2236 D

2233C & 2236D

Austin Park Subdivision

DEDICATION

STATE OF ALABAMA
COUNTY OF BALDWIN

I/WE AUSTIN BROOK, LLC, 22949 HIGHWAY 59 SOUTH, ROBERTSDALE, ALABAMA, 36567, AS PROPRIETOR(S), HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS AUSTIN PARK SUBDIVISION, A PART OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA, AND THAT THE STREETS, DRIVES, ALLEYS, EASEMENTS, ETC. AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

SIGNED AND SEALED IN THE PRESENCE OF:

OWNER / PROPERTY OWNER

ACKNOWLEDGMENT

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Donna J. Howard, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT J. LEE DAVENPORT, WHOSE NAME AS OWNER, IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL

THIS THE 19th DAY OF September, 2005

Donna J. Howard
NOTARY PUBLIC

DONNA J. HOWARD NOTARY PUBLIC ALABAMA STATE AT LARGE

CERTIFICATION OF ENGINEER

STATE OF ALABAMA
COUNTY OF BALDWIN
CITY OF DAPHNE

I, SCOTT A. HUTCHINSON, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA FOR HUTCHINSON, MOORE AND RAUCH, LLC, HOLDING CERTIFICATE NUMBER 21830, HEREBY CERTIFY THAT I HAVE REVIEWED THE DESIGN HEREIN WHICH WAS DONE UNDER MY DIRECT CONTROL AND SUPERVISION AND THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND TO THE BEST OF MY BELIEF, CONFORMS TO THE REQUIREMENTS OF THE DAPHNE SUBDIVISION REGULATIONS AND TO ALL OTHER RULES, REGULATIONS, LAWS AND ORDINANCES APPLICABLE TO MY DESIGN.

DATED THIS THE 19 DAY OF SEPTEMBER, 2005

SCOTT A. HUTCHINSON, P.E.
ALA. LIC. NO. 21830

CERTIFICATE OF APPROVAL OF THE CITY OF DAPHNE PLANNING COMMISSION AND AUTHORIZATION FOR RECORDING

I, _____, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE DAPHNE 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 "HAS" IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE BALDWIN COUNTY JUDGE OF PROBATE.

DATED THIS THE 20 DAY OF SEPTEMBER, 2005

PLANNING COMMISSION CHAIRMAN,
OR AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS 23 DAY OF September, 2005

AUTHORIZED SIGNATURE — AMENDED PLAT AUTHORIZED BY — 10/10/05 DATE

CERTIFICATION OF APPROVAL BY THE BALDWIN COUNTY SEWER SERVICES, L.L.C.

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

THIS THE 23rd DAY OF September, 2005

AUTHORIZED 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 19th DAY OF September, 2005

