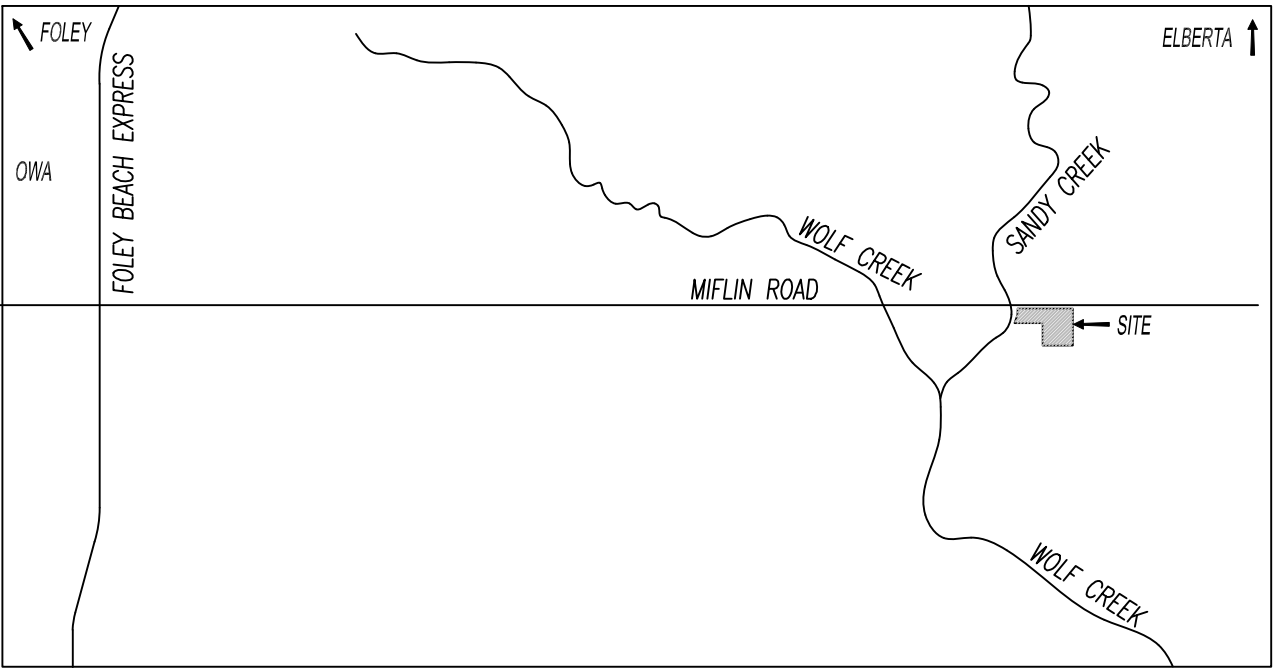
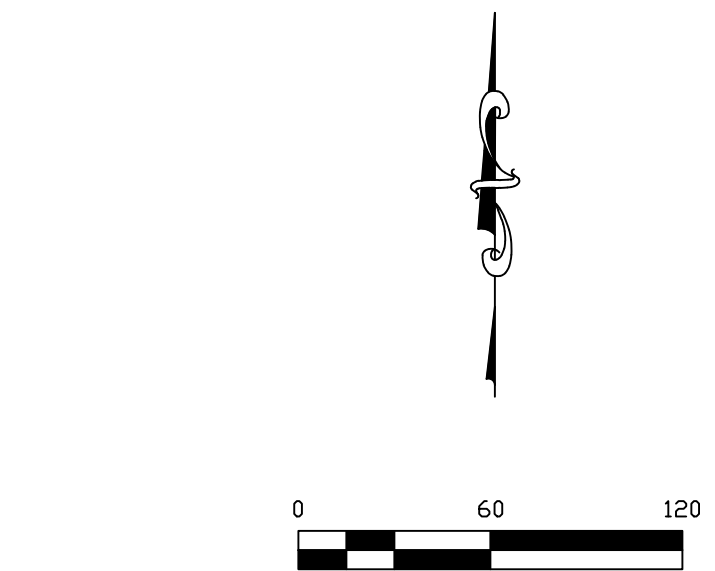




VICINITY MAP
NOT TO SCALE



BALDWIN COUNTY
ALABAMA

LEGAL DESCRIPTION PER THAT WARRANTY DEED RECORDED AS INSTRUMENT NO. 2254420 IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA:

