

BALDWIN COUNTY, ALABAMA  
TIM RUSSELL PROBATE JUDGE  
Filed/ent. 5/3/2018 2:15 PM  
TOTAL S 27.00  
17pgs

SLIDE 0002639-A

1094228

CERTIFICATE OF APPROVAL BY THE TELEPHONE UTILITY  
THE UNDERSIGNED AS AUTHORIZED BY THE GULF TELEPHONE COMPANY, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.  
THIS 5th DAY OF January 2018.  
Telephone Utility Representative

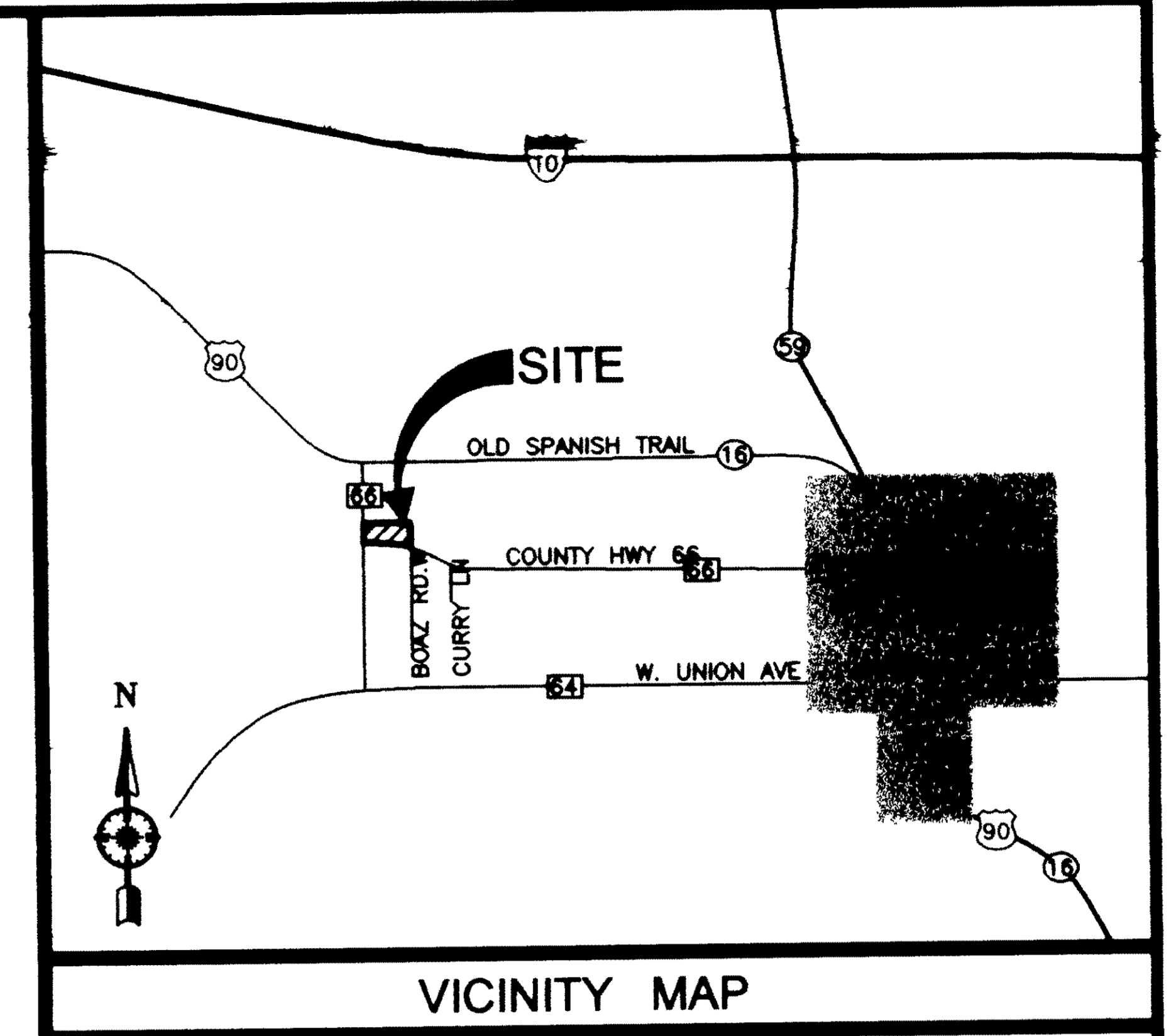
VINCENT D. LACOSTE, II, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA WITH A LICENSE NUMBER OF 24712, HEREBY CERTIFY THAT I HAVE DESIGNED THE WITHIN IMPROVEMENTS IN CONFORMANCE WITH APPLICABLE CODES AND LAWS AND WITH THE PRINCIPLES OF GOOD ENGINEERING PRACTICE INCLUDING THE DRAINAGE DESIGN REQUIREMENTS OF THE BALDWIN COUNTY SUBDIVISION REGULATIONS. I FURTHER CERTIFY THAT I HAVE PROVIDED OVERSIGHT 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.  
1/5/2018  
VINCENT D. LACOSTE, II, P.E.  
BETHEL ENGINEERING, INC.  
3217 EXECUTIVE PARK CIR  
MOBILE, AL 36608

