S-2283C

PF 417

LEGEND

- ●PP — POWER POLE
- —X— FENCE LINE
- —P— OVERHEAD POWER LINE
- —T— OVERHEAD TELEPHONE LINE
- —/— FORESHORTENED LINE
- SET ROD & CAP — SET 5/8" REBAR & CAP CA-00033-LS
- RECOV. ROD & CAP (ROWE) — 5/8" REBAR & PLASTIC CAP #CA-00033-LS
- (CL) — CENTERLINE
- APPROXIMATE BOUNDARY OF AREAS SUBJECT TO INUNDATION DURING A 100 YR RAIN EVENT

TAX PARCEL #05-43-05-22-0-000-014.155
TRIONE, ARTHUR M AS TRUSTEE ETAL
PO BOX 1802
DAPHNE, AL 36526
7.5 AC ±

BROOKSHIRE
SLIDE 2054-E & F

TAX PARCEL #05-43-05-22-0-000-014.088
CHAMBERLAIN DEVELOPMENT LLC
24190 US HWY 98
FAIRHOPE, AL 36532
1.26 AC ±

TAX PARCEL #05-43-05-22-0-000-014.089
MCLAY CONSTRUCTION INC.
7251 GRELOT RD
MOBILE, AL 36695
0.53 AC ±

TAX PARCEL #05-43-05-22-0-000-014.090
CHAMBERLAIN DEVELOPMENT LLC
24190 US HWY 98
FAIRHOPE, AL 36532
0.43 AC ±

TAX PARCEL #05-43-05-22-0-000-014.091
CHAMBERLAIN DEVELOPMENT LLC
24190 US HWY 98
FAIRHOPE, AL 36532
0.35 AC ±

TAX PARCEL #05-43-05-22-0-000-014.092
CHAMBERLAIN DEVELOPMENT LLC
24190 US HWY 98
FAIRHOPE, AL 36532
0.38 AC ±

TAX PARCEL #05-43-05-22-0-000-014.093
MCLAY CONSTRUCTION INC.
7251 GRELOT RD
MOBILE, AL 36695
0.37 AC ±

TAX PARCEL #05-43-05-22-0-000-014.094
JAMES RAY BUILDERS INC.
PO BOX 9965
MOBILE, AL 36691
0.36 AC ±

TAX PARCEL #05-43-05-22-0-000-014.095
JAMES RAY BUILDERS INC.
PO BOX 9965
MOBILE, AL 36691
0.34 AC ±

TAX PARCEL #05-43-05-22-0-000-014.096
JAMES RAY BUILDERS INC.
PO BOX 9965
MOBILE, AL 36691
0.34 AC ±

TAX PARCEL #05-43-05-22-0-000-014.097
JAMES RAY BUILDERS INC.
PO BOX 9965
MOBILE, AL 36691
0.34 AC ±

TAX PARCEL #05-43-05-22-0-000-014.098
MOITY, MICHAEL L ETAL MOITY, GER
8813 PARLIAMENT CIRCLE
DAPHNE, AL 36526
0.36 AC ±

TAX PARCEL #05-43-05-22-0-000-014.099
CHAMBERLAIN DEVELOPMENT LLC
24190 US HWY 98
FAIRHOPE, AL 36532
0.40 AC ±

TAX PARCEL #05-43-05-22-0-000-014.100
HENESY, MATTHEW ETUX MICHELLE
8787 PARLIAMENT CIR
DAPHNE, AL 36526
0.40 AC ±

TAX PARCEL #05-43-05-22-0-000-014.101
BRI CONSTRUCTION INC.
7675 CUMBERLAND COURT
MOBILE, AL 36608
0.40 AC ±

CHAMBERLAIN TRACE
UNIT FOUR
SLIDE 2004-F

DETENTION POND

S 89°-36'-55" E 1318.67'

N 0°-20'-59" E 123.28' RECORD
N 0°-20'-40" E 123.26' ACTUAL

S 89°-46'-52" E 163.95' RECORD
S 89°-47'-30" E 163.91' ACTUAL

EXIST WOOD FENCE

PARK D

SANIBEL LOOP 50' R/W
N 89°-36'-55" W 761.84'

BASCAYNE CIRCLE 50' R/W
N 57°-50'-44" E 100.07'

N 89°-46'-52" W 217.15'