PARCEL 1:
COMMENCING AT THE PURPORTED NORTHEAST CORNER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 4 EAST, IN BALDWIN COUNTY, ALABAMA, THENCE RUN SOUTH 00 DEGREES 16 MINUTES 00 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A POINT; THENCE RUN SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF BALDWIN COUNTY ROAD NO. 20 (80 FOOT RIGHT-OF-WAY), A DISTANCE OF 664.35 FEET TO THE POINT OF BEGINNING OF THE REALTY HEREIN DESCRIBED; THENCE RUN SOUTH 00 DEGREES 16 MINUTES 00 SECONDS WEST, LEAVING SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 158.74 FEET TO A POINT; THENCE CONTINUE NORTH 89 DEGREES 06 MINUTES 20 SECONDS WEST, A DISTANCE OF 321.00 FEET, PLUS OR MINUS, TO A POINT ON THE EASTERN MARGIN OF SANDY CREEK, THENCE RUN NORTHERLY ALONG SAID EASTERN MARGIN, A DISTANCE OF 155.00 FEET, PLUS OR MINUS, TO A POINT ON THE ABOVE MENTIONED SOUTH RIGHT-OF-WAY LINE OF BALDWIN COUNTY ROAD NO. 20, SAID LINE BEING SUBTENDED BY A CHORD OF (NORTH 01 DEGREES 13 MINUTES 47 SECONDS EAST, A DISTANCE OF 153.77 FEET); THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 325.00 FEET, PLUS OR MINUS, TO THE SAID POINT OF BEGINNING.

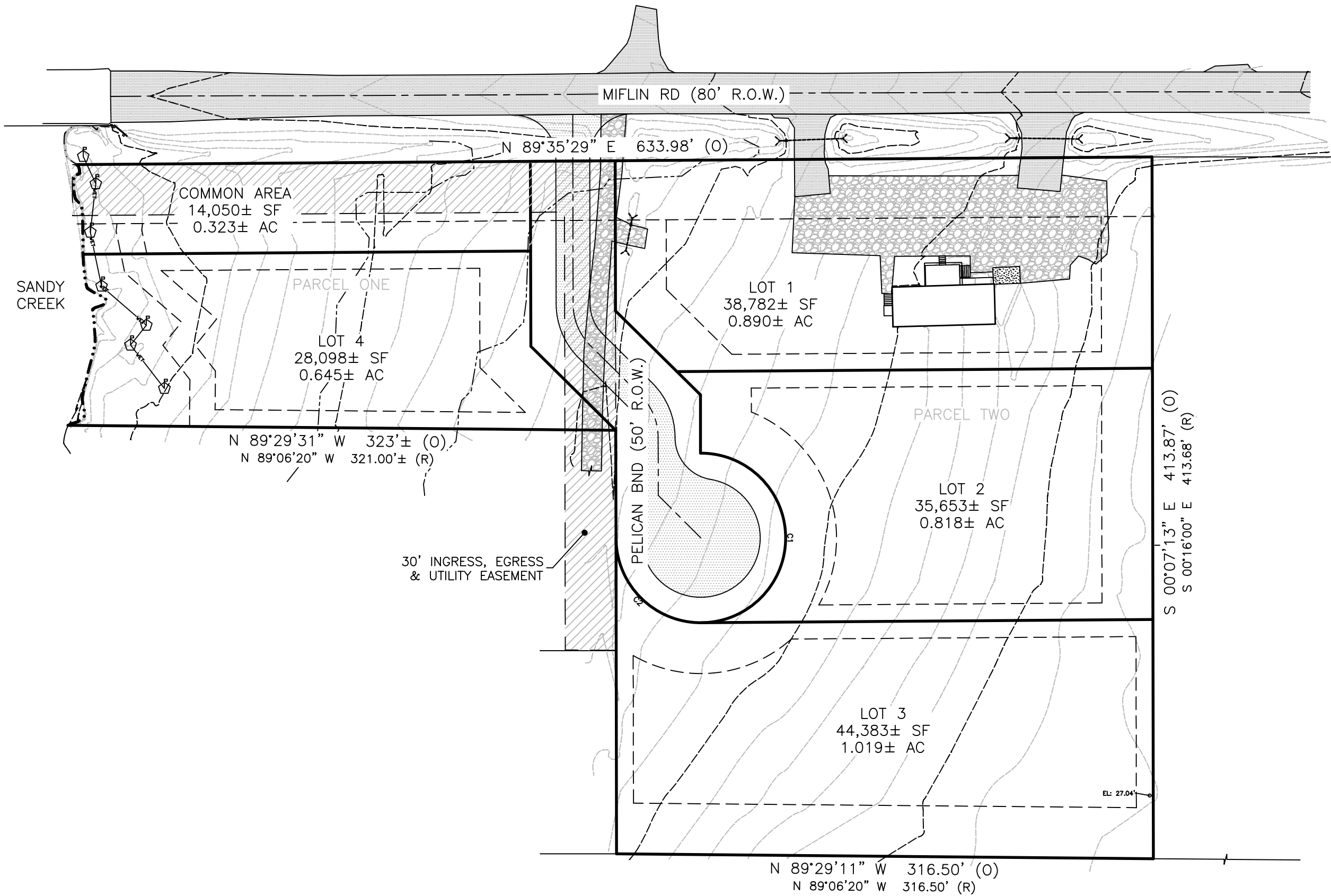
TOGETHER WITH AND SUBJECT TO A THIRTY FOOT (30') INGRESS, EGRESS AND UTILITY EASEMENT, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE PURPORTED NORTHEAST CORNER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 4 EAST, IN BALDWIN COUNTY, ALABAMA, THENCE RUN SOUTH 00 DEGREES 16 MINUTES 00 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A POINT; THENCE RUN SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF BALDWIN COUNTY ROAD NO. 20 (80 FOOT RIGHT-OF-WAY), A DISTANCE OF 664.35 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED; THENCE RUN SOUTH 00 DEGREES 16 MINUTES 00 SECONDS WEST, LEAVING SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 288.74 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 06 MINUTES 20 SECONDS WEST, A DISTANCE OF 30.00 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 16 MINUTES 00 SECONDS EAST, A DISTANCE OF 258.27 FEET TO A POINT; THENCE RUN SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 280.00 FEET, PLUS OR MINUS, TO A POINT ON THE EASTERN MARGIN OF SANDY CREEK, THENCE RUN NORTHERLY ALONG SAID EASTERN MARGIN, A DISTANCE OF 30.00 FEET, PLUS OR MINUS, TO A POINT ON THE ABOVE MENTIONED SOUTH RIGHT-OF-WAY LINE OF BALDWIN COUNTY ROAD NO. 20, SAID LINE BEING SUBTENDED BY A CHORD OF (NORTH 09 DEGREES 44 MINUTES 47 SECONDS WEST, A DISTANCE OF 30.44 FEET); THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 325.00 FEET, PLUS OR MINUS, TO THE SAID POINT OF BEGINNING.

