2147E

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SURVEYOR'S CERTIFICATE:

STATE OF ALABAMA
COUNTY OF BALDWIN

WE, ENGINEERING DEVELOPMENT SERVICES, L.L.C., A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF DAPHNE, ALABAMA, BY C. MICHAEL ARNOLD, P.L.S., HEREBY CERTIFY THAT THE ABOVE IS A CORRECT MAP OR PLAT OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA, (72-MT):

COMMENCE AT A 5/8" IRON PIN MARKER FOUND (NO CAP) AT THE "LOCALLY ACCEPTED" SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, RUN THENCE NORTH 00 DEGREES 29 MINUTES 26 SECONDS WEST, 40.22 FEET TO A CAPPED IRON PIN MARKER FOUND (LS# 18943) ON THE WEST RIGHT-OF-WAY OF BALDWIN COUNTY HIGHWAY 12 (A.K.A. HICKORY STREET); THENCE RUN NORTH 00 DEGREES 20 MINUTES 17 SECONDS EAST, ALONG SAID RIGHT-OF-WAY, 436.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 20 MINUTES 17 SECONDS EAST, 1998.10 FEET TO AN IRON PIN MARKER; THENCE RUN NORTH 87 DEGREES 20 MINUTES 54 SECONDS WEST, 407.08 FEET TO AN IRON PIN MARKER; THENCE RUN NORTH 21 DEGREES 54 MINUTES 21 SECONDS WEST, 384.66 FEET TO AN IRON PIN MARKER; THENCE RUN NORTH 00 DEGREES 07 MINUTES 50 SECONDS EAST, 590.12 FEET TO AN IRON PIN MARKER; THENCE RUN WEST, 398.10 FEET TO A POINT (NOW THE APPROXIMATE CENTERLINE OF IRON BLUFF RIVER); THENCE RUN SOUTH 00 DEGREES 43 MINUTES 30 SECONDS WEST, 214.34 FEET; THENCE RUN SOUTH 06 DEGREES 07 MINUTES 29 SECONDS WEST, 229.01 FEET; THENCE RUN SOUTH 03 DEGREES 31 MINUTES 14 SECONDS EAST, 342.57 FEET; THENCE RUN SOUTH 20 DEGREES 08 MINUTES 31 SECONDS EAST, 184.54 FEET; THENCE RUN SOUTH 36 DEGREES 18 MINUTES 20 SECONDS EAST, 643.07 FEET; THENCE RUN SOUTH 43 DEGREES 48 MINUTES 36 SECONDS WEST, 457.17 FEET; THENCE RUN SOUTH 25 DEGREES 18 MINUTES 44 SECONDS WEST, 170.48 FEET; THENCE RUN NORTH 88 DEGREES 30 MINUTES 27 SECONDS EAST, 213.53 FEET; THENCE RUN SOUTH 60 DEGREES 42 MINUTES 44 SECONDS EAST, 408.61 FEET; THENCE RUN SOUTH 88 DEGREES 29 MINUTES 46 SECONDS EAST, 289.84 FEET TO THE POINT OF BEGINNING. THAT CONTAINS 26.07 ACRES MORE OR LESS AND LIES IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 4 EAST, ST. STEPHENS MERIDIAN (DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY).

WE FURTHER STATE THAT WE HAVE SURVEYED AND DIVIDED SUBJECT PROPERTY AT THE REQUEST AND INSTANCE OF THE OWNER HEREON.

WE FURTHER STATE THAT THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE MAY 7, 2002.

ENGINEERING DEVELOPMENT SERVICES, L.L.C.
C. MICHAEL ARNOLD AL. P.L.S. NO. 12940 DATE

LICENSED No. 12940 PROFESSIONAL LAND SURVEYOR C. MICHAEL ARNOLD

CERTIFICATION OF OWNERSHIP AND DEDICATION:

STATE OF ALABAMA
COUNTY OF BALDWIN

THAT I/WE AS THE UNDERSIGNED, ARE THE OWNER OF THE LAND SHOWN AND DESCRIBED IN THE MAP, AND THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED HEREON, FOR THE USES AND PURPOSES SEPTH FORTH AND DO HEREBY DEDICATE (TO) AND ASSIGN THE SAME UNDER THE TITLE SHOWN HEREON AND GRANT ALL EASEMENTS ARE DEDICATED AS STREETS, ALLEYS, ROADS, PARKS AND OTHER OPEN SPACES TO PUBLIC USE PERPETUALLY AND AS SHOWN WITH NO RESTRICTIONS AND COMMITTED TO BUILDING ON SAID PROPERTY IN A MANNER THAN DESIGNED.

