2203270
BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
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TOTAL $26.00 1 Pages
SLIDE 30168

① 32-04-19-4-001-001.141
PIN: 306163
JBL PROPERTIES LTD
3800 AIRPORT BLVD, SUITE 200 (MA)
MOBILE, AL 36608

② 32-04-19-4-001-001.140
PIN: 306162
ENFINGER, DARL JR et al
ENFINGER, TRACEY N.
6413 GARRISON DRIVE (MA)
SPANISH FORT, AL 36527

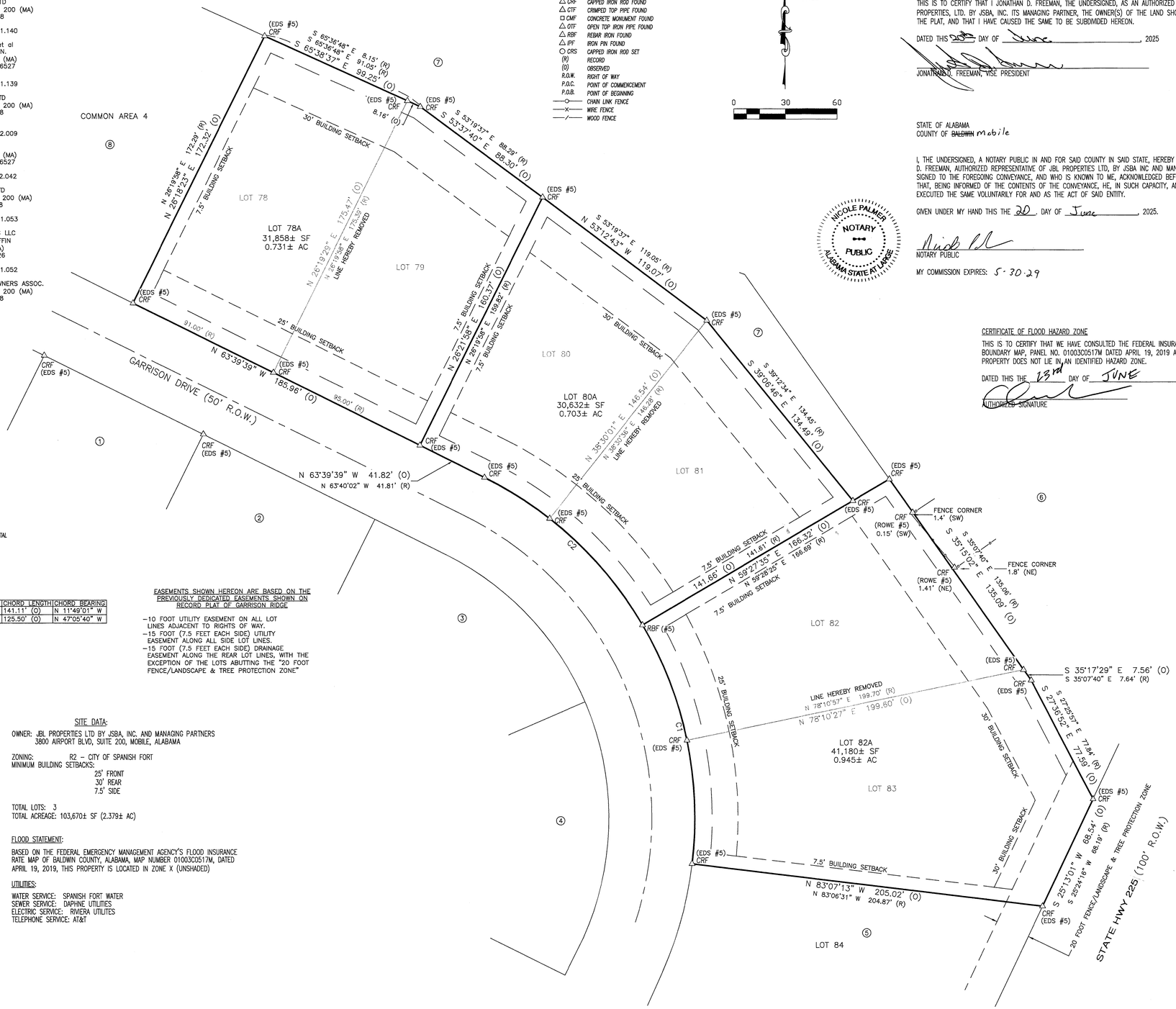
③ 32-04-19-4-001-001.139
PIN: 306161
JBL PROPERTIES LTD
3800 AIRPORT BLVD, SUITE 200 (MA)
MOBILE, AL 36608

