

Preliminary/Final Plat
Knoepflein Subdivision

Consent Review approval
Case#SC25-00007

unaddressed land
Robertsdale AL, 36567
Parcel#05-49-05-22-0-000-001.002
PIN 631295
Owner:
Nicholas Steven & Kayla Kichler
Knoepflein
12625 Co.Rd. 95
Elberta, AL 36530

Site Data:
Zoning - unzoned (Baldwin County)
Planning District - 13
Number of lots - 4
Site Area - 19.06 ac.
Smallest Lot - 4.765 ac. (207560.127 sq.ft.)
Largest Lot - 4.765 ac. (207563.400 sq.ft.)
Minimum Lot Area required - 40,000 sq.ft.
Minimum Lot Width @ front bsl - 120'
Density - 1 lot/4.765 ac.
Building Setbacks
Lots 3&4
Front - 37'
Rear - 30'
Side - 10'

Lot#1
Front - 37'
Rear - 30'
Wetlands buffer- 50' Natural Buffer
Side - 10'
Side Greek Cemetery Rd - 30'

Lot#2
Front - 37'
Rear - 30'
Side - 10'

Drainage/Utility Easements
External Rear and Side Boundary Lot Lines: 15 feet
Interior Rear and Side Lot Lines: 10 Feet
There is a 50' Wetland Natural Buffer associated with any Potential Wetlands as depicted on Baldwin County Parcel Viewer. Any future subdivision or development of lots shall comply with the wetland requirements 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."

Flood Statement:
Property not is located within a Special Flood Hazard Area as shown on FEMA maps for Baldwin County (Unincorporated Areas), AL Community#015000, Map#01003C0720M, effective date 4/19/2019

Surveyor's Notes:
- This survey was performed without an up to date Title Commitment, Title Search or abstract provided by client. There may be both recorded and unrecorded documentation which may have a direct effect upon the findings.
- No attempt was made to discover any buried utilities. Utilities shown are based upon visible evidence
- No Wetlands delineation has been performed and none provided. A portion of the property is shown as "Potential Wetlands" by the Baldwin County Parcel Viewer.
- Road designations determined from ALDOT Highway Functional Classification mapping.
- Previous Exemption Verification provided by Baldwin County for 4.2(c) "One time split" case#PF25-000042, 2/18/2025
- All field work completed 11/21/2025
- On site well and sanitary sewer systems
- The Highway Construction Setback along Greek Cemetery Road is 40' from center line of right of way at the time of recording
- Ownership and responsibility of water bodies shall not be the responsibility of Baldwin County
- All drainage and utility easements shown are to be dedicated to the public
- See Easement Survey by Lat32, Inc. proj#19163, 8/17/2020 for Power South Energy Cooperative as recorded in Instrument#1907216, 4/20/2021

Surveyor's Certificate (Baldwin County)