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY BELLSOUTH

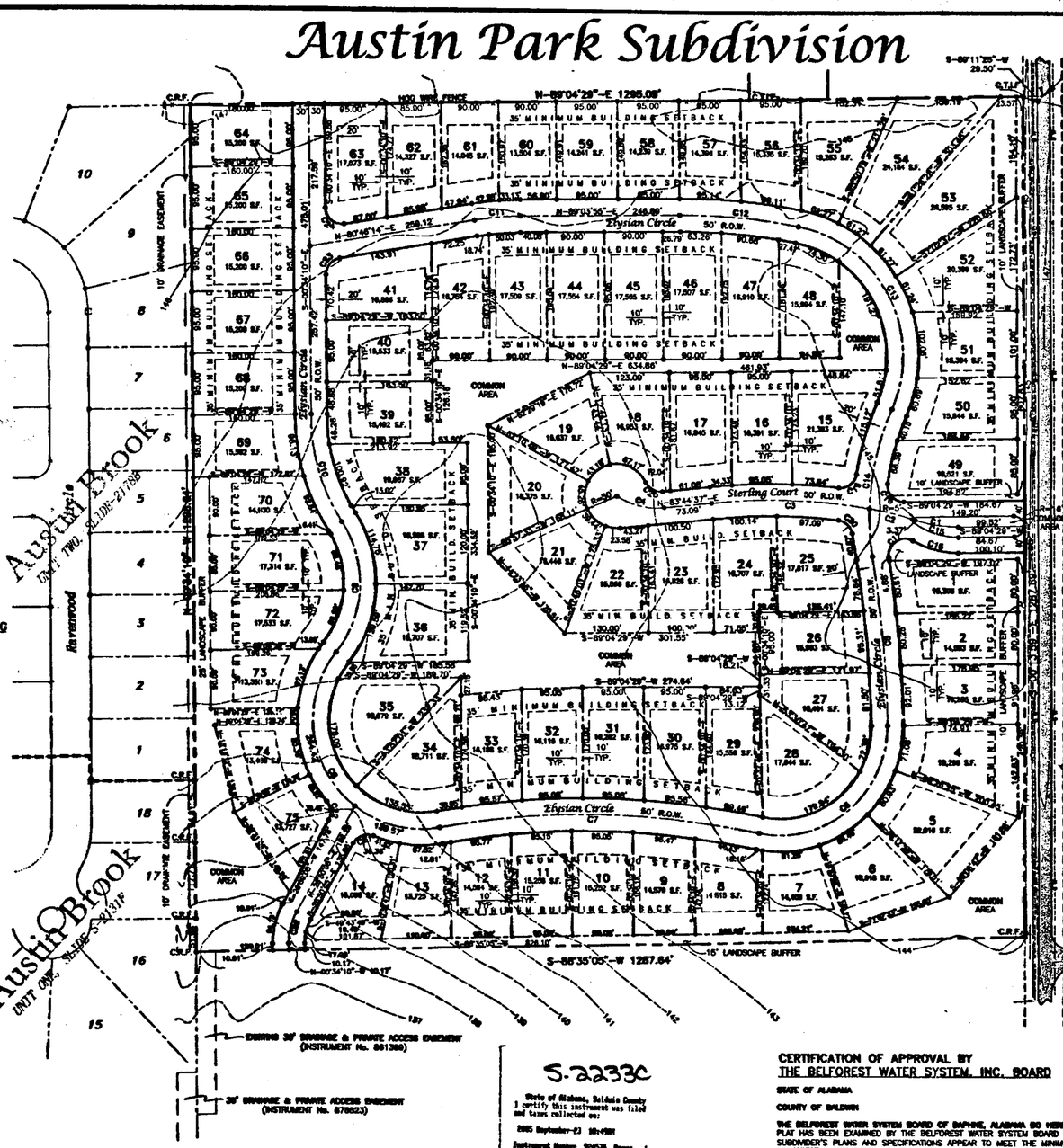
THE UNDERSIGNED, AS AUTHORIZED BY BELLSOUTH HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS 19th DAY OF September, 20

AUTHORIZED SIGNATURE

S-2236D
State of Alabama, Baldwin County
I certify this instrument was filed and taxes collected on:
2005 October -04 04 PM
Instrument Number 929751 Pages 1
Recording 75.00 Mortgage
Deed Rin Tax
Index BP
Archive 5.00 5.00
Adrian T. Johns, Judge of Probate

NO.	REVISION	DATE	ENGR.
1	REVISED TO CORRECT SCRIVENER'S ERROR IN LEGAL DESCRIPTION	10\10 \05	J.E.H.



NOTE:
SIDEWALKS WILL BE INSTALLED AT THE TIME OF RESIDENTIAL CONSTRUCTION.

S-2233C
State of Alabama, Baldwin County
I certify this instrument was filed and taxes collected on:
2005 September-23 10:49AM
Instrument Number 924576 Pages 1
Recording 75.00 Mortgage
Deed Rin Tax
Index BP 5.00
Archive 5.00
Adrian T. Johns, Judge of Probate

Point of Commencing
CENTERLINE OF COUNTY ROAD 54, AT THE APPARENT NORTHEAST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER SECTION 23, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA

Point of Beginning

SITE DATA

NUMBER OF LOTS = 76
SMALLEST LOT SIZE = 12,714 S.F.
LINEAR FEET OF ROADWAY = 4,372 L.F.
TOTAL ACREAGE OF SITE = 38.33± ACRES
COMMON AREA = 4.16 ACRES

