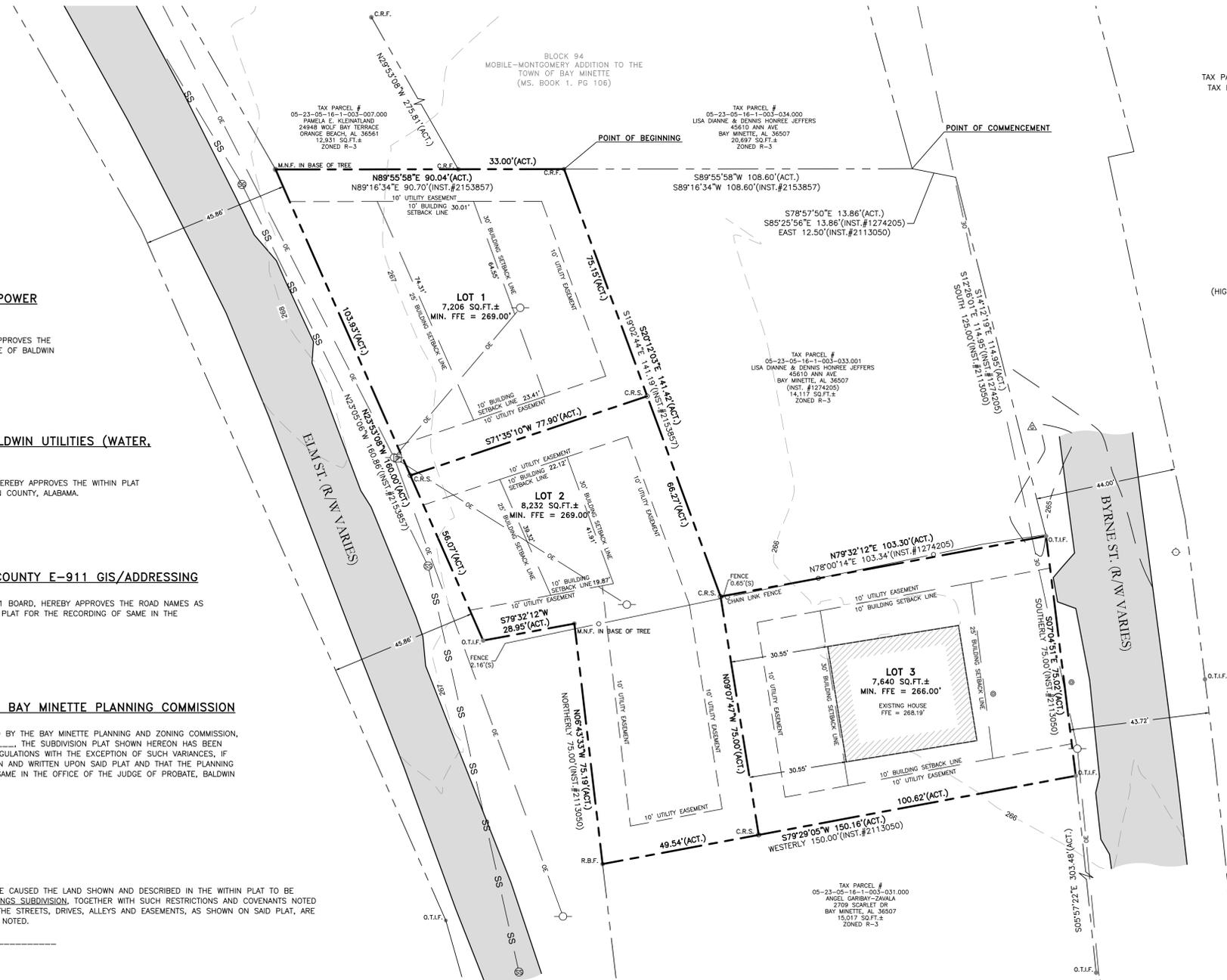
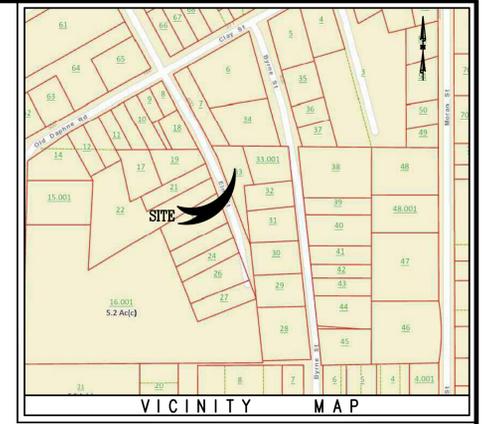


# N & N HOLDINGS SUBDIVISION

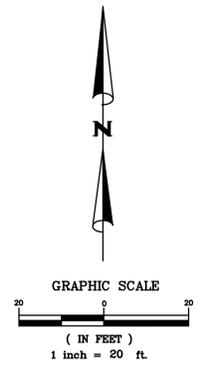


**DEVELOPER/OWNER:**  
 N & N HOLDING, LLC  
 18601 E SIVERHILL AVE  
 ROBERTSDALE, AL 36567  
 TAX PARCEL # 05-23-05-16-1-003-033.000 &  
 TAX PARCEL # 05-23-05-16-1-003-032.000

**LAND SURVEYOR:**  
 ERIC E. GODWIN, P.L.S.  
 SAWGRASS CONSULTING, LLC  
 30673 SGT. E.I. "BOOTS" THOMAS DR.  
 SPANISH FORT, AL 36527  
 (251)544-7900

**SITE DATA:**  
 TOTAL ACREAGE = 0.53 ACRES±  
 TOTAL LOTS = 3  
 SMALLEST LOT SIZE = 7,206 SQ.FT±  
**CURRENT ZONING:**  
 R-3  
 (HIGHER DENSITY SINGLE-FAMILY RESIDENTIAL)

