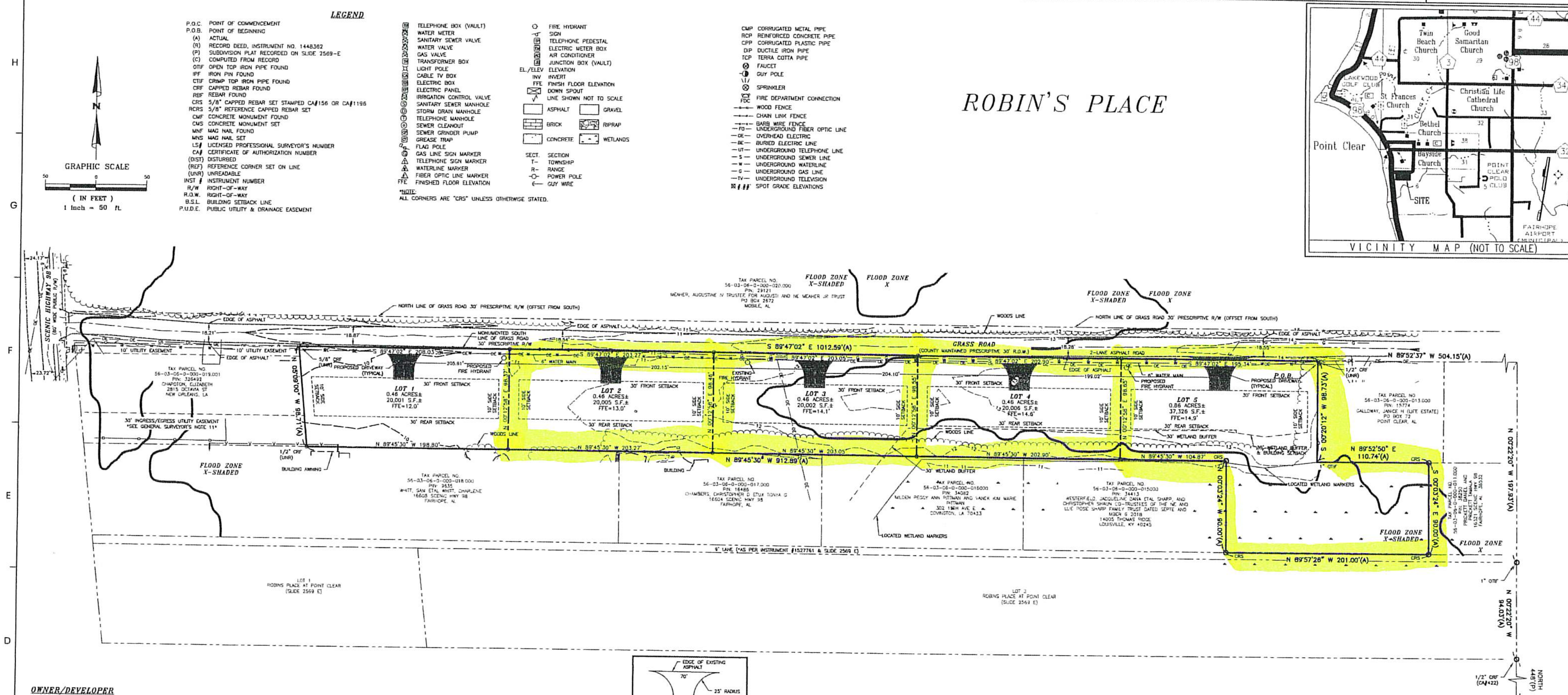

OWNER/DEVELOPER
ANDREW ROBINS
EQUITY TRUST COMPANY CUSTODIAN FBO
ANDREW AND W L ROBINS IRA
16596 SCENIC HWY 98
FAIRHOPE, AL

SURVEYOR
STUART L. SMITH
AL. LICENSE NO. 27403

SITE DATA
TAX PARCEL NO.
56-03-06-0-000-019.000
56-03-06-0-000-014.000

TOTAL SITE AREA = 2.69 ACRES±
TOTAL NUMBER OF LOTS = 5
SMALLEST LOT = 0.46 ACRES± (20,001 S.F.±)
LARGEST LOT = 0.86 ACRES± 37,326 S.F.±)