**SITE DATA**

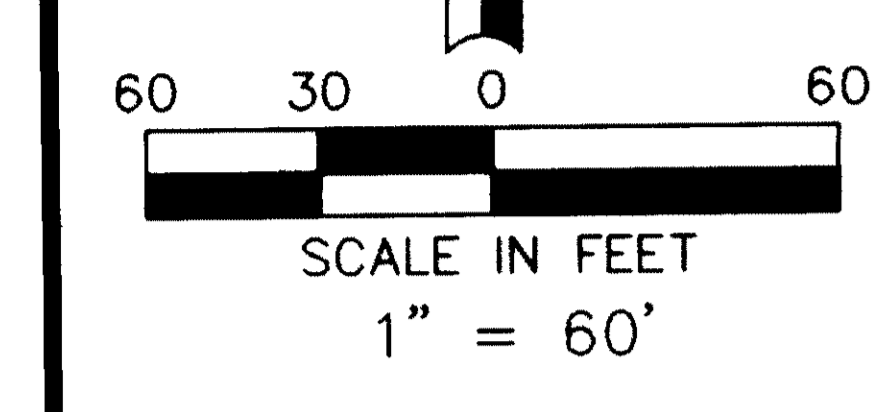
TOTAL LAND AREA:	19.20 ACRES
SMALLEST LOT SIZE:	20,313 SF.
TOTAL NUMBER OF LOTS:	17
OWNER INFORMATION:	ANTHEM DEVELOPMENT, LLC 19940 STATE HWY 181 FAIRHOPE, AL 36532 CONTACT: GEOFF LANE (251-621-0850)
ENGINEER:	VINCE LACOSTE BETHEL ENGINEERING, INC. 3217 EXECUTIVE PARK CIR MOBILE, AL 36608

- SUBDIVISION NOTES:**
- BUILDING SETBACKS (UNLESS OTHERWISE NOTED)  
FRONT = 30'  
REAR = 30'  
SIDE = 10' (20' ON CORNER LOTS)
  - 1" CAPPED REBAR SET ON ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
  - DETENTION PONDS TO BE MAINTAINED BY PROPERTY OWNERS ASSOCIATION.
  - PROPERTY IS ZONED RSF-2 BY BALDWIN COUNTY, AL.
  - COMMON DRIVEWAYS ARE NOT THE RESPONSIBILITY OF BALDWIN COUNTY TO MAINTAIN.
  - THERE IS A 5' UTILITY EASEMENT DOWN EACH SIDE AND REAR LOT LINE AND ALONG ALL COMMON AREA LINES WHERE THE 15' UTILITY EASEMENT DOES NOT ALREADY EXIST.