**UTILITIES:**  
 WATER - NORTH BALDWIN UTILITIES  
 SEWER - NORTH BALDWIN UTILITIES  
 GAS - NORTH BALDWIN UTILITIES  
 POWER - ALABAMA POWER  
**BUILDING SETBACKS:**  
 FRONT=25'  
 REAR=30'  
 SIDE=10'



- LEGEND**
- PROPERTY LINE
  - CAPPED REBAR FOUND
  - REBAR FOUND
  - M.N.F. FOUND
  - MAG NAIL FOUND
  - OPEN TOP IRON FOUND
  - CAPPED REBAR SET
  - POWER POLE
  - TELEPHONE PEDESTAL
  - SEWER MANHOLE
  - OVERHEAD ELECTRIC
  - FIRE HYDRANT
  - SEWER CLEANOUT
  - GAS LINE MARKER

**CERTIFICATION 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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

AUTHORIZED SIGNATURE \_\_\_\_\_

**CERTIFICATION OF APPROVAL BY NORTH BALDWIN UTILITIES (WATER, SEWER & GAS)**

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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

AUTHORIZED SIGNATURE \_\_\_\_\_

**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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BALDWIN COUNTY E-911 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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

AUTHORIZED REPRESENTATIVE \_\_\_\_\_

**OWNER'S DEDICATION**

I, NEHAL BODALIA, OF N & N HOLDINGS, LLC, AS PROPRIETOR, HAVE CAUSED THE LAND SHOWN AND DESCRIBED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS N & N HOLDINGS 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 DEDICATED TO THE USE OF THE PUBLIC OR AS OTHERWISE NOTED.

NEHAL BODALIA (OWNER) \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATION BY NOTARY PUBLIC**

STATE OF ALABAMA  
 COUNTY OF BALDWIN

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT NEHAL BODALIA OF N & N HOLDINGS, LLC, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME, ON THIS DAY THAT BEING DULY INFORMED OF THE CONTENTS OF SAID INSTRUMENT, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC \_\_\_\_\_

- GENERAL SURVEYORS NOTES:**
- SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS FIRM, SURVEYS BY OTHER FIRMS AND INFORMATION FURNISHED BY CLIENT. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT TIME OF SURVEY.
  - ALL BEARINGS ARE BASED ON THE GRID NORTH AS DETERMINED BY RTK GPS AND REFERENCED TO NAD83, ALABAMA WEST STATE PLANE COORDINATES.
  - I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION MAP, COMMUNITY PANEL NO. 01003C0294M, EFFECTIVE APRIL 19, 2019, AND HAVE FOUND THAT THE DESCRIBED PROPERTY IS LOCATED IN ZONE "X"(UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
  - FIELD WORK FOR THIS SURVEY WAS PERFORMED JUNE 2024.
  - ANY FLOOD ZONES GIVEN OR SHOWN ON THE FACE OF THIS DRAWING ARE SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAPS (SCALED ONLY).
  - ONE FOOT CONTOURS ARE REFERENCED TO NAVD88.

**SURVEYOR'S CERTIFICATE AND DESCRIPTION OF PROPERTY**

STATE OF ALABAMA  
 COUNTY OF BALDWIN

I, ERIC E. GODWIN, A LICENSED SURVEYOR OF BALDWIN COUNTY, ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF N & N HOLDINGS, LLC, SITUATED IN BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

**DESCRIPTION OF SURVEY**

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 94, OF MOBILE-MONTGOMERY RAILROAD ADDITION TO THE TOWN OF BAY MINETTE, ACCORDING TO THE OFFICIAL MAP OR PLAT THEREOF WHICH IS RECORDED IN MISCELLANEOUS BOOK 1, PAGE 106, IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN S89°55'58"W, ALONG THE SOUTH LINE OF SAID BLOCK 94, 108.60 FEET TO THE POINT OF BEGINNING; THENCE RUN S20°12'03"E, LEAVING SAID SOUTH LINE OF BLOCK 94, 141.42 FEET TO A POINT; THENCE RUN N79°32'12"E, 103.30 FEET TO A POINT LOCATED ON THE WEST RIGHT OF WAY LINE OF BYRNE STREET; THENCE RUN S07°04'51"E, ALONG SAID WEST RIGHT OF WAY LINE, 75.02 FEET TO A POINT; THENCE RUN S79°29'05"W, LEAVING SAID WEST RIGHT OF WAY LINE, 150.16 FEET TO A POINT LOCATED ON THE EAST RIGHT OF WAY LINE OF ELM STREET; THENCE RUN N06°43'33"W, ALONG SAID EAST RIGHT OF WAY LINE, 75.19 FEET TO A POINT; THENCE RUN S79°32'12"W, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, 28.95 FEET TO A POINT; THENCE RUN N23°53'08"W, ALONG SAID EAST RIGHT OF WAY LINE, 160.00 FEET TO A POINT; THENCE RUN N89°55'58"E, LEAVING SAID EAST RIGHT OF WAY LINE, 90.04 FEET TO THE POINT OF BEGINNING; CONTAINING 0.53 ACRES±.

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 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 (CRS) 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

ERIC E. GODWIN, PLS  
 ALABAMA LICENSE # 26621

NUMBER:	REVISION:	DATE:

PRELIMINARY/FINAL PLAT

513 ELM ST, BAY MINETTE, AL

N & N HOLDINGS

SCALE:	1"=20'
DATE:	MAY, 2025
DRAWN BY:	Q.L.M.
CHECKED BY:	E.E.G.
SHEET:	1 OF 1