DATED THIS _____ DAY OF _____, 20__.

CERTIFICATION BY NOTARY PUBLIC:

[STATE OF ALABAMA]
[CITY OF OWNER]
[COUNTY OF BALDWIN]

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY OF [IN SAID], IN THE STATE OF ALABAMA DO HEREBY CERTIFY THAT WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, HEREON SERVED, ARE THE SAME PERSON WHO ACKNOWLEDGE THAT HE (THEY) BEING INFORMED OF THE CONTENTS OF THE SAID INSTRUMENT, HE (THEY) EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 24 DAY OF _____, 20__.

CERTIFICATE OF APPROVAL BY THE MAYOR

THIS APPROVAL FOR SUBDIVISION SHALL IN NO WAY BE CONSTRUED AS AN ACCEPTANCE FOR MAINTENANCE BY THE CITY OF FOLEY, ALABAMA OF THE IMPROVEMENTS AND DEDICATIONS SHOWN HEREON, WHICH OBLIGATION WILL NOT EXIST UNTIL THE PUBLIC WORKS OF SAID.

E. BERTON ADAMS
MAYOR OF THE CITY OF FOLEY

CERTIFICATE OF FINAL PLAT APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT FOR RIVER TRACE SUBDIVISION PHASE TWO HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF FOLEY, ALABAMA, WITH THE EXCEPTION OF ITEMS VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE PROBATE JUDGE OF BALDWIN COUNTY, ALABAMA.

PLANNING CHAIRMAN

CITY ENGINEER OR CITY ATTORNEY

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (ELECTRIC):

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 _____ DAY OF _____, 20__.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY GULF TELEPHONE:

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

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (WATER):

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 _____ DAY OF _____, 20__.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (SEWER):

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 _____ DAY OF _____, 20__.

AUTHORIZED REPRESENTATIVE

AFFIDAVIT OF LICENSED PROFESSIONAL ENGINEER:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, JOSEPH P. BULLOCK, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA, LICENSE NO. 19312, HEREBY CERTIFY THAT THE DESIGNED THE WITHIN IMPROVEMENTS IN CONFORMITY WITH APPLICABLE CODES AND LAWS AND ACCORDING TO THE PRINCIPLES OF GOOD ENGINEERING PRACTICE INCLUDING THE DRAINAGE DESIGN REQUIREMENTS OF THE CITY OF FOLEY AND BALDWIN COUNTY SUBDIVISION REGULATIONS. I FURTHER CERTIFY THAT I MADE PERIODIC INSPECTIONS OF THE CONSTRUCTION TO MY DESIGN, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE WITHIN IS A TRUE AND ACCURATE REPRESENTATION OF IMPROVEMENTS AS INSTALLED.

JOSEPH P. BULLOCK, PE AL. DATE
ALA. PE. NO. 19312

CERTIFICATION OF APPROVAL FOR UTILITIES

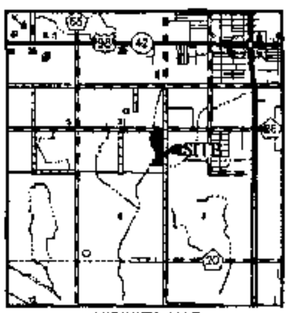
STATE OF ALABAMA
COUNTY OF BALDWIN

THE UNDERSIGNED, AS THE CONSTRUCTION SUPERINTENDENT/ENGINEER OF THE CITY OF FOLEY DO HEREBY CERTIFY THAT THE ATTACHED FINAL PLAT HAS BEEN EXAMINED BY ME AND ALSO THAT THE SUBDIVIDER'S PLANS AND SPECIFICATIONS COMPLY WITH THE REQUIREMENTS SET FORTH IN THE CITY OF FOLEY SUBDIVISION REGULATIONS. I FURTHER CERTIFY THAT THE STREET, STORM DRAINAGE AND SEWER HAVE BEEN INSTALLED.