PARCEL TWO:
COMMENCING AT THE PURPORTED NORTHEAST CORNER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 4 EAST, IN BALDWIN COUNTY, ALABAMA, THENCE RUN SOUTH 00 DEGREES 16 MINUTES 00 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A POINT; THENCE RUN SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF BALDWIN COUNTY ROAD NO. 20 (80 FOOT RIGHT-OF-WAY), A DISTANCE OF 316.51 FEET TO THE POINT OF BEGINNING OF THE REALTY HEREIN DESCRIBED; THENCE RUN SOUTH 00 DEGREES 16 MINUTES 00 SECONDS WEST, LEAVING SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 413.68 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 06 MINUTES 20 SECONDS WEST, A DISTANCE OF 316.51 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 16 MINUTES 00 SECONDS EAST, A DISTANCE OF 405.74 FEET TO A POINT ON THE ABOVE MENTIONED SOUTH RIGHT-OF-WAY LINE OF SAID BALDWIN COUNTY ROAD NO. 20; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 316.50 FEET TO THE SAID POINT OF BEGINNING.

TOGETHER WITH A THIRTY FOOT (30') INGRESS, EGRESS AND UTILITY EASEMENT, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE PURPORTED NORTHEAST CORNER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 4 EAST, IN BALDWIN COUNTY, ALABAMA, THENCE RUN SOUTH 00 DEGREES 16 MINUTES 00 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A POINT; THENCE RUN SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF BALDWIN COUNTY ROAD NO. 20 (80 FOOT RIGHT-OF-WAY), A DISTANCE OF 664.35 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED; THENCE RUN SOUTH 00 DEGREES 16 MINUTES 00 SECONDS WEST, LEAVING SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 288.74 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 06 MINUTES 20 SECONDS WEST, A DISTANCE OF 30.00 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 16 MINUTES 00 SECONDS EAST, A DISTANCE OF 258.27 FEET TO A POINT;

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.