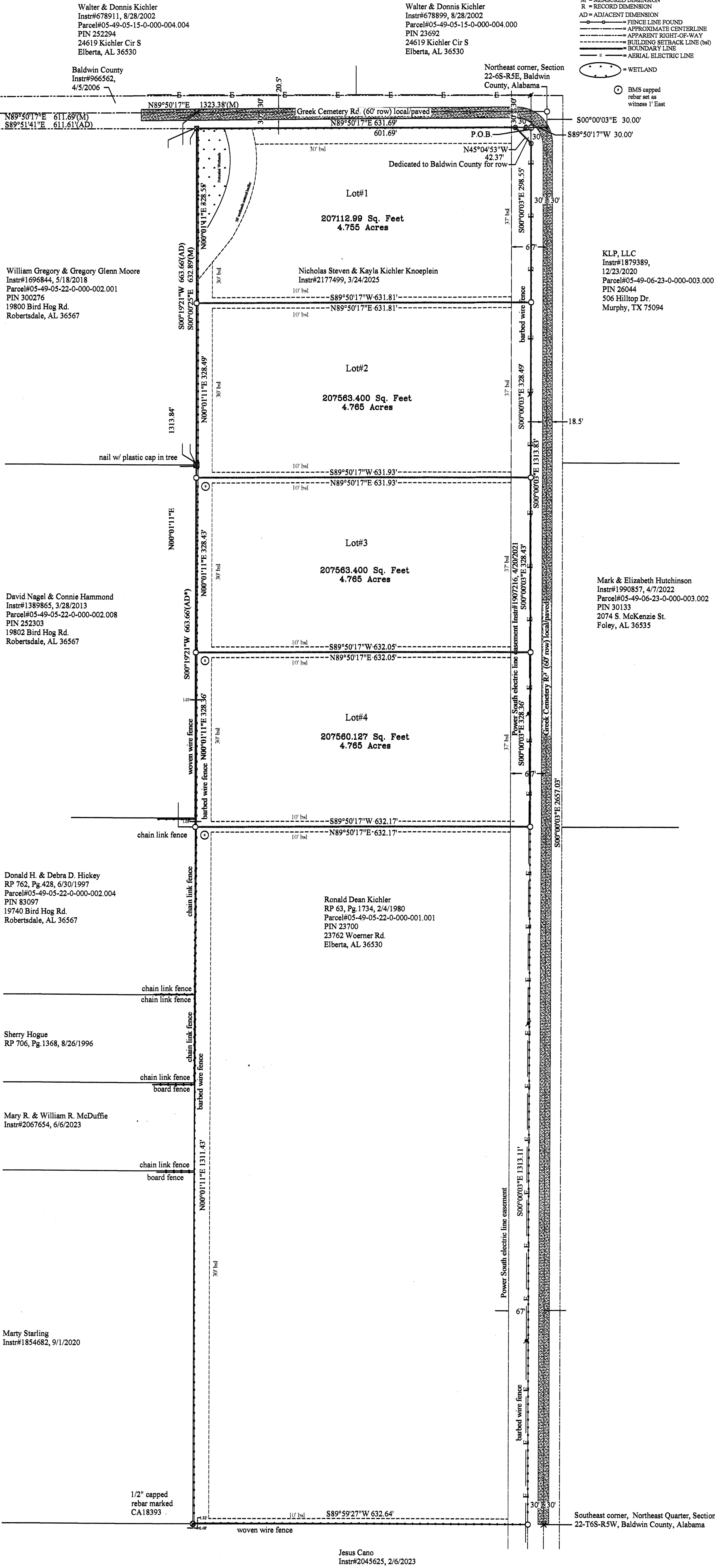
I, Reese Harpel, a licensed Surveyor of County, Alabama, hereby certify that I have surveyed the property of Nicholas Steven & Kayla Kichler Knoepflein, situated in Baldwin County, Alabama, and described as follows: Part of the East Half of the Northeast Quarter of Section Twenty-Two (22), Township Six (6) South, Range Five (5) East, Baldwin County, Alabama, more particularly described as follows: Beginning at a 1/4" x 18" capped rebar marked BMS 40196S, (hereinafter referred to as a BMS rebar) on the South right of way of Greek Cemetery Road, 30.00 feet South 00 Degrees 00 Minutes 03 Seconds East and 30.00 feet South 89 Degrees 50 Minutes 17 Seconds West of a 1/4" rebar marking the Northeast corner of said Section Twenty-Two (22); THENCE South 00 Degrees 00 Minutes 03 Seconds East along the West right of way of Greek Cemetery Road, 1313.83 feet to a BMS rebar; THENCE leaving said West right of way and running South 89 Degrees 50 Minutes 17 Seconds West 632.17 feet to a point on the West line of said East Half and being witnessed by a BMS rebar 1.22 feet North 89 Degrees 50 Minutes 17 Seconds East; THENCE North 00 Degrees 01 Minutes 11 Seconds East along said West line, 1313.84 feet to a BMS rebar on the South right of way of Greek Cemetery Road; THENCE North 89 Degrees 50 Minutes 17 Seconds East along said South right of way, 631.69 feet to the place of beginning, containing 19.06 acres, more or less.