EXIST 30' WIDE DRAINAGE EASEMENT

ADDITIONAL 10' WIDE DRAINAGE EASEMENT

EXISTING DRAINAGE EASEMENT RECORDED IN INSTRUMENT NO. 549773

TAX PARCEL
#05-43-05-22-0-000-014.000
MULLINS & KELLILS LLC
2370 ROCKAWAY
INDUSTRIAL BLVD
CONYERS, GA 30012
5.0 AC

UNDEVELOPED

N 24°-15'-36" W 902.25' RECORD
N 24°-16'-04" W 902.53' ACTUAL

SANIBEL LOOP 50' R/W

RAMANO DRIVE 50' R/W
N 0°-35'-12" E 156.83'

15' DRAINAGE EASEMENT

30' MIN. BUILDING SETBACK

S 89°-24'-48" E 289.32'
SANIBEL LOOP 50' R/W

COLE'S COURT 50' R/W
N 89°-24'-48" W 197.48'

N 89°-24'-48" W 635.61'

MILTON JONES ROAD 60' R/W

RECOVERED IRON ROD & CAP (PLS 19254) REPLACED WITH CONCRETE MONUMENT ELEV = 150.82'

RECOVERED IRON ROD & CAP (PLS 19254)
S 89°-24'-48" E 914.01'
POINT OF COMMENCING SW CORNER OF NW 1/4 OF SECTION 22, T 5 S, R 2 E.

N 0°-35'-12" E 40.74'

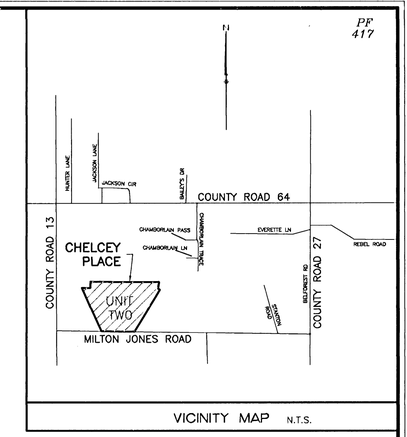
SIGN EASEMENT (SEE NOTE 21)

RECOVERED CONCRETE MONUMENT

PARK C

CHELCEY PLACE UNIT ONE
18.08 AC ±

SIGN EASEMENT DETAIL
NOT TO SCALE



VICINITY MAP N.T.S.

DETENTION AREA

NOTES

1.) BEARING BASIS: DEED PER INSTRUMENT RECORDED IN 519773 PG 3.

2.) TYPE OF SURVEY: RECORD PLAT.

3.) FIELD DATE(S): AUG. 28, 2002 – NOV. 13, 2002

4.) THIS DRAWING DOES NOT REFLECT AN EASEMENT OR TITLE SEARCH BY THE SURVEYOR. EASEMENTS OR CLAIMS OF EASEMENTS MAY EXIST.

5.) THIS PROPERTY IS NOT ZONED.

6.) CHELSEY PLACE UNIT TWO CONTAINS 23.91 ACRES±

7.) ACREAGE OF SMALLEST LOT=0.204 ± AC (#110)

8.) TOTAL NUMBER OF LOTS IN UNIT TWO=73

9.) FOR THE LOCATION OF ALL UTILITIES SEE CONSTRUCTION PLANS.

10.) UTILITIES AND STORM DRAINAGE MAY BE ROUTED THROUGH OPEN/PARK AREA AND COMMON AREAS.

11.) ALL STREETS ARE PUBLIC STREETS.

12.) LINEAR FEET OF STREETS:
RAMANO DRIVE=156.83 LF ±
SANIBEL LOOP=2689.22 LF ±
COLE'S COURT=406.03 LF ±
BASCAYNE CIRCLE=100.07 LF ±

TOTAL=3352.15 LF ±

13.) CAPPED 5/8" REBARS (#CA-00033-LS) SET AT ALL PROPERTY CORNERS EXCEPT WHERE NOTED OTHERWISE.

14.) ALL LOTS ARE SINGLE FAMILY RESIDENTIAL

15.) COMMON AREAS, DETENTION PONDS, AND OPEN/PARK AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

16.) SIDEWALKS SHALL BE INSTALLED AT THE TIME OF RESIDENTIAL CONSTRUCTION, AND SHALL BE CONSTRUCTED TO THE CITY OF DAPHNE STANDARDS.

17.) BUILDERS ARE REQUIRED TO GRADE LOTS 90-124 TO DRAIN TOWARD THE FRONT OF THE LOTS.

18.) LOTS 52 THROUGH 55, LOT 89 AND PARK "C" ARE DENIED DIRECT ACCESS TO MILTON JONES ROAD.

