

2298 F

DEDICATION

STATE OF ALABAMA
COUNTY OF BALDWIN

WE, THE WATERFORD GROUP, L.L.C., AS OWNERS, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS WATERFORD-PHASE I, A PART OF SECTION 26, 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:

Witness signatures: Lee Carroll, Member

ACKNOWLEDGMENT

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Scott S. Howard, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT LEE CARROLL, WHOSE NAME AS MEMBER, IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME, ON THIS DAY, THAT, INFORMED OF THE CONTENT OF THE INSTRUMENT, AND AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR THE ACTS AND PURPOSES INTENDED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL

THIS THE 14th DAY OF September, 2006

Notary signature: Scott S. Howard

CERTIFICATION OF ENGINEER

STATE OF ALABAMA
COUNTY OF BALDWIN
CITY OF DAPHNE

I, THOMAS E. GRANGER, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA FOR HUTCHINSON, MOORE AND RAUCH, LLC, HOLDING CERTIFICATE NUMBER 18202, 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 18 DAY OF September, 2006

Thomas E. Granger, P.E. signature

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

I, Marissa, 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 THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE BALDWIN COUNTY JUDGE OF PROBATE.

DATED THIS THE 27th DAY OF Sept, 2006

Marissa signature

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 20th DAY OF September, 2006