Subject to an electric line easement for Power South Energy Cooperative as recorded in Instrument#1907216, dated 4/20/2021 in the records of the Office of the Judge of Probate, of said County and State.

Also, together with and subject to all other rights of way, covenants, easements and restrictions of record. 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 (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 23rd day of December, 2025

Surveyor
Alabama license # 40196S



Donald H. & Debra D. Hickey
RP 762, Pg. 428, 6/30/1997
Parcel#05-49-05-22-0-000-002.004
PIN 83097
19740 Bird Hog Rd.
Robertsdale, AL 36567

Sherry Hogue
RP 706, Pg. 1368, 8/26/1996

Mary R. & William R. McDuffie
Instr#2067654, 6/6/2023

Marty Stirling
Instr#1854682, 9/1/2020

Ronald Dean Kichler
RP 63, Pg. 1734, 2/4/1980
Parcel#05-49-05-22-0-000-001.001
PIN 23700
23762 Woerner Rd.
Elberta, AL 36530

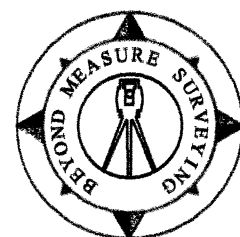
Jesus Cano
Instr#2045625, 2/6/2023

Additions or deletions to survey drawings by any other person(s) than the signing party or parties is prohibited without written consent of the signing party or parties.

The Basis of Bearings for this survey is Alabama State Plane Grid (West Zone) determined by GNSS observations
The centerlines and fence lines as depicted on this plat are shown graphically as straight lines between measured points. These lines may actually meander between these end points.

REVISION	DATE	PROJECT NO.: 2265nrb
1st review revisions	12/23/25	DATED: 12/11/2025
2nd review revisions	1/9/26	SCALE 1" = 100'
		DRAWN BY: JRH
		CHECKED BY: JRH

Knoepflein Subdivision
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BEYOND MEASURE SURVEYING
1808 Burtonwood Dr.
Foley, AL, 36865
(251)-762-7017
WWW.BEYONDMEASURESURVEYING.COM

GNSS systems Relative Positional Precision (RPP)
Suburban:
2 cm (0.07 feet) plus 100 parts per million (ppm)

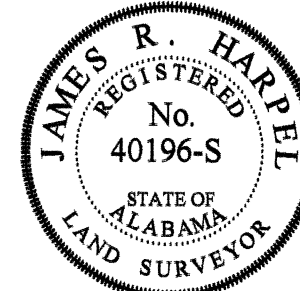
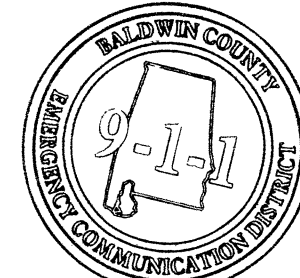
2240086
BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/Recd. 03/08/2026 04:13 PM
TOTAL \$40.00 2 Pages
SLIDE 3051A

This drawing shall be plotted on an 24" x 36" page size at scale indicated

SURVEYOR'S CERTIFICATE (State of Alabama)
I, hereby certify that all parts of this survey and drawing have been completed in accordance current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief

Reese Harpel

Surveyor's Signature
Alabama License Number AL PLS#40196-S
12/23/2025
Date



Page 1 of 2 (all pages must be included for complete document)

Certifications and Acknowledgements

Deed Restrictions

Lot 1, 3, 4

- Single family residences of new and standard construction shall be the only permitted form of residence. Any pre-built homes of conventional construction shall not be moved onto any tract from a former location. No Pre-manufactured or mobile homes shall be setup on any tract. Any pre-manufactured storage building must be designed for residential use.
- The entire exterior, visible portions of all new construction shall be completed within one year following the commencement of construction.
- Only one single family residence of any type shall be located on any tract as subdivided.
- No further subdivision of the parcel is allowed.
- No junk, unused vehicles or personal debris of any kind shall be kept on any tract except inside an enclosed building. The provisions in this paragraph shall not apply to operable, currently licensed vehicles.
- No garbage, refuse, rubbish or similar material shall be deposited or kept on any tract except in a suitable container and all such containers must be emptied on a regular basis by the owner or by commercial garbage pickup service.
- Any recreational vehicle shall not be occupied on the property except in the event of a natural disaster at which time the recreational vehicle can be owner occupied for no more than thirty continuous days.

