

REPLAT OF LOTS 10, 11, 12, 13 AND 14, BLOCK 3, THE NORTHCUTT'S SUBDIVISION

SITUATED IN SECTION 4, TOWNSHIP 2 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF PROPERTY

STATE OF ALABAMA
COUNTY OF BALDWIN

I, MICHAEL A. JOHNSON, A LICENSED SURVEYOR OF BALDWIN COUNTY, ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF S AND W ADVENTURES, INC., OWNER, SITUATED IN BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

LOTS 10, 11, 12, 13, AND 14, BLOCK 3 IN NORTHCUTT'S SUBDIVISION, AS RECORDED IN MAP BOOK 1, PAGE 80, BALDWIN COUNTY, ALABAMA, PROBATE RECORDS.

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 STANDARDS OF PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

WITNESS MY HAND THIS _____ DAY OF _____, 20____.

SURVEYOR: MICHAEL A. JOHNSON
ALABAMA LICENSE # 31573

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE), _____ OF S AND W ADVENTURES, INC., AS PROPRIETOR(S), HAVE CAUSED THE LAND SHOWN AND DESCRIBED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS REPLAT OF LOTS 10, 11, 12, 13 AND 14, BLOCK 3, THE NORTHCUTT'S SUBDIVISION, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT; AND THAT THE STREETS, DRIVES, ALLEYS AND EASEMENTS, AS SHOWN ON SAID PLAT, ARE HEREBY NOT DEDICATED TO THE USE OF THE PUBLIC OR AS OTHERWISE NOTED.

THIS _____ DAY OF _____, 20____.

SIGNATURE(S) _____

CERTIFICATION BY NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF _____

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFIES THAT WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY, AS OWNER, AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY ALABAMA POWER (POWER)

THE UNDERSIGNED, AS AUTHORIZED BY ALABAMA POWER, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS DAY OF _____, 20____.

AUTHORIZED SIGNATURE _____

CERTIFICATE OF APPROVAL BY NORTH BALDWIN UTILITIES (SEWER & WATER)
STATE OF ALABAMA
COUNTY OF BALDWIN

THE UNDERSIGNED, AS AUTHORIZED BY NORTH BALDWIN UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS DAY OF _____, 20____.

AUTHORIZED SIGNATURE _____

CERTIFICATE OF APPROVAL BY THE CITY OF BAY MINETTE PLANNING COMMISSION

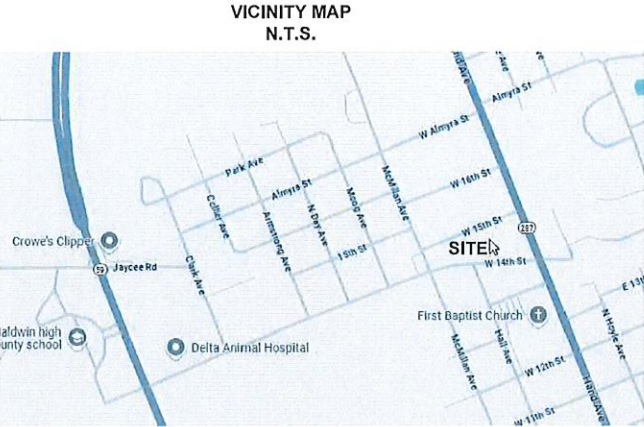
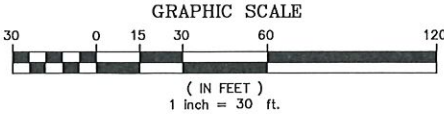
I, _____ THE UNDERSIGNED, AS AUTHORIZED BY THE BAY MINETTE PLANNING AND ZONING COMMISSION, HEREBY CERTIFIES THAT, AT ITS MEETING OF _____ THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CITY OF BAY MINETTE SUBDIVISION REGULATIONS WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND WRITTEN UPON SAID PLAT AND THAT THE PLANNING COMMISSION APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA. THIS _____ DAY OF _____, 20____.

AUTHORIZED REPRESENTATIVE _____

CERTIFICATION OF APPROVAL BY BALDWIN COUNTY E-911 GIS/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 SAME IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA. THIS _____ DAY OF _____, 20____.

BALDWIN COUNTY E-911 AUTHORIZED SIGNATURE _____



SITE DATA

SITE ADDRESS:
113, 114, 115, 116, 117, AND 118 15TH ST WEST
BAY MINETTE, AL, 36507

PARCEL NUMBER:
23-02-04-3-000-121.000, 23-02-04-3-000-122.000, 23-02-04-3-000-121.001, AND
23-02-04-3-000-121.002

TOTAL SITE AREA = 1.84 ACRES
NUMBER OF LOTS = 8 LOTS
SMALLEST LOT = 0.18 ACRES (LOT 1)
LARGEST LOT = 0.35 ACRES (LOT 5)

ZONING:
BAY MINETTE
R-2
SETBACKS:
FRONT: 25 FEET
REAR: 30 FEET
SIDE: 10 FEET

MINIMUM LOT WIDTH
@ BLDG LINE: 70 FEET

GENERAL SURVEYOR'S NOTES

- 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.
- NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAYS, RECORDED OR UNRECORDED. THE PARCEL SHOWN HEREON IS SUBJECT TO SETBACKS, EASEMENTS, ZONING, AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORD OF SAID COUNTY.
- FIELD WORK FOR THIS SURVEY WAS COMPLETED ON MARCH 26, 2025.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE ALABAMA STATE PLANE COORDINATE SYSTEM GRID AZIMUTH (ALABAMA WEST ZONE) (NAD 83) AND WERE DETERMINED USING GPS OBSERVATION.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR ALABAMA (COMMUNITY PANEL 01003C0295M, EFFECTIVE DATE 04/19/2019), THIS SITE LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
- NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS SHOWN.

DATE	
REVISIONS	
DRAWN BY: MBA	CHECKED BY: MAJ
PROJECT NO: F-SWAD0001	DATE: MAY 7, 2025
SCALE: 1" = 30'	
PRELIMINARY / FINAL PLAT	
TITLE: REPLAT OF LOTS 10, 11, 12, 13 AND 14, BLOCK 3, THE NORTHCUTT'S SUBDIVISION	
PROJECT: 1000 E. LAUREL AVENUE (FOLEY) FOLEY, AL 36535 (251) 943-8960 120 BISHOP CIRCLE, SUITE 300 (PELHAM) PELHAM, AL 35124 (205) 403-9158	
ENGINEERING DESIGN GROUP, LLC CIVIL ENGINEER, PLANNING AND SURVEYING (205) 403-9158	
SHEET NO.	1 OF 1