Audra Foley signature

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 21 DAY OF September, 2006

Leon Barber signature

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 20 DAY OF Sept, 2006

Don Milled signature

DIRECTOR OF UTILITIES

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 22nd DAY OF SEPT, 2006

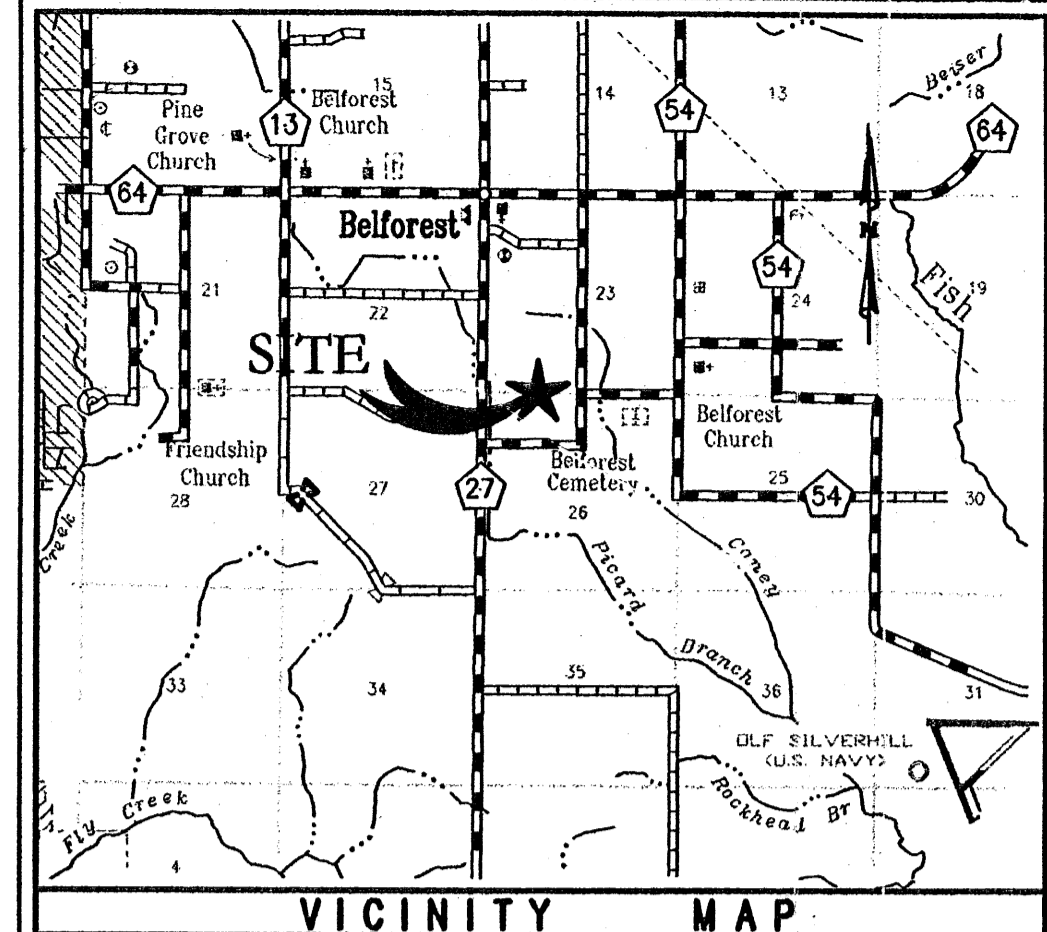
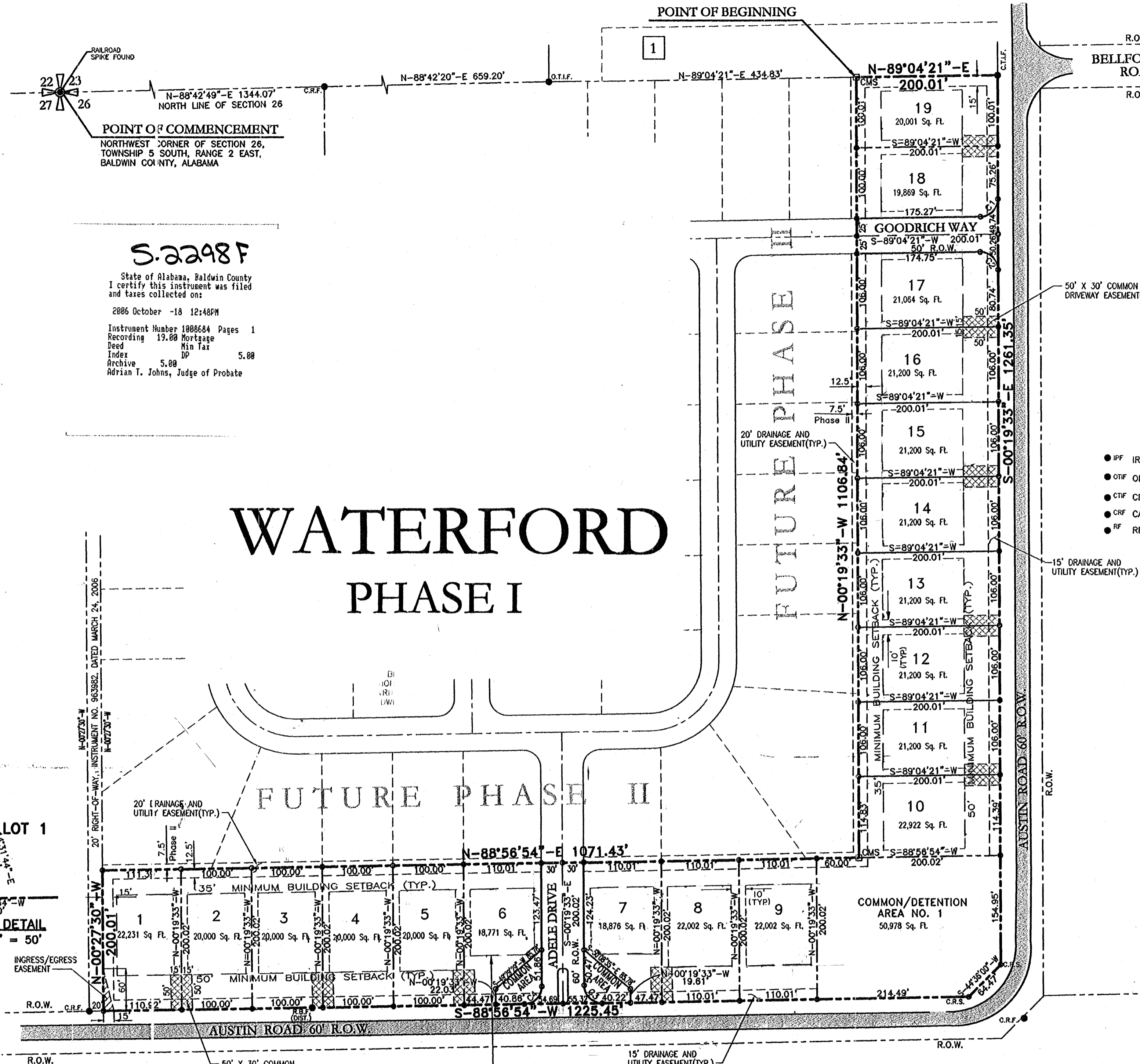
Authorized signature

