2007052152 Book-6217 Page-1938
Total Number of Pages: 1

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BRG
C1	47.35	30.00	30.23	42.59	S44°49'47"E
C2	46.89	30.00	29.77	42.26	N45°10'13"E
C3	47.35	30.00	30.23	42.59	N44°49'47"W
C4	46.89	30.00	29.77	42.26	S45°10'13"W

LEGEND:
- BUILDING SETBACK LINE
- = CRIMP TOP IRON PIN FOUND IN PLACE
- = IRON PIN FOUND IN PLACE
- = CAPPED IRON PIN FOUND IN PLACE
- = CAPPED IRON PIN PLACED (CA-0566-LS)
- A.K.A. = ALSO KNOWN AS
- CAL = CALCULATED BEARING AND DISTANCE
- EDS = ENGINEERING DEVELOPMENT SERVICES
- PIN = PARCEL NUMBER
- OBS = OBSERVED BEARING AND DISTANCE
- REC = RECORD MAP OR PLAT BEARING AND DISTANCE

NOTE: ANY LOTS THAT ARE DEVELOPED COMMERCIALLY AND ADJOIN RESIDENTIALLY DEVELOPED PROPERTY MUST PROVIDE A BUFFER, IN COMPLIANCE WITH SECTION V.A. 7 OF THE SUBDIVISION REGULATIONS.

PROPERTY IS LOCATED IN THE SW 1/4 OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 3 WEST, MOBILE COUNTY, ALABAMA.

VICINITY MAP
SCALE: 1" = 1 MILE

GRAPHIC SCALE

State of Alabama-Mobile County
I certify this instrument was filed on:
July 10, 2007@ 10:40:21 AM
RECORDING FEE $15.50
S.R. FEE $2.00
TOTAL AMOUNT $17.50
2007052152 MB011SM058
Don Davis, Judge of Probate

SPRING MEADOW DIRVE NORTH (50' RIGHT-OF-WAY)

SPRING BROOKS FARMS, PHASE ONE AMENDED
(RECORDED AT MB0104MP059)

O'NEAL PLACE
(RECORDED AT MB0106MP119)

McRAE TRACE SUBDIVISION
(RECORDED AT MB0111MP114)

COMMON AREA

BLOOMINGTON DRIVE (50' RIGHT-OF-WAY)

YELLOW BROOK LANE (50' RIGHT-OF-WAY)

SPRING MEADOW DRIVE EAST (50' RIGHT-OF-WAY)

POINT OF COMMENCEMENT AND POINT OF BEGINNING

BASIS OF BEARINGS

FUTURE DEVELOPMENT

SCHAMBEAU DEVELOPMENT L L C
252 N SUMMIT ST
FAIRHOPE,AL 36532

SITE DATA

CURRENT ZONING: NONE
MINIMUM LOT SIZE: 7,200 SF
LIN. FT. STREETS: 1,552 LF
NUMBER OF LOTS: 29
SMALLEST LOT: 11,200 SF
LARGEST LOT: 14,229 SF (LOT 55)
COMMON AREAS: N/A
TOTAL AREA: 9.71 AC

REQUIRED SETBACKS:
FRONT: 25 FT

ACCEPTANCE OF OWNER(S)
OWNER DATE 6-5-07

NOTARY CERTIFICATE:

STATE OF ALABAMA)
COUNTY OF MOBILE)

I, Notary Public, a NOTARY PUBLIC IN AND FOR THE COUNTY OF MOBILE, IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT [illegible], WHOSE NAME AS [illegible], OF THE [illegible], 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 AND AS THE ACT OF SAID CORPORATION.
GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS 5th DAY OF June 2007.
NOTARY PUBLIC

GENERAL NOTES:
1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
2. COMMON AREAS ARE NOT THE RESPONSIBILITY OF MOBILE COUNTY OR CITY OF MOBILE TO MAINTAIN, BUT SHALL BE MAINTAINED BY THE SPRING BROOK FARMS AND THE SPRING BROOK FARMS PROPERTY OWNERS ASSOCIATION.
3. ALL RIGHT-OF-WAYS AND DRAINAGE EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT; BUT THIS PLAT DOES NOT REFLECT OTHER DOCUMENTS (I.E. UTILITY EASEMENTS, ETC.) THAT WOULD NORMALLY APPEAR AS AN EXCEPTION IN A COMMITMENT OR POLICY.

SURVEYOR'S NOTES:
1. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
2. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUBSURFACE FEATURES.
3. SURVEY WAS CONDUCTED ON JUNE 24TH-26TH, 2002; AND IS RECORDED IN FIELD BOOK #50, AT PAGES 75-79, AND IN AN ELECTRONIC DATA FILE.
4. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES.
5. ALL FINAL CORNERS WERE PLACED IN MAY, 2007.

Release and Servitude
Book 6217 Page 1928

MOBILE CITY PLANNING COMMISSION
SECRETARY DATE 7/2/2007

*ROADS ONLY ACCEPTED FOR MAINTENANCE BY MOBILE COUNTY.
MOBILE COUNTY ENGINEER DATE 7/2/07

FLOOD CERTIFICATE:
I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCIES FLOOD INSURANCE RATE MAP OF MOBILE COUNTY, ALABAMA, MAP NUMBER 01097C0632J, COMMUNITY NUMBER 015008, PANEL NUMBER 0632J, MAP EFFECTIVE DATE JULY 6, 1998, AND I DO HEREBY CERTIFY THAT THE LANDS PLATTED HEREON IS LOCATED IN ZONE X (UNSHADED).