ZONING

UNZONED
SINGLE-FAMILY, RESIDENTIAL

OWNER

AUSTIN BROOK, LLC
22949 HIGHWAY 59 SOUTH
ROBERTSDALE, ALABAMA 36567

DEVELOPER

AUSTIN PARK
P.O. BOX 2037
DAPHNE, ALABAMA 36528

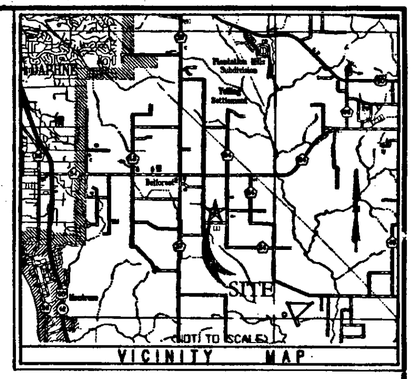
ENGINEER

SCOTT A. HUTCHINSON, P.E.
ALA. LIC. NO. 21830

SURVEYOR

JOHNNY E. HOLLEY, P.L.S.
ALA. LIC. NO. 23660

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.



VICINITY MAP

LEGEND

- IRON PIN FOUND
- OPEN TOP IRON FOUND
- CRIMP TOP IRON FOUND
- CAPPED REBAR FOUND
- REBAR FOUND
- CAPPED REBAR SET
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- POWER POLE
- R.O.W. RIGHT-OF-WAY
- PROPERTY LINE

DESCRIPTION OF SURVEY

COMMENCING AT THE NORTHEAST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN S-89°11'25"-W, 29.50 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BALDWIN COUNTY HIGHWAY No. 54 WEST FOR THE POINT OF BEGINNING; THENCE RUN S-00°13'59"-E, ALONG SAID WEST RIGHT-OF-WAY LINE OF BALDWIN COUNTY HIGHWAY No. 54 WEST, 1287.09 FEET TO A POINT; THENCE RUN S-88°35'05"-W, LEAVING SAID WEST RIGHT-OF-WAY LINE OF BALDWIN COUNTY HIGHWAY No. 54 WEST, 1287.64' TO A POINT ON THE EAST LINE OF AUSTIN BROOK SUBDIVISION – UNIT ONE, AS RECORDED ON SLIDE No. 2131-F, IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN N-00°34'10"-W, ALONG SAID EAST LINE OF AUSTIN BROOK SUBDIVISION – UNIT ONE, 1298.64 FEET TO A POINT; THENCE RUN N-89°04'29"-E, 1245.09 FEET TO THE POINT OF BEGINNING. CONTAINING 38.33 ACRES, MORE OR LESS.

I HEREBY STATE 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.

JOHNNY E. HOLLEY, P.L.S.
ALABAMA LICENSE NUMBER 23660

Sept 19, 2005
DATE

NOTES

1. ALL LOTS HAVE A 35 FOOT MINIMUM FRONT AND REAR BUILDING SETBACK UNLESS OTHERWISE NOTED.
2. ALL LOTS HAVE A 10 FOOT MINIMUM SIDE BUILDING SETBACK UNLESS OTHERWISE NOTED.
3. ALL LOTS HAVE A 10 FOOT DRAINAGE AND UTILITY EASEMENT ALONG FRONT AND REAR LOT LINES UNLESS OTHERWISE NOTED. ALL EASEMENTS SHALL HAVE CLEAR ACCESS AT ALL TIMES FOR MAINTENANCE PURPOSES.
4. THE SUBJECT PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF DAPHNE, BUT LIES WITHIN THE CITY'S PLANNING JURISDICTION.
5. THE SUBJECT PROPERTY IS WITHIN THE HUD FLOOD ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, FEDERAL INSURANCE ADMINISTRATION MAP NUMBER 01003C 0550 K, DATED JUNE 17, 2002.
6. SEE CONSTRUCTION PLAN FOR ALL UTILITY LOCATIONS.
7. PER DAPHNE LAND USE ORDINANCE, DATED 2-16-95, SECTION 14.73, SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER AS EACH INDIVIDUAL LOT IS DEVELOPED.

THE MAINTENANCE OF ALL COMMON AREAS, INCLUDING THE DETENTION PONDS, SHOWN ON THIS PLAT SHALL NOT BE THE RESPONSIBILITY OF BALDWIN COUNTY.

