

DUNFORD-STEINER SUBDIVISION

A RESUBDIVISION OF LOTS 7, 8 AND THE EAST 1/2 50 FEET OF 9
MAP BOOK 4, PAGE 193 - SLIDE 273-A
DAPHNE, BALDWIN COUNTY, ALABAMA
SECTION 42, TOWNSHIP 5 SOUTH, RANGE 2 EAST
DATE OF PLAT: MARCH 7, 2024

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF PROPERTY

STATE OF ALABAMA
CITY OF DAPHNE
COUNTY OF BALDWIN

I, Trent Wilson, a professional Surveyor of Alabama, hereby certify that I have surveyed the property of the Keith G. Steiner Family Living Trust, situated in Baldwin County, Alabama and described as follows:

Lot 7, Lot 8 and the East 50 feet of Lot 9 of the Subdivision in Dunford Grant; Section 42, Township 5 South, Range 2 East, Baldwin County, Alabama, according to the plat of land owned by H. Glen Jordan, as recorded in Map Book 4, Page 193, and ratification of plat in Miscellaneous Book 23, page 745, of the records in the Office of the Judge of Probate Baldwin County, Alabama.

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 5 day of April, 2024.

Trent Wilson
Trent Wilson
PLS # 34764



SURVEYOR'S FEMA CERTIFICATION

THIS PROPERTY WAS SCALED ONTO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE MAP NUMBER O1097C0725L EFFECTIVE 6/5/2020 and FOUND TO BE IN ZONE X.

CERTIFICATION OF OWNERSHIP AND DEDICATION:

STATE OF ALABAMA
CITY OF DAPHNE
COUNTY OF BALDWIN

This is to certify that I, the undersigned, am the Trustee of Keith G. Steiner Family Living Trust, owner of the land shown and described in the plat, and that I have caused the same to be surveyed and subdivided as indicated hereon, for the uses and purposes herein set forth and do hereby acknowledge and adopt the same under the design and title hereon indicated; and grant 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 covenants noted below or attached in a separate legal document.

DATED THIS 27 DAY OF MARCH, 2024

Keith G. Steiner
Keith G. Steiner (Trustee)
Keith G. Steiner Family Living Trust

ACKNOWLEDGEMENT OF NOTARY PUBLIC:

STATE OF ALABAMA
CITY OF DAPHNE
COUNTY OF BALDWIN

I, Amanda Weygand, a notary public in and for the County of Baldwin, in the State of Alabama do 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 NOTARIAL SEAL THIS 27 DAY OF MARCH, 2024

Amanda Weygand
NOTARY PUBLIC
C49 7-15-25



MORTGAGEE'S ACCEPTANCE

In witness whereof Reynolds, the owners of the mortgage of Keith G. Steiner shown hereon has caused this instrument to be executed by the undersigned officers, thereunto duly authorized on this 3rd day of April, 2024.

BY: Keith G. Steiner Its: Assistant Vice President

Acknowledgement

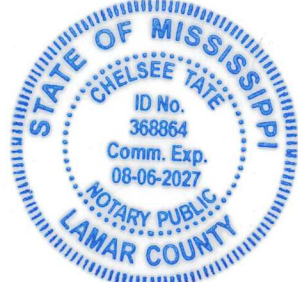
State of Alabama
Baldwin County

I, Amanda Weygand, a notary public in and for said county and state hereby certify that Keith G. Steiner whose name as Assistant Vice President is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he as such member, and with full authority execute the same voluntarily for and as the act of said bank.

Given under my hand and seal this 28 day of April, 2024

My commission: 08-06-2027

Notary Public Lamar County.



DIRECTOR OF COMMUNITY DEVELOPMENT:

STATE OF ALABAMA
CITY OF DAPHNE
COUNTY OF BALDWIN

On 3-22-24 the Daphne Planning Commission determined this re-plat to be exempt from the subdivision regulations of the City of Daphne in accordance with Article 11-5 of the Land Use & Development Ordinance. Dated this 22nd day of March, 2024.

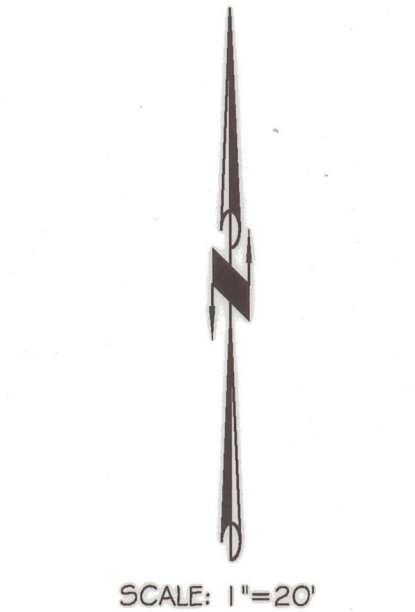
Adrienne D. Jones
Adrienne D. Jones, Director of Community Development

NOTES:

1. BEARINGS ARE BASED ON GEODETIC NORTH AS OBTAINED BY GPS OBSERVATION.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. SETBACKS AS PER ZONING IN PLACE AT THE TIME OF PERMIT.
4. City of Daphne Letter recorded on Instrument No. 2117661.