ZONING
BALDWIN COUNTY DISTRICT 26
RSF-2, SINGLE FAMILY DISTRICT

ZONING REQUIREMENTS
- 30' FRONT SETBACK
- 30' REAR SETBACK
- 10' SIDE SETBACK
- 80' MINIMUM LOT WIDTH AT BUILDING LINE
- 35' MAXIMUM HEIGHT REQUIREMENT
- MINIMUM LOT AREA IS 15,000 S.F.
- 30' WETLAND BUFFER

NOTE:
- AS PER THE HIGHWAY CONSTRUCTION SETBACK (HCS) ENABLING LEGISLATION FOR BALDWIN COUNTY, AL, ACT NO. 94-572, THE MINIMUM SETBACK REQUIREMENT MEASURED FROM THE CENTERLINE OF THE RIGHT-OF-WAY IS 40' ALONG GRASS ROAD, A LOCAL STREET. THE REQUIRED ZONING 30' FRONT SETBACK IS MORE STRICT THAN THE HCS.
- PROPOSED FINISHED FLOOR ELEVATIONS (FFE) ARE SHOWN TO BE 1' HIGHER THAN THE HIGHEST GRADE ELEVATION WITHIN THE BUILDABLE AREA OF THE LOT.
- ALL DRIVEWAY SPACING MUST MEET THE BALDWIN COUNTY ALABAMA HIGHWAY DEPARTMENT'S REQUIREMENTS ACCESS MANAGEMENT PLAN.
- FAIRHOPE UTILITIES HAS AN EXISTING FIRE HYDRANT LOCATED AT THE CENTER OF THE SITE. THERE IS A 6" WATER MAIN RUNNING ALONG THE SOUTH R/W OF GRASS ROAD.
- WATER SERVICE TAPS FOR EACH LOT WILL BE CONSTRUCTED DURING THE BUILDING PERMIT PROCESS AND SHALL MEET CITY OF FAIRHOPE WATER UTILITIES REQUIREMENTS.

All proposed driveways must meet the requirements of the Baldwin County Access Management Policy.

DEDICATED DRAINAGE & UTILITY EASEMENTS
- BALDWIN COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF COMMON AREA OR ANY EASEMENTS AS PER THE APPROVED DIVISION.
- BALDWIN COUNTY REQUIRES A 10' DRAINAGE/UTILITY EASEMENT ALONG INTERIOR REAR AND SIDE LOT LINES, AND A 10' DRAINAGE/UTILITY EASEMENT ALONG ALL ROAD SIDE LOT LINES
- BALDWIN COUNTY REQUIRES A 15' UTILITY/DRAINAGE EASEMENT ALONG THE SUBDIVISION PERIMETER SIDE AND REAR BOUNDARY LOT LINES.
- UNDERGROUND UTILITIES – RIVIERA UTILITIES REQUIRES A 10' UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE R.O.W., AND 5' UTILITY EASEMENT ON EACH SIDE OF INTERIOR LOTS AND COMMON AREA LINES.
- OVERHEAD UTILITIES – RIVIERA UTILITIES REQUIRES A 15' UTILITY EASEMENT ON ALL FRONT AND REAR LOT LINES AND COMMON AREAS, AND 10' UTILITY EASEMENT ON EACH SIDE OF INTERIOR LOTS AND COMMON AREA LINES.

