ENGINEER'S CERTIFICATION OF IMPROVEMENTS

I, DOUGLAS A. BAILEY, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA WITH A LICENSE NUMBER OF 21541, HEREBY CERTIFY THAT I HAVE DESIGNED THE WITHIN IMPROVEMENTS IN CONFORMITY WITH APPLICABLE CODES AND LAWS AND WITH THE PRINCIPLES OF GOOD ENGINEERING PRACTICE INCLUDING THE DRAINAGE DESIGN REQUIREMENTS OF THE BALDWIN COUNTY SUBDIVISION REGULATIONS.

DOUGLAS A. BAILEY, P.E.
HUTCHINSON, MOORE AND RAUCH, LLC

1/4/05
DATE

CERTIFICATE OF APPROVAL BY THE COASTAL AREA PROGRAM

THE UNDERSIGNED, AS DIRECTOR OF THE BALDWIN COUNTY COASTAL AREA PROGRAM, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS 11th DAY OF JAN 2005

Mike Howell
COASTAL PROGRAM DIRECTOR

CERTIFICATE OF APPROVAL BY THE COUNTY PLANNING COMMISSION

THE WITHIN PLAT OF OSPREY LANDING, BALDWIN COUNTY, ALABAMA, IS HEREBY APPROVED BY THE BALDWIN COUNTY PLANNING COMMISSION.

THIS 18 DAY OF FEBRUARY 2005

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY SEWER SERVICES

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

THIS 5 DAY OF JAN 2005

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY FAIRHOPE PUBLIC UTILITIES

THE UNDERSIGNED, AS AUTHORIZED BY FAIRHOPE PUBLIC UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS 13 DAY OF January 2005

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY EMC

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

THIS 10th DAY OF JAN 2005

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY GULF TELEPHONE

THE UNDERSIGNED, AS AUTHORIZED BY THE GULF TELEPHONE HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS 5th DAY OF January 2005

AUTHORIZED SIGNATURE

State of Alabama, Baldwin County
I certify this instrument was filed and taxes collected on:
2005 February -02 Ex#598
Instrument Number 071714 Pages 1
Recording Mortgage 5.00
Deed 0.00 Mis Tax
Index 3.00 M
Archive
Martin T. Johns, Judge of Probate

2201-D

ADJACENT PROPERTY OWNERS:

1. 05-04-18-0-001-034.000
Sharon N. West
14021 County Road 9
Foley, Alabama 36535

2. 05-04-19-0-000-002.000
Bank as Trustee
C/O H.B. Cleveland
P.O. Drawer 419
Magnolia Springs, Alabama 36555

3. 05-06-24-0-000-001.001
Thomas E. Reid
619 Clover Court
Burlington, North Carolina 27217

4. 05-06-13-0-000-098.000
Charles E. Harrison, III etal
14020 Riverside Drive
Foley, Alabama 36535

5. 05-06-13-0-000-098.002
James E. Dwyer
14040 Riverside Drive
Foley, Alabama 36535

6. 05-06-13-0-000-098.001
Amy L. Kuplik
14060 Riverside Drive
Foley, Alabama 36535

7. 05-06-13-0-000-097.000
Frank Andrade, Jr.
8036 Rock Point Road
Mobile, Alabama 36608

8. 05-06-13-0-000-096.000
Dan R. Baird etux Carol A.
14100 Jackson Lane
Foley, Alabama 36535

9. 05-06-13-0-000-095.000
Frank L. McPhillips
61 Kingsway
Mobile, Alabama 36608

10. 05-06-13-0-000-094.000
Gerard Pakoun
3054 Michele Drive
Mobile, Alabama 36605

11. 05-06-13-0-000-083.001 & 05-06-13-0-000-093.002
Howard E. & Margaret J. Mills
P.O. Box 385
Magnolia Springs, Alabama 36555

12. 05-06-13-0-000-093.000
Frank L. McPhillips
61 Kingsway
Mobile, Alabama 36608

13. 05-06-13-0-000-092.000
Alabama Developers, Inc.
C/O Frank L. McPhillips, MD
8701 Airport Boulevard
Suite B-143
Mobile, Alabama 36608

14. 05-06-13-0-000-080.001
Robert T. Jacobs etal
7277 Avalon Drive
Douglasville, Georgia 30135

15. 05-06-13-0-000-077.001
Juanita E. Richie
P.O. Box733
Magnolia Springs, Alabama 36555

16. 05-06-13-0-000-076.000
David B. & Edna K. Satterwhite
P.O. Box 18448
Pensacola, Florida 32523

NO.	REVISION	DATE	BY

HMR

HUTCHINSON, MOORE & RAUCH
1290 MAIN STREET, SUITE D
DAPHNE, ALABAMA
36526

ENGINEERS ◆ SURVEYORS
LAND PLANNERS

TEL (251) 626-2626
FAX (251) 626-6934
daphne@hmrengineers.com

ALABAMA LICENSED PROFESSIONAL ENGINEER No. 21541 DOUGLAS A. BAILEY

1388-FNLPLT
01127-1388-30.07

FINAL PLAT
Osprey Landing
BILLINGSLEY & MERRITT, LLC

SCALE	DATE	DRAWN BY	CHECKED BY	SHEET
1" = 100'	OCTOBER 2004	MCW/LRW/JMW		1 OF 1