④ 32-09-30-1-001-002.009
PIN: 306114
TAYLOR, TERESA
6359 GARRISON DRIVE (MA)
SPANISH FORT, AL 36527

⑤ 32-09-30-1-001-002.042
PIN: 306147
JBL PROPERTIES LTD
3800 AIRPORT BLVD, SUITE 200 (MA)
MOBILE, AL 36608

⑥ 32-04-19-4-001-001.053
PIN: 23215
EAST BAY PROPERTIES LLC
C/O ROBERT H GRIFFIN
PO BOX 1710 (MA)
DAPHNE, AL 36526

⑦ ⑧ 32-04-19-4-001-001.052
PIN: 6947
GARRISON RIDGE PROPERTY OWNERS ASSOC.
3800 AIRPORT BLVD, SUITE 200 (MA)
MOBILE, AL 36608



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	220.00' (O)	143.65' (O)	141.11' (O)	N 11°49'01" W
C2	220.00' (O)	127.26' (O)	125.50' (O)	N 47°05'40" W

BOUNDARY LEGEND
- △ CRF — CAPPED IRON ROD FOUND
- △ CTF — CRIMPED TOP PIPE FOUND
- □ CMF — CONCRETE MONUMENT FOUND
- △ OTF — OPEN TOP IRON PIPE FOUND
- △ RBF — REBAR IRON FOUND
- △ IPF — IRON PIN FOUND
- ○ CRS — CAPPED IRON ROD SET
- (R) — RECORD
- (O) — OBSERVED
- R.O.W. — RIGHT OF WAY
- P.O.C. — POINT OF COMMENCEMENT
- P.O.B. — POINT OF BEGINNING
- —o— CHAIN LINK FENCE
- —x— WIRE FENCE
- —/— WOOD FENCE

0 30 60

UTILITY LEGEND
- E — ELECTRICAL BOX
- WM — WATER METER
- WV — WATER VALVE
- FH — FIRE HYDRANT
- MB — MAIL BOX
- TP — TELEPHONE PEDESTAL

EASEMENTS SHOWN HEREON ARE BASED ON THE PREVIOUSLY DEDICATED EASEMENTS SHOWN ON RECORD PLAT OF GARRISON RIDGE

- 10 FOOT UTILITY EASEMENT ON ALL LOT LINES ADJACENT TO RIGHTS OF WAY.
- 15 FOOT (7.5 FEET EACH SIDE) UTILITY EASEMENT ALONG ALL SIDE LOT LINES.
- 15 FOOT (7.5 FEET EACH SIDE) DRAINAGE EASEMENT ALONG THE REAR LOT LINES, WITH THE EXCEPTION OF THE LOTS ABUTTING THE "20 FOOT FENCE/LANDSCAPE & TREE PROTECTION ZONE"

SITE DATA:

OWNER: JBL PROPERTIES LTD BY JSBA, INC. AND MANAGING PARTNERS
3800 AIRPORT BLVD, SUITE 200, MOBILE, ALABAMA

ZONING: R2 – CITY OF SPANISH FORT
MINIMUM BUILDING SETBACKS:
25' FRONT
30' REAR
7.5' SIDE

TOTAL LOTS: 3
TOTAL ACREAGE: 103,670± SF (2.379± AC)

FLOOD STATEMENT:

BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF BALDWIN COUNTY, ALABAMA, MAP NUMBER 01003C0517M, DATED APRIL 19, 2019, THIS PROPERTY IS LOCATED IN ZONE X (UNSHADED)

UTILITIES:

WATER SERVICE: SPANISH FORT WATER
SEWER SERVICE: DAPHNE UTILITIES
ELECTRIC SERVICE: RIVIERA UTILITIES
TELEPHONE SERVICE: AT&T

BALDWIN COUNTY
ALABAMA

LOTS 78, 79, 80, 81, 82, 83 GARRISON RIDGE AS RECORDED IN SLIDE 2388-B AND 2388-C IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

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.

AL #27720 6/23/2025

REPLAT OF LOTS 78-83 OF GARRISON RIDGE

NOTES:
1. TYPE OF SURVEY: BOUNDARY FOR REPLAT
2. RECORD DIMENSIONS BASED ON PLAT OF GARRISON RIDGE RECORDED IN SLIDE 2388-B AND 2388-C 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 PORTRAIT VIEW WITH NO SCALING.