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

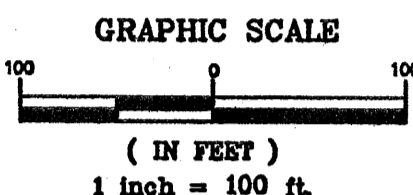
THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS 29 DAY OF September, 2006

Carl Montel signature



(NOT TO SCALE)
ZONING
BALDWIN COUNTY
ZONED R-2B (08-01-2006)
SINGLE-FAMILY RESIDENTIAL
OWNER/DEVELOPER
THE WATERFORD GROUP, LLC
2107 5th AVENUE NORTH, SUITE 301
BIRMINGHAM, ALABAMA 35203
ENGINEER
THOMAS E. GRANGER, P.E.
ALA. LIC. NO. 18202
SURVEYORS
JOHNNY E. HOLLEY, P.L.S.
ALA. LIC. NO. 23660



LEGEND

- IRP IRON PIN FOUND
○ CRS CAPPED REBAR SET
● OTF OPEN TOP IRON FOUND
■ CMF CONCRETE MONUMENT FOUND
● CTF CRIMP TOP IRON FOUND
□ CMS CONCRETE MONUMENT SET
● CRF CAPPED REBAR FOUND
R.O.W. RIGHT-OF-WAY
● RF REBAR FOUND
--- PROPERTY LINE

SITE DATA
NUMBER OF LOTS = 19
SMALLEST LOT SIZE = 18,771 S.F.
LINEAR FEET OF ROADWAY = 0 L.F.
TOTAL ACREAGE OF SITE = 10.89± ACRES
COMMON AREA = 1.25 ACRES

DESCRIPTION OF PHASE I

COMMENCING AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN N-88°42'49"-E, ALONG SAID SECTION LINE, 1344.07 FEET TO A POINT, THENCE RUN N-88°42'20"-E FOR A DISTANCE OF 659.20 FEET TO A POINT, THENCE RUN N-89°04'21"-E FOR A DISTANCE OF 434.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N-89°04'21"-E, A DISTANCE OF 200.01 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF AUSTIN ROAD; THENCE RUN S-00°19'33"-E, ALONG SAID WEST RIGHT-OF-WAY LINE OF AUSTIN ROAD, 1261.35 FEET TO A POINT; THENCE RUN S-44°38'00"-W, LEAVING SAID WEST RIGHT-OF-WAY LINE OF AUSTIN ROAD, 84.47 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF AUSTIN ROAD; THENCE RUN S-88°58'54"-W, ALONG SAID NORTH RIGHT-OF-WAY LINE OF AUSTIN ROAD, 1225.45 FEET TO A POINT; THENCE RUN N-00°27'30"-W, LEAVING SAID NORTH RIGHT-OF-WAY LINE OF AUSTIN ROAD, 200.01 FEET TO A POINT, THENCE RUN N-88°58'54"-E FOR A DISTANCE OF 1071.43 FEET TO A POINT, THENCE RUN N-00°19'33"-W FOR A DISTANCE OF 1106.84 FEET TO THE POINT OF BEGINNING; CONTAINING 10.89 ACRES, MORE OR LESS.

I HEREBY STATE THAT ALL PARTS OF THIS DESCRIPTION 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.
Signature: Johnny E. Holley, P.L.S.
DATE: September 19, 2006

CURVE DATA table with columns: NUMBER, RADIUS, DELTA ANGLE, CHORD DIRECTION, CHORD LENGTH, ARC LENGTH, TANGENT. Rows C1 through C4.

- NOTES
1. ALL LOTS HAVE A 50 FOOT MINIMUM FRONT AND 35 FOOT 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 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 0330 K, DATED JUNE 17, 2002.
6. SEE CONSTRUCTION PLAN FOR ALL UTILITY LOCATIONS.
7. PER DAPHNE LAND USE ORDINANCE, DATED 2-18-95, SECTION 14.73, SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER AS EACH INDIVIDUAL LOT IS DEVELOPED.
8. ALL BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 2 EAST AS BEING N-88°42'49"-E, AS PER INSTRUMENT NUMBER 760252 IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

THE MAINTENANCE OF ALL COMMON AREAS, INCLUDING THE DETENTION PONDS, SHOWN ON THIS PLAT SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS WITHIN THE SUBDIVISION.

Project information including logo for HUTCHINSON, MOORE & RAUCH, LLC, address (2039 MAIN STREET DAPHNE, ALABAMA 36526), contact info (TEL (251) 626-2626), and title block with date (AUGUST 2006) and sheet number (1 OF 1).