UTILITIES
POWER – RIVIERA UTILITIES
SEWER – ONSITE SEPTIC TANKS
WATER – FAIRHOPE UTILITIES
GAS – FAIRHOPE UTILITIES

2267144
BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 07/20/2026 01:25 PM
TOTAL $40.00 2 Pages
SLIDE 3075-A

GENERAL SURVEYOR'S NOTES
1. SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS AND OTHER FIRMS, THE RECORDED SUBDIVISION PLAT, AND/OR OTHER RECORDED DOCUMENTS SHOWN HEREON.
2. 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.
3. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 12/09/2025.
4. HORIZONTAL DATUM: BEARINGS ARE BASED ON NORTH AMERICAN DATUM 1983, ALABAMA WEST ZONE; STATE PLANE GRID NORTH; DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATION; ALL DISTANCES SHOWN ARE GROUND DISTANCES. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. SURVEY FEET.
5. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 2018). CONTOURS ARE SHOWN AT ONE FOOT INTERVALS.
6. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS SHOWN.
7. ALABAMA ONE CALL WAS CONTACTED TO HAVE THE UNDERGROUND UTILITIES MARKED FOR LOCATION ON 11/20/2026 (TICKET #253232317). ANY EXISTING UNDERGROUND UTILITIES NOT SHOWN HEREON WERE NOT MARKED AT THE TIME OF THIS SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, BUT THE UTILITIES ARE SHOWN AS THEY WERE MARKED IN THE FIELD UNLESS OTHERWISE STATED . PDF-IMAGES WERE PROVIDED BY FAIRHOPE UTILITIES TO ILLUSTRATE THE APPROXIMATE POSITION FOR THE 6" WATER MAIN SHOWN HEREON.
8. THE SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" & "X-UNSHADED" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SCALED FROM FLOOD INSURANCE RATE MAP NO. 01003C0756M, WITH A REVISED DATE OF IDENTIFICATION OF APRIL 19, 2019, FOR COMMUNITY NO. 015000, BALDWIN COUNTY, STATE OF ALABAMA.
9. THE SURVEYED PROPERTY LIES WITHIN FRACTION NORTHWEST SECTION 6, TOWNSHIP 7 SOUTH, RANGE 2 EAST IN BALDWIN COUNTY, ALABAMA.
10. RECORDED INSTRUMENTS 2010759 AND 1448362 CALL OUT THE SOUTH RIGHT-OF-WAY LINE OF GRASS ROAD AS BEING A 30' WIDE PRESCRIPTIVE RIGHT-OF-WAY.
11. THE SURVEYED PARCEL'S INSTRUMENT OF RECORD (NO. 1448362) STATES A 10' UTILITY EASEMENT ALONG THE NORTH LINE AND A 30' INGRESS/EGRESS AND UTILITY EASEMENT ALONG THE SOUTH LINE, BOTH WITHIN THE "LESS AND EXCEPT" PORTION OF THE DESCRIPTION. DUE TO THE STATEMENT'S POSITION WITHIN THE DESCRIPTION, IT MAY BE ARGUED BY TITLE INSURERS THAT THE TWO EASEMENTS APPLY ONLY TO THE "LESS AND EXCEPT" PARCEL AND NOT TO THE CONVEYED PARCEL (OR THE OVERALL TRACT).
12. WETLAND SCIENCES INC. (WSI) AND ECOSOLUTIONS (ECO) BOTH PERFORMED A JURISDICTIONAL DETERMINATION OF ALL WETLANDS REGULATED UNDER 33 CFR 320-330 (US ARMY CORPS OF ENGINEERS IN ACCORDANCE WITH THE CORPS OF ENGINEERS 1987 WETLAND DELINEATION MANUAL) AND ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT. WETLAND FLAGS MARKED BY WSI WERE FIELD LOCATED. WETLAND LINES SHOWN HEREON WERE SCALED FROM THE PDF REPORT PROVIDED BY ECO. [WSI REPORT REFERENCE #2025-846, DATED 01/14/2026; ECOSOLUTIONS REPORT REFERENCE LETTER DATED 01/29/2026]

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF PROPERTY
STATE OF ALABAMA
COUNTY OF BALDWIN

I, STUART L. SMITH, A LICENSED SURVEYOR OF BALDWIN COUNTY, ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON, SITUATED IN BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