Miflin Road Subdivision Preliminary Plat



- NOTES:
1. TYPE OF SURVEY: BOUNDARY FOR SUBDIVISION
 2. RECORD DIMENSIONS BASED ON THAT WARRANTY DEED RECORDED AS INSTRUMENT NO. 2254420 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. BASIS OF BEARING: BEARINGS ESTABLISHED HEREON ARE REFERENCED TO THE ALABAMA WEST STATE PLANE COORDINATE SYSTEM AND ESTABLISHED BY REAL TIME KINEMATIC GPS OBSERVATIONS MADE USING THE ALDOT CORS NETWORK.
 7. ELEVATION ESTABLISHED USING RTK GPS ON ALDOT CORS NETWORK (NAVD 88).
 8. CONTOURS RUN AT 1' INTERVALS.

SITE DATA TABLE

TOTAL ACREAGE:	4.101
SMALLEST LOT SIZE:	28,098 SF (LOT 4)
TOTAL NUMBER OF LOTS:	4
LINEAR FEET IN STREETS:	278
MINIMUM BUILDING SETBACKS:	
FRONT:	30'
REAR:	30'
SIDE:	10'
ZONING DISTRICT:	RSF-1 BALDWIN COUNTY
DENSITY:	1.02 LOTS PER ACRE
OPEN SPACE: (TOTAL)	14,050 SF (0.323 AC)
USABLE AREA:	4,066 SF
WETLAND/STREAM BUFFER:	30' (15' NATURAL)

OWNER/DEVELOPER

OWNER: JEFFERY LOGAN GIBBS & CASEY SCOTT BANKSTON
9154 BAY PINES RD
ELBERTA, AL 36530

DEVELOPER: G&M CONSTRUCTION INC
10 PENINSULA BOULEVARD
GULF SHORES, ALABAMA 36542
251-300-1649

FLOOD ZONE NOTE

THE BUILDABLE AREA OF THIS PROPERTY SHOWN HEREON IS IN ZONES SHOWN ON PLAT AS SCALED FROM THE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION COMMUNITY PANEL NUMBER 01003C0955M, COUNTY OF BALDWIN, PURSUANT TO MAP DATED APRIL 19, 2019.

LEGEND

	ASPHALT
	GRAVEL
	EASEMENT

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION:

THE UNDERSIGNED, AS _____ OF BALDWIN COUNTY PLANNING AND ZONING COMMISSION, HEREBY CERTIFIES THAT, AT ITS MEETING OF 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,

DATED THIS THE _____ DAY OF _____, 2026

BALDWIN COUNTY PLANNING AND ZONING COMMISSION

BY: _____

ITS: _____

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,

DATED THIS THE _____ DAY OF _____, 2026

PLANNING DIRECTOR

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION

THE WITHIN PLAT OF THE SUBDIVISION SHOWN HEREON LOCATED IN FOLEY, ALABAMA, IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION,

DATED THIS THE _____ DAY OF _____, 2026

CITY PLANNING COMMISSION CHAIRMAN

CERTIFICATE OF OWNERSHIP AND DEDICATION:
THIS IS TO CERTIFY THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT 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 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 THE _____ DAY OF _____, 2026

JEFFERY LOGAN GIBBS

CASEY SCOTT BANKSTON

ACKNOWLEDGEMENT OF NOTARY PUBLIC:

STATE OF ALABAMA)
COUNTY OF BALDWIN)

I, _____ 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 _____ DAY OF _____, 2026

NOTARY PUBLIC

MY COMMISSION EXPIRES:

CERTIFICATE OF APPROVAL BY 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,

DATED THIS THE _____ DAY OF _____, 2026

AUTHORIZED REPRESENTATIVE

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 RIVERA UTILITIES: (WATER)

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

DATED THIS THE _____ DAY OF _____, 2026

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY SEWER SERVICE:

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

DATED THIS THE _____ DAY OF _____, 2026

AUTHORIZED REPRESENTATIVE

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 THE _____ DAY OF _____, 2026