2117661

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 04/09/2024 01:54 PM
TOTAL \$25.00 0 Pages
SLIDE 0002943-d



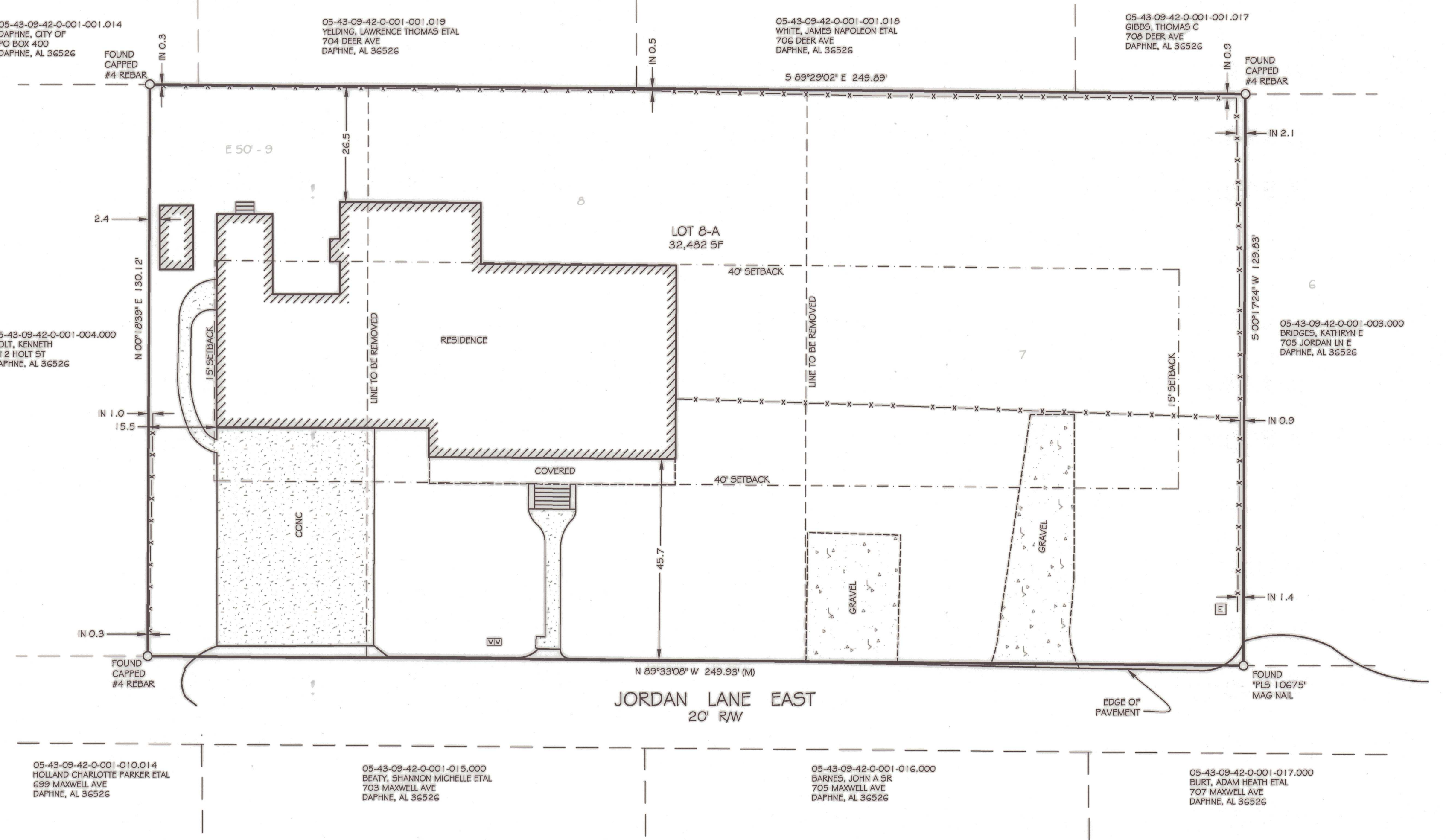
**WEYGAND
ILSON
SURVEYORS**

Trent Wilson PLS #34764
Weygand Wilson Surveying LLC
229 E. 20th Ave., Suite 12
Gulf Shores, AL 36542
Phone: (251) 975-7555