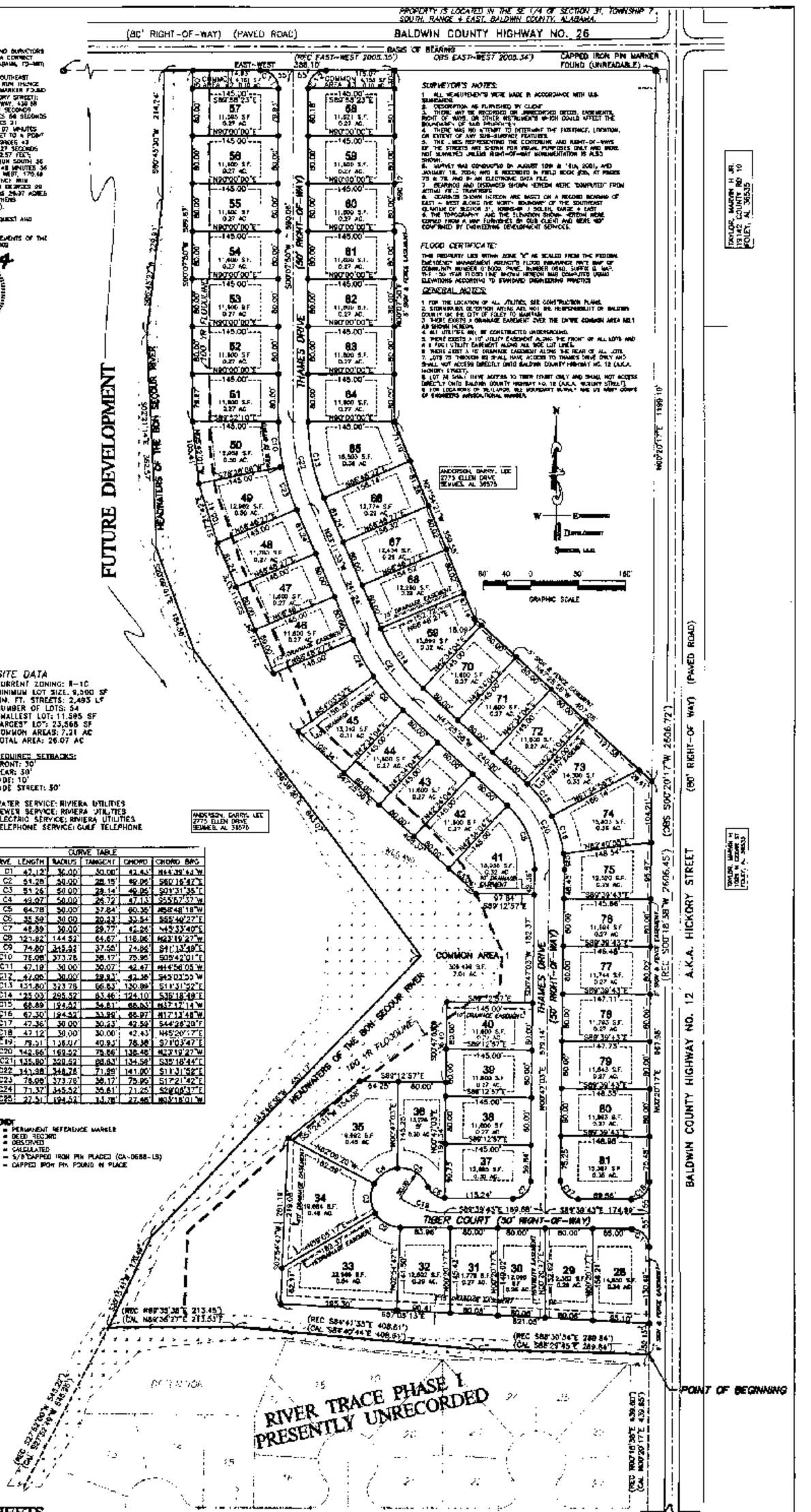
CONSTRUCTION SUPERINTENDENT OR ENGINEER DATE 03-01-04

SURVEYOR & ENGINEER:
ENGINEERING DEVELOPMENT SERVICES, LLC
P.O. BOX 1396 DAPHNE, ALABAMA 36526
C. MICHAEL ARNOLD, PLS AL. LIC. NO. 12940
JOSEPH P. BULLOCK, PE AL. LIC. NO. 19312