19.) BUILDING SETBACK REQUIREMENTS:
FRONT – 30' UNLESS OTHERWISE NOTED
REAR – 30'
SIDE – 10' (20' ON STREET SIDE OF CORNER LOT)
SPECIAL REAR SETBACK ON LOTS 56 THRU 64 – 40'
SPECIAL REAR SETBACK ON LOTS 80 THRU 89 – 50'

20.) NAME AND ADDRESS OF THE OWNER OF RECORD

OWNER / SUBDIVIDER / DEVELOPER:
TRB DEVELOPMENT, INC.
P.O. BOX 1288
MONTROSE, AL 36559

21.) THE "SIGN EASEMENT" ON LOTS 52 AND 89 IS HEREBY RETAINED BY THE DEVELOPER FOR CONSTRUCTION OF ENTRANCE MARKERS.THIS EASEMENT SHALL AUTOMATICALLY PASS TO THE PROPERTY OWNERS ASSOCIATION UPON SALE OF BY THE DEVELOPER OF THE LAST LOT WITHIN THIS UNIT.

CURVE TABLE

CURVE #	TANGENT	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LEN	ARC LEN
C16 (CL)	56.74'	100.00'	59°-08'-36"	N 61°-00'-54" E	98.70'	103.22'
C17 (CL)	176.96'	100.00'	121°-03'-31"	S 29°-05'-10" E	174.12'	211.29'
C18 (CL)	155.90'	100.00'	114°-38'-41"	S 53°-03'-45" W	168.54'	200.09'
C19 (CL)	63.89'	100.00'	65°-09'-12"	S 56°-50'-12" E	107.68'	113.71'
C20 (CL)	54.37'	200.00'	30°-24'-56"	S 74°-12'-20" E	104.93'	106.17'
C21	25.00'	25.00'	90°-00'-00"	S 45°-35'-12" W	35.36'	39.27'
C22	25.00'	25.00'	90°-00'-00"	S 44°-24'-48" E	35.36'	39.27'
C23	17.44'	35.00'	52°-58'-56"	S 25°-54'-16" E	31.22'	32.36'
C24	25.00'	25.00'	90°-00'-00"	N 45°-35'-12" E	35.36'	39.27'
C25	25.19'	25.00'	90°-26'-28"	S 13°-46'-38" E	35.49'	39.46'
C26	24.81'	25.00'	89°-33'-32"	N 76°-13'-22" E	35.22'	39.08'
C27	4.64'	25.00'	21°-02'-42"	N 80°-03'-51" E	9.13'	9.18'
C28	16.37'	25.00'	66°-25'-11"	N 56°-12'-13" W	27.39'	28.98'
C29	18.37'	25.00'	72°-36'-27"	S 86°-11'-03" E	29.60'	31.68'
C30	11.18'	25.00'	48°-11'-23"	S 33°-25'-03" W	20.41'	21.03'
C31	17.00'	25.00'	68°-25'-23"	S 23°-18'-03" W	28.11'	29.86'
C32	11.18'	25.00'	48°-11'-23"	S 81°-36'-26" W	20.41'	21.03'
C33	57.84'	100.00'	60°-05'-12"	S 59°-34'-19" E	100.13'	104.87'
C34	40.25'	100.00'	43°-51'-01"	N 46°-11'-06" W	74.68'	76.53'

SCALE: 1" = 60'

REVISIONS:

FINAL PLAT OF
CHELCEY PLACE UNIT TWO

SECTION 22, TOWNSHIP 5 SOUTH, RANGE 2 EAST

PREPARED FOR
TRB DEVELOPMENT, INC.

ROWE SURVEYING AND ENGINEERING COMPANY, INC.
CONSULTING ENGINEERS
3755 COTTAGE HILL ROAD MOBILE, ALABAMA 36609
PHONE 251-668-2766 FAX 251-660-1040

ACAD: Sketch.dwg INCAD: ROGO:	JOB: 27764 FB: 1369 / 40-74 TAX: 43-05-22-0-000-014.111	SCALE: 1"=60' DATE: April 28, 2006	SHEET NO. 2 OF 2

State of Alabama, Baldwin County
I certify this instrument was filed and taxes collected on
2006 July -31 10:12AM
Instrument Number 998889 Pages 2
Recording 85.00 Mortgage
Deed Min Tax
Index DP 5.00
Archive 5.00
Adrian T. Johns, Judge of Probate

Pg. 2 S-2283D

ID#13269