ENGINEERING DEVELOPMENT SERVICES, LLC
C. MICHAEL ARNOLD
ALABAMA LICENSED SURVEYOR
06-04-07
ENGINEERING DEVELOPMENT SERVICES, L.L.C.
C. Michael Arnold AL. P.L.S. No. 12940

SURVEYOR'S CERTIFICATE:

STATE OF ALABAMA)
COUNTY OF MOBILE)

WE, ENGINEERING DEVELOPMENT SERVICES, LLC, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF DAPHNE, ALABAMA, HEREBY STATE THAT THE ABOVE IS A CORRECT MAP OR PLAT OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN MOBILE COUNTY, ALABAMA, TO-WIT:

COMMENCE AT A 5/8" IRON PIN MARKER AT THE SOUTHWEST CORNER OF LOT NO. 12 IN THE SPRING BROOK FARMS SUBDIVISION, PHASE ONE, AMENDED, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN MAP BOOK 0104, AT PAGE 059, PROBATE RECORDS, MOBILE COUNTY, ALABAMA, FOR A POINT OF BEGINNING; THENCE RUN SOUTH 89 DEGREES 36 MINUTES 33 SECONDS EAST, A DISTANCE OF 190.20 FEET TO AN IRON PIN MARKER; THENCE RUN NORTH 00 DEGREES 23 MINUTES 27 SECONDS EAST, A DISTANCE OF 55.17 FEET TO AN IRON PIN MARKER AT THE SOUTHWEST CORNER OF LOT 44 IN THE AFOREMENTION SPRING BROOK FARMS SUBDIVISION, PHASE ONE, AMENDED; THENCE RUN NORTH 89 DEGREES 56 MINUTES 59 SECONDS EAST, A DISTANCE OF 914.82 FEET TO AN IRON PIN MARKER; THENCE RUN NORTH 58 DEGREES 03 MINUTES 04 SECONDS EAST, A DISTANCE OF 59.18 FEET TO AN IRON PIN MARKER; THENCE RUN SOUTH 89 DEGREES 36 MINUTES 33 SECONDS EAST, A DISTANCE OF 166.88 FEET TO AN IRON PIN MARKER; THENCE RUN SOUTH 00 DEGREES 25 MINUTES 31 SECONDS WEST, A DISTANCE OF 320.00 FEET; THENCE RUN NORTH 89 DEGREES 36 MINUTES 33 SECONDS WEST, A DISTANCE OF 166.69 FEET; THENCE RUN SOUTH 47 DEGREES 21 MINUTES 55 SECONDS WEST, A DISTANCE OF 68.39 FEET; THENCE RUN SOUTH 89 DEGREES 56 MINUTES 59 SECONDS WEST, A DISTANCE OF 914.78 FEET; THENCE RUN NORTH 51 DEGREES 04 MINUTES 56 SECONDS WEST, A DISTANCE OF 63.96 FEET; THENCE RUN NORTH 89 DEGREES 36 MINUTES 33 SECONDS WEST, A DISTANCE OF 140.20 FEET; THENCE RUN NORTH 00 DEGREES 23 MINUTES 27 SECONDS EAST, A DISTANCE OF 240.01 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 9.71 ACRES, MORE OR LESS, AND LIES WITHIN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 3 WEST, MOBILE COUNTY, ALABAMA

(DESCRIPTION WAS 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 THEREOF.

WE FURTHER STATE THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE MAY 1, 2002.

ALABAMA REGISTERED LAND SURVEYOR C. MICHAEL ARNOLD
06-04-07
ENGINEERING DEVELOPMENT SERVICES, L.L.C.
C. Michael Arnold AL. P.L.S. No. 12940

DEVELOPER/OWNER:
SCHAMBEAU DEVELOPMENT, L.L.C.
615 RIVER ROUTE
MAGNOLIA SPRINGS, AL 36555

SPRING BROOK FARMS PHASE TWO

FINAL PLAT
JUNE 4, 2007 - SHEET 1 OF 1 SHEETS
BOUNDARY SURVEY AND PLAT OF SUBDIVISION

ENGINEERING DEVELOPMENT SERVICES, LLC.
Engineering · Planning · Surveying · Construction Management
27154 Pollard Road · Daphne, Alabama 36526
P.O.Box 1386 · Daphne, Alabama 36526
(251) 626-2122 · Fax (251) 626-6259

DESIGN	D.E.D.
DRAWN	A.E.F.
ENG	R.W.P.
PROJ MGR	J.G.A.
SURVEYOR	C.M.A.
SCALE	1"=50'
PROJ. NO.	020840
DWG NO.	FINAL PH 2 FARMS
SHEET	1 OF 1

P:\2002\020840\dwg\2006 Submittals\FINAL\Final_Ph 2 Farms.dwg, 6/4/2007 2:00:53 PM, \\Edserver\HP designjet 130