Lot 2

- Single family residences of new and standard construction shall be the only permitted form of residence. Any pre-built homes of conventional construction shall not be moved onto any tract from a former location. No Pre-manufactured or mobile homes shall be setup on any tract. Any pre-manufactured storage building must be designed for residential use.
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- Any recreational vehicle shall not be occupied on the property except in the event of a natural disaster at which time the recreational vehicle can be owner occupied for no more than thirty continuous days.

OWNER'S DEDICATION

Kyle K. Knoepflein

I, Kyle K. Knoepflein, as proprietor(s), have caused the land embraced within

plat to be surveyed, laid out and platted to be known as Knoepflein Subdivision, a part of Section 22, Township 6 South, Range 5 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.

Kyle K. Knoepflein
Property Owner

Signed and sealed in the presence of:

James R. Harpel
Witness

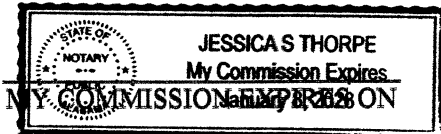
CERTIFICATION BY NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Jessica S. Thorpe, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE HEREBY CERTIFY THAT Kyle K. Knoepflein, WHOSE NAME 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, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 16th DAY OF February, 2026.

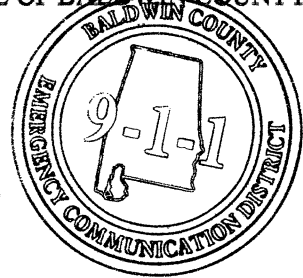
Jessica S. Thorpe
NOTARY PUBLIC



CERTIFICATE OF APPROVAL BY THE E-911 ADDRESSING SYSTEM:
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 DAY OF February, 2026.

Robert J. Johnson
AUTHORIZED SIGNATURE



CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY EMC (ELECTRIC)
THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY EMC HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA

THIS 23rd DAY OF February, 2026.

Chris S. Smith
AUTHORIZED SIGNATURE

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. No representation is made that any lot on this plat will accommodate an Onsite Sewage System (OSS). 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 the said health department and are made a part of this plat as if set out here on.

Signed this 26th day of February, 2026

Robert J. Johnson
Authorized Signature

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION

The undersigned, as Chairman of the Baldwin County Planning and Zoning Commission, hereby certifies that, at its meeting of Feb. 5th, 2026, 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 4th day of March, 2026.

Baldwin County Planning and Zoning Commission
By: Steven L. Humphrey

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 THE 5TH DAY OF MARCH, 2026.

Paul J. Johnson
COUNTY ENGINEER

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING DIRECTOR

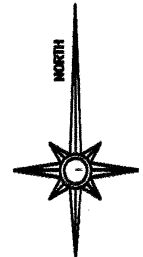
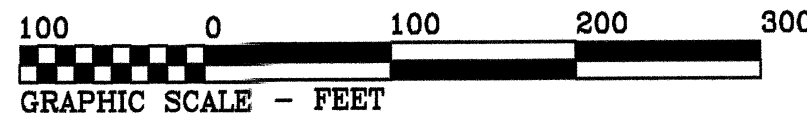
The undersigned, as Director of the Baldwin County Planning and Zoning Department, hereby approves the within plat for recording of same in the Probate Office of Baldwin County, Alabama

this 5th day of March, 2026.