THIS IS TO CERTIFY THAT I JONATHAN D. FREEMAN, THE UNDERSIGNED, AS AN AUTHORIZED REPRESENTATIVE OF JBL PROPERTIES, LTD. BY JSBA, INC. ITS MANAGING PARTNER, THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I HAVE CAUSED THE SAME TO BE SUBDIVIDED HEREON.

DATED THIS 20 DAY OF June, 2025

JONATHAN D. FREEMAN, VICE PRESIDENT

STATE OF ALABAMA
COUNTY OF ~~BALDWIN~~ Mobile

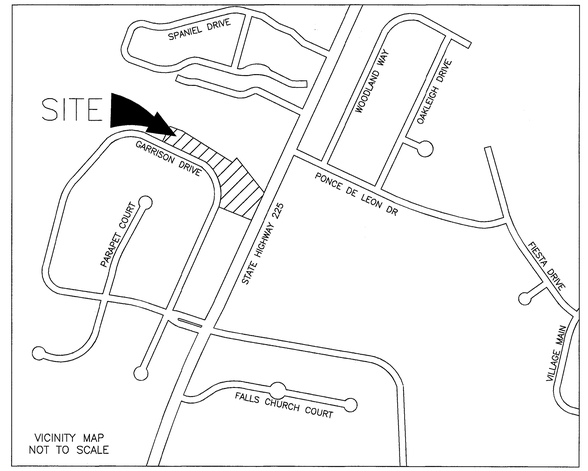
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT JONATHON D. FREEMAN, AUTHORIZED REPRESENTATIVE OF JBL PROPERTIES LTD, BY JSBA INC AND MANAGING PARTNERS IS SIGNED TO THE FOREGOING CONVEYANCE, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT, BEING INFORMED OF THE CONTENTS OF THE CONVEYANCE, HE, IN SUCH CAPACITY, AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID ENTITY.

GIVEN UNDER MY HAND THIS THE 20 DAY OF June, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-30-29

NICOLE PALMER NOTARY PUBLIC ALABAMA STATE AT LARGE



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF FLOOD HAZARD ZONE

THIS IS TO CERTIFY THAT WE HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, PANEL NO. 01003C0517M DATED APRIL 19, 2019 AND FOUND THAT THE ABOVE DESCRIBED PROPERTY DOES NOT LIE IN AN IDENTIFIED HAZARD ZONE.

DATED THIS THE 13rd DAY OF JUNE, 2025

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY E-911 ADDRESSING:

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 THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA,

DATED THIS THE 02 DAY OF JULY, 2025

AUTHORIZED SIGNATURE

BALDWIN COUNTY E-911 EMERGENCY COMMUNICATIONS DISTRICT

CERTIFICATE OF APPROVAL BY AT&T:

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

DATED THIS THE 30th DAY OF June, 2025

AT&T REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES:

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

THIS THE 30th DAY OF June, 2025.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY SPANISH FORT WATER SYSTEM:

THE UNDERSIGNED, AS AUTHORIZED BY SPANISH FORT WATER SYSTEM HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA,

THIS THE 15th DAY OF July, 2025.

DIRECTOR OF UTILITIES

CERTIFICATE OF APPROVAL BY DAPHNE UTILITIES:

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

THIS THE 30th DAY OF June, 2025.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR THE CITY OF SPANISH FORT PLANNING COMMISSION AND AUTHORIZATION FOR RECORDING

I CARL NELSON HEREBY CERTIFY THAT THE REPLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SPANISH FORT LAND USE AND DEVELOPMENT ORDINANCE WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND WRITTEN UPON SAID PLAT AND THAT IT HAS BEEN APPROVED FOR THE RECORDING IN THE OFFICE OF THE BALDWIN COUNTY JUDGE OF PROBATE.

THIS THE 28th OF JULY 2025

CHAIRMAN

PARTY CHIEF: SC	DRAWN: HW	CHECKED: DK	CLIENT: JBL PROPERTIES, LTD.	
DATE: 02/28/25	SCALE: 1"=30'		TITLE: BOUNDARY SURVEY FOR REPLAT GARRISON DRIVE SPANISH FORT, ALABAMA	
DRAWING NUMBER: 25-047	FB/PG: 228/30			

SMITH CLARK & ASSOCIATES land surveyors
Physical Address: 11111 U.S. Hwy 31 Ste A Spanish Fort, AL 36527 (251) 626-0404
Mailing Address: 30941 Mill Lane Suite G, Box 258 Spanish Fort, AL 36527

ALABAMA LICENSED No. 27720 PROFESSIONAL LAND SURVEYOR DANIEL DEAN CLARK