- NOTES:**
- TYPE OF SURVEY: SUBDIVISION OF LAND
  - BASED ON REAL TIME KINEMATIC GLOBAL POSITIONING SYSTEM DATUM.
- LEGEND:**
- CMT = CONCRETE MONUMENT FOUND  
CRI = 1/2" CAPPED REBAR IRON FOUND  
IS = 1/2" CAPPED REBAR IRON SET (POLYSUR)  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCING  
MBSL = MINIMUM BUILDING SETBACK LINE



SUBDIVISION PLAT  
BALDWIN COUNTY, AL

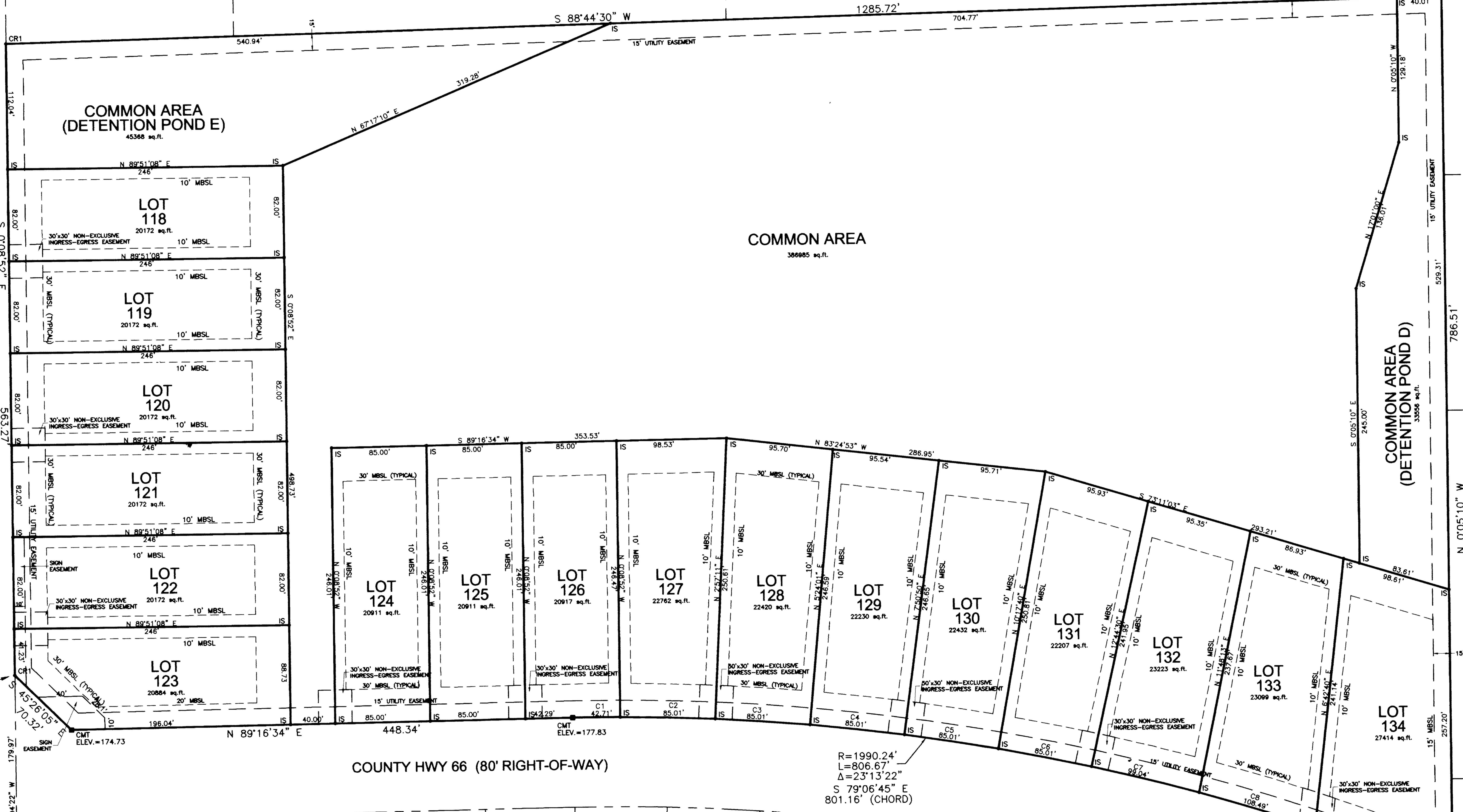


SWINSON, PETER JAMES ETAL SWINSON, BONIT  
13470 J B WILLIAMS RD  
LOXLEY AL 36551

MILLER, ROBERT S ETAL MILLER, MARY L  
27790 CR 66 N  
LOXLEY AL 36551

HRABOVSKY, STEVEN LOUIS ETAL HRABOVSKY,  
28708 BAY BRANCH DR  
DAPHNE AL 36526

COUNTY HWY 66 NORTH (80' RIGHT-OF-WAY)



**SURVEYOR'S CERTIFICATE**  
I, J. BRETT ORRELL, A REGISTERED LAND SURVEYOR (ALABAMA REG. NO. 31836-S) HEREBY STATE THAT AT THE INSTA...  
**LEGAL DESCRIPTION:**  
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN N 00°03'35"E, 1336.05 FEET TO A POINT; THENCE RUN S89°58'51"E, 34.39 FEET TO A POINT ON THE EAST RIGHT OF WAY OF COUNTY HIGHWAY 66; THENCE RUN N00°01'09"E, 209.94 FEET ALONG SAID RIGHT OF WAY TO A POINT; THENCE RUN N00°00'14"W, 1696.97 FEET TO A POINT; THENCE RUN N00°04'22"W, 179.97 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE RUN S45°26'05"E, 70.32 FEET TO A POINT; THENCE RUN N89°18'34"E, 448.34 FEET TO THE P.C. OF A CURVE; THENCE RUN EASTWARDLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1990.24 