THE PARCEL DESCRIBED IN INSTRUMENT NUMBER 1527761, ALSO KNOWN AS BALDWIN COUNTY REVENUE COMMISSION TAX PARCEL NUMBER 56-03-06-0-000-014.000; AND THE PARCEL DESCRIBED IN INSTRUMENT NUMBER 1448362 RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA, LESS AND EXCEPT THE WESTERLY 220 FEET, MORE OR LESS, ALSO KNOWN AS BALDWIN COUNTY REVENUE COMMISSION TAX PARCEL NUMBER 56-03-06-0-000-019.000; SAID PARCELS BEING COMBINED AS ONE PARCEL AND BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS:

COMMENCING FROM THE SOUTHEAST CORNER OF SUBDIVISION 3, SECTION 6, TOWNSHIP 7 SOUTH, RANGE 2 EAST (WHICH POINT IS ALSO CALLED "THE SOUTHEAST CORNER OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 2 EAST); THENCE RUN NORTH A DISTANCE OF 448 FEET, MORE OR LESS, TO 1/2" IRON REBAR WITH CAP (CA#422) AT THE SOUTHEAST CORNER OF LOT 2 OF ROBINS PLACE AT POINT CLEAR, AS SHOWN ON PLAT THEREOF RECORDED ON SLIDE 2569-E IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 00°22'20" WEST A DISTANCE OF 94.03 FEET TO A 1" OPEN TOP IRON PIPE AT THE NORTHEAST CORNER OF SAID ROBINS PLACE AT POINT CLEAR; THENCE RUN NORTH 00°22'20" WEST A DISTANCE OF 197.93' FEET TO A POINT; THENCE RUN NORTH 89°52'37" WEST A DISTANCE OF 504.15 FEET TO A 1/2" IRON REBAR WITH CAP (ILLEGIBLE) LYING ON THE SOUTH RIGHT-OF-WAY OF GRASS ROAD (30' WIDE PRESCRIPTIVE R.O.W) FOR THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY RUN SOUTH 00°20'12" WEST A DISTANCE OF 98.73 FEET TO A 1" OPEN TOP IRON PIPE; THENCE RUN NORTH 89°52'50" EAST A DISTANCE OF 110.74 FEET TO A 5/8" IRON REBAR WITH CAP (CA#1196); THENCE RUN SOUTH 00°03'24" EAST A DISTANCE OF 90.00 FEET TO A 5/8" IRON REBAR WITH CAP (CA#1196); THENCE RUN NORTH 89°57'26" WEST A DISTANCE OF 201.00 FEET TO A 5/8" IRON REBAR WITH CAP (CA#1196); THENCE RUN NORTH 00°03'24" WEST A DISTANCE OF 90.00 FEET TO A 5/8" IRON REBAR WITH CAP (CA#1196); THENCE RUN NORTH 89°45'30" WEST A DISTANCE OF 912.89 FEET TO A 1/2" IRON REBAR WITH CAP (ILLEGIBLE); THENCE RUN NORTH 05°09'00" WEST A DISTANCE OF 98.71 FEET TO A 5/8" IRON REBAR WITH CAP (ILLEGIBLE) LYING ON THE SOUTH RIGHT-OF-WAY OF SAID GRASS ROAD; THENCE RUN SOUTH 89°47'02" EAST ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 1012.59 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED PARCEL CONTAINING 2.69 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 (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 THE 28TH DAY OF MAY, 2026

STUART L. SMITH, P.L.S.
ALABAMA LICENSE NO. 27403
*DRAWING IS INVALID WITHOUT SIGNATURE & SEAL OF A LICENSED LAND SURVEYOR

ALABAMA LICENSED No. 27403 PROFESSIONAL SURVEYOR STUART L SMITH

FINAL PLAT
TAX PARCEL NO.
56-03-06-0-000-019.000
POINT CLEAR, AL

QUANTUM MERIT, LLC
POINT CLEAR, AL

DATE	COMMENT
FINAL PLAT	05/28/2026

GMC Project #
CMOB250101

DRAWN BY: SLS
CHECKED BY: SLS

2039 Main Street
Daphne, AL 36526
T 251.626.2626
GMCNETWORK.COM

GOODWYN MILLS CAWOOD, LLC

sheet 1 of 2