CURVE DATA

NUMBER	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH	TANGENT
C1	200.00	19°28'29"	S-81°11'17"-E	67.85	67.98	34.32
C2	455.00	06°13'10"	N-78°04'37"-W	73.40	73.48	36.82
C3	894.00	15°56'33"	N-86°12'49"-W	247.98	248.78	125.19
C4	112.50	38°56'33"	S-76°47'06"-E	75.00	76.46	39.77
C5	1817.00	08°11'17"	N-05°24'48"-W	259.44	259.66	130.05
C6	187.00	101°56'30"	N-50°24'56"-E	259.46	297.13	206.01
C7	1313.00	21°49'36"	N-86°31'41"-W	497.18	500.20	253.17
C8	167.00	136°38'18"	S-31°06'18"-E	312.44	403.99	442.01
C9	170.00	71°45'20"	N-02°17'14"-E	199.28	2[illegible].30	122.96
C10	300.00	33°20'38"	S-16°21'52"-E	172.13	174.58	89.84
C11	500.00	08°19'41"	S-84°55'04"-W	72.39	72.39	36.26
C12	900.00	11°91'50"	N-84°57'20"-W	186.02	186.36	93.51
C13	200.00	103°51'28"	N-27°50'51"-W	314.90	362.53	255.33
C14	400.00	33°13'29"	S-07°28'08"-W	228.71	2[illegible]1.95	119.[illegible]
C15	117.29	32°34'38"	S-77°13'40"-E	71.67	72.83	37.63
C16	141.29	29°56'04"	S-75°03'00"-E	72.88	73.82	37.77
C17	25.00	129°15'13"	S-56°17'28"-W	45.18	56.40	52.71
C18	25.00	88°25'56"	S-41°43'07"-E	37.88	42.95	26.98
C19	25.00	87°54'37"	N-52°31'01"-E	34.70	38.36	24.10
C20	25.00	72°23'43"	N-48°59'02"-W	29.53	31.59	18.30
C21	25.00	83°23'04"	S-70°31'37"-W	33.26	36.38	22.27
C22	25.00	89°48'48"	N-08°03'19"-W	28.60	30.46	17.43
C23	25.00	81°20'24"	S-40°08'02"-W	32.19	35.49	21.48
C24	25.00	70°31'44"	S-80°59'34"-E	28.87	30.77	17.86
C25	100.00	29°24'15"	N-14°07'57"-E	50.78	51.32	26.24

CERTIFICATION OF APPROVAL BY THE BELFOREST WATER SYSTEM, INC. BOARD

STATE OF ALABAMA

COUNTY OF BALDWIN

THE BELFOREST WATER SYSTEM BOARD OF DAPHNE, ALABAMA DO HEREBY CERTIFY THAT THE FINAL PLAT HAS BEEN EXAMINED BY THE BELFOREST WATER SYSTEM BOARD AND ALSO THAT THE SUBDIVIDER'S PLANS AND SPECIFICATIONS APPEAR TO MEET THE MINIMUM REQUIREMENTS OF THE BELFOREST WATER SYSTEM BOARD.

THE BELFOREST WATER SYSTEM BOARD FURTHER CERTIFIES THAT THE UTILITY IMPROVEMENTS HAVE BEEN INSTALLED AND ARE NOW SUBJECT TO A TWO YEAR GUARANTEE PRIOR TO ACCEPTANCE FOR MAINTENANCE UNLESS OTHERWISE NOTED BY WRITTEN AGREEMENT.

DATED THIS THE 22 DAY OF September, 2005

Thomas R. Mitchell
DIRECTOR OF UTILITIES

HMR

HUTCHINSON, MOORE & RAUCH, LLC
1290 MAIN STREET, SUITE D
DAPHNE, ALABAMA
36526

ENGINEERS • SURVEYORS
LAND PLANNERS

TEL (251) 626-2626
FAX (251) 626-6934
daphne@hmrengineers.com

1933-FAL(10-28-96)
2236B-1933-(10.03)

Austin Park Subdivision
FINAL PLAT
AUSTIN PARK, LLC

SCALE	DATE	DRAWN BY	CHECKED BY	SHEET
1"=100'	MAY 2005	SOC/LRW		1 OF 1