DEVELOPER/OWNER:
CLASSIC HOME BUILDERS INC.
6803 CEDAR RIDGE DR.
PENSACOLA, FL 32526



VICINITY MAP
1" = 1 MILE



SITE DATA
CURRENT ZONING: R-1C
MINIMUM LOT SIZE: 9,000 SF
LIN. FT. STREETS: 2,493 LF
NUMBER OF LOTS: 84
SMALLEST LOT: 11,595 SF
LARGEST LOT: 23,565 SF
COMMON AREAS: 7.21 AC
TOTAL AREA: 26.07 AC

REQUIRED SETBACKS:
FRONT: 30'
REAR: 30'
SIDE: 10'
SIDE STREET: 50'

WATER SERVICE: RIVIERA UTILITIES
SEWER SERVICE: RIVIERA UTILITIES
ELECTRIC SERVICE: RIVIERA UTILITIES
TELEPHONE SERVICE: GULF TELEPHONE

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BRG
C1	47.12'	30.00'	30.00'	42.43'	N44°39'43"W
C2	51.28	30.00	28.15'	45.05	S80°16'42"E
C3	51.26	60.00	28.14'	49.65	S01°31'35"E
C4	49.07	50.00	26.72'	47.13	S55°51'31"W
C5	64.78	50.00'	37.84'	60.35	N58°48'18"W
C6	35.59	30.00	20.43'	33.54'	S65°40'27"E
C7	48.39	30.00	29.77'	42.24	N43°33'40"E
C8	121.82'	144.53'	64.67'	118.06	N62°19'27"W
C9	74.66'	245.53	37.58'	74.06	S41°13'49"E
C10	75.08	273.78	38.17'	75.95	S03°42'01"E
C11	47.19	30.00	30.07'	42.47	N44°56'05"W
C12	47.08	30.00'	29.93'	42.38	S43°03'55"W
C13	131.80	323.78	66.83'	130.89	S13°31'52"E
C14	125.03	205.52	63.46'	124.10	S35°18'49"E
C15	68.89	194.53'	34.81'	68.53	S17°17'14"W
C16	67.30'	194.53'	33.98'	66.97	N17°12'48"W
C17	47.36'	30.00	30.23'	42.59	S44°26'20"E
C18	47.12'	30.00	30.00'	42.43	N45°00'17"E
C19	79.31	136.00'	40.93'	78.18	S71°03'47"E
C20	142.66'	169.52'	79.86'	138.48	N22°19'27"W
C21	135.80	320.52	68.84'	134.58'	S35°18'44"E
C22	141.38	346.78	71.69'	141.00'	S11°31'52"E
C23	76.09	373.78'	38.17'	75.95	S17°21'42"E
C24	71.37'	345.52'	35.81'	71.25	S20°08'37"E
C25	27.31	194.53'	13.78'	27.46	N03°18'01"W

LEGEND
P.R.M. = PERMANENT REFERENCE MARKER
REC = DEED RECORD
DES = DESCRIBED
CAL = CALCULATED
● = S/8"CAPPED IRON PIN PLACED (CA-0588-LS)
○ = CAPPED IRON PIN FOUND IN PLACE

FINAL PLAT
01/26/2004 - SHEET 1 OF 1 SHEETS

DESIGN	D.E.D.
DRAWN	A.E.F.
CHK	J.P.B.
FIELD CREW	J.G.A.
SURVEYOR	C.M.A.
SCALE	1"=80'
PROJ. NO.	010709
DWG NO.	010709final-ph2
SHEET	1 OF 1

BOUNDARY SURVEY AND PLAT OF SUBDIVISION
RIVER TRACE PHASE TWO

ENGINEERING DEVELOPMENT SERVICES, L.L.C.
Engineering • Planning • Surveying • Construction Management
27154 Pollard Road • Daphne, Alabama 36526
P.O Box 1396 • Daphne, Alabama 36526
(251) 626-2922 • Fax (251) 626-6859

S-2147E

POINT OF COMMENCEMENT
THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA (PLACED BY OTHERS - NOT CONFIRMED)
5/8" IRON PIN MARKER FOUND (NO CAP)