COUNTY ENGINEER

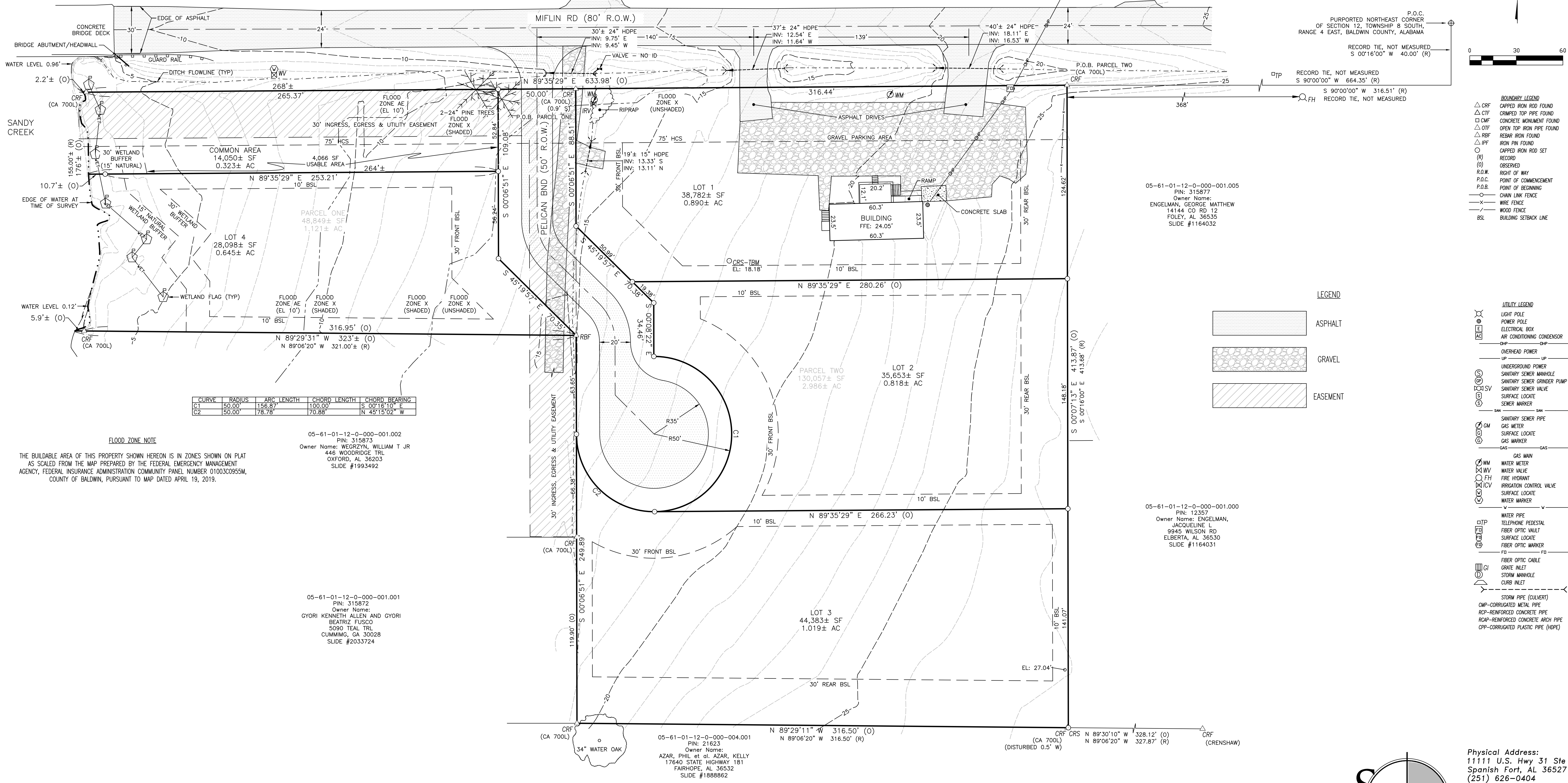
Physical Address:
11111 U.S. Hwy 31 Ste A
Spanish Fort, AL 36527
(251) 626-0404



Mailing Address:
30941 Mill Lane
Suite 6, Box 258
Spanish Fort, AL 36527

MIFLIN ROAD SUBDIVISION
A 4-LOT RESIDENTIAL SUBDIVISION
MIFLIN ROAD @ SANDY CREEK
ELBERTA, ALABAMA

Miflin Road Subdivision
Preliminary Plat



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 8. CONTOURS RUN AT 1' INTERVALS.

PARTY/CHECK:	DRAWN:	CHECKED:
TB	TS	HW
DATE:	SCALE:	
9/16/26	1"=30'	
DRAWING NUMBER:	FB/PG:	
26-236	264/63	

MIFLIN ROAD SUBDIVISION
A 4-LOT RESIDENTIAL SUBDIVISION
MIFLIN ROAD @ SANDY CREEK
ELBERTA, ALABAMA



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