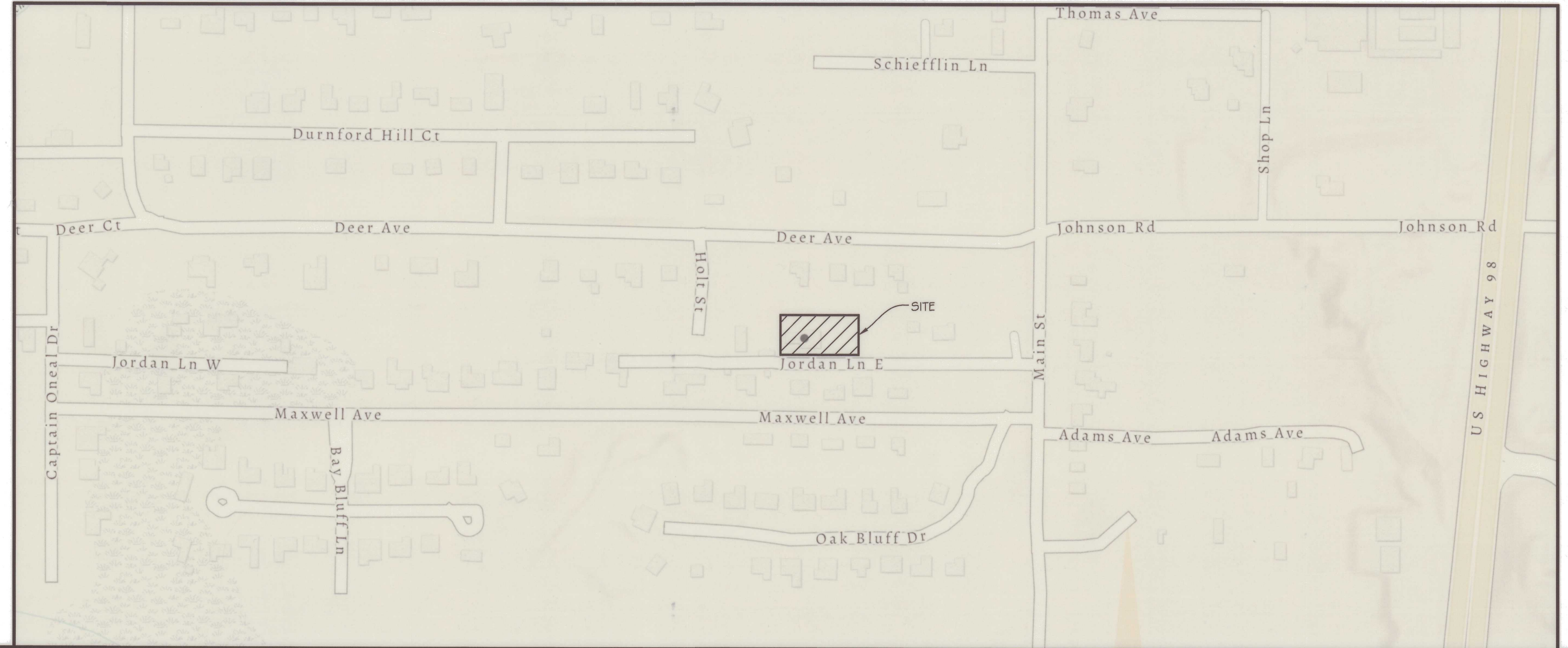
05-43-09-42-0-001-003.003
05-43-09-42-0-001-003.001

OWNER
Steiner Family Trust
Keith G. Steiner
703 Jordan Lane E
Daphne, AL 36526

SITE DATA
ZONING: R-1
TOTAL AREA: 32,482 SF
NUMBER OF LOTS: 1



VICINITY MAP - NOT TO SCALE



LEGEND

- BUILDING
- CALC
- CHORD
- DELTA
- MANHOLE
- RADIUS
- RIGHT OF WAY
- SQUARE FEET
- AIR CONDITIONER
- UTILITY POLE
- ANCHOR
- WALL
- CONCRETE
- WATER METER
- SEWER BOX
- IRRIGATION CONTROL BOX
- WATER VALVE
- FIRE HYDRANT
- COMMUNICATION BOX
- ELECTRIC BOX
- FIBER OPTIC BOX
- LIGHT POLE
- STAKING POINT
- MEASURED
- RECORDED
- CONCRETE MONUMENT
- FENCE
- OVERHEAD UTILITIES