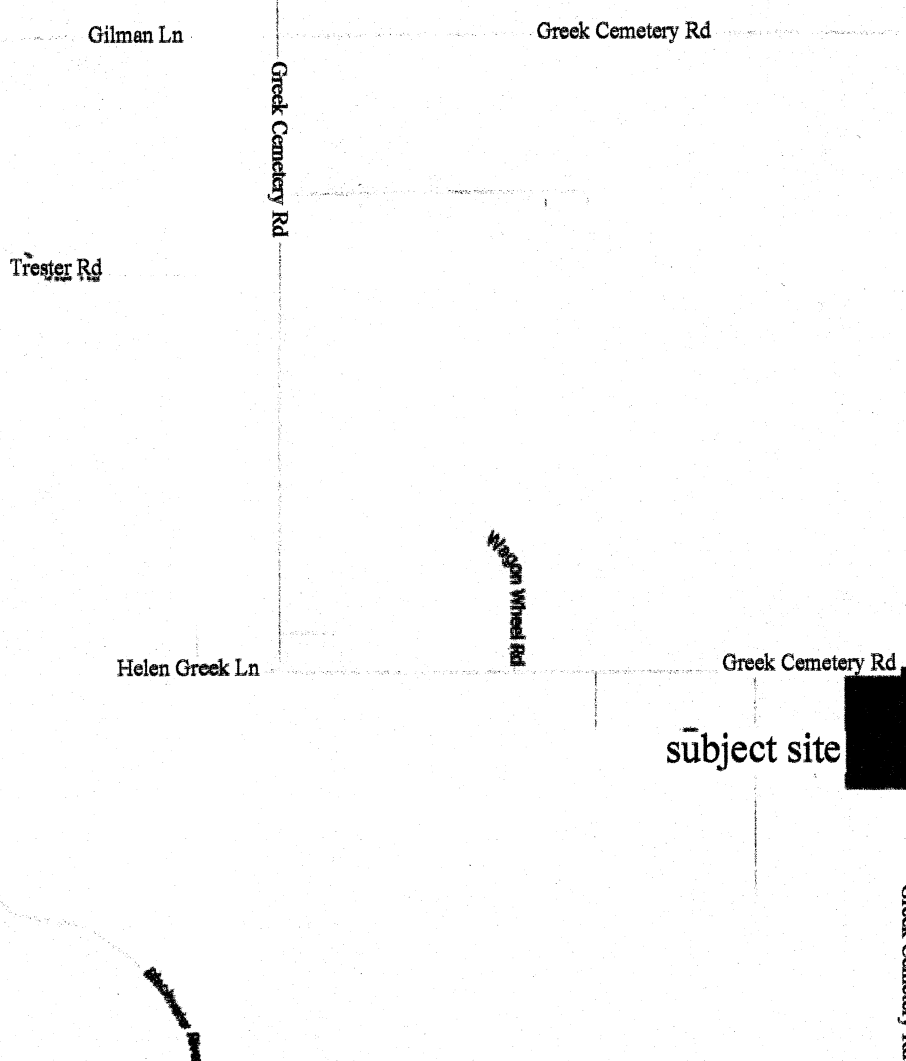
Paul J. Johnson
Planning Director

BALDWIN EMC DRAINAGE/UTILITY EASEMENTS

There is a dedicated herewith a 10 foot utility easement on all lot lines and common areas adjacent to the right-of-ways and a 10 foot utility easement on each side of lot and common area lines, unless otherwise noted. There is a 20 foot utility easement that is 10 foot on each side of the center line of existing overhead power upon and across all lots, unless otherwise noted.



Vicinity Map
(not to scale)



SURVEYOR'S CERTIFICATE (State of Alabama)
I, hereby certify that all parts of this survey and drawing have been completed in accordance current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief

James R. Harpel
Reese Harpel

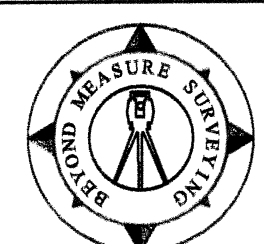
Surveyor's Signature
Alabama License Number AL PLS#40196-S

Date



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