FEET AN DELTA ANGLE OF 23°13'22" AND AN ARC DISTANCE OF 806.67 FEET AND ALONG SAID RIGHT OF WAY TO THE P.T. THEREOF SAID CURVE HAVING A CHORD DIRECTION OF S79°06'45"E, AND A CHORD LENGTH OF 801.16 FEET; THENCE RUN N00°05'10"W, 786.91 FEET TO A POINT; THENCE RUN S88°44'30"W, 1285.72 FEET TO A POINT; THENCE RUN S00°08'52"E, 563.27 FEET ALONG THE EAST RIGHT OF WAY LINE OF COUNTY HIGHWAY 66 NORTH TO THE POINT OF BEGINNING, CONTAINING 19.20 ACRES MORE OR LESS.  
THIS PROPERTY LOCATED IN ZONE X-UNSHAD AS LOCATED BY ELEVATION FROM FIRM NO. 010300545L, DATE: JULY 13, 2007.  
J. Brett Orrell  
BRETT ORRELL, ALA. REG. NO. 31836-S

ACCEPTANCE BY OWNERS:  
ANTHEM DEVELOPMENT, LLC, OWNER OF THE LANDS SHOWN ON THIS PLAT, HEREBY STATES THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED BY J. BRETT ORRELL, A REGISTERED LAND SURVEYOR (ALA. REG. NO. 31836-S) AND HAS CAUSED THIS PLAT OR MAP OF SAID LAND TO BE MADE, SHOWING THE SUBDIVISION INTO WHICH IT IS DIVIDED, AND HEREBY ACCEPTS THIS PLAT OR MAP AS A TRUE, CORRECT AND COMPLETED PLAT OF SUBDIVISION OF SAME.  
BY: Geoff Lane, Managing Member

CERTIFICATE OF FINAL PLAT APPROVAL  
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT FOR CHARMONT NORTH, HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF LOXLEY, ALABAMA, WITH THE EXCEPTION OF SUCH 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.  
January 8th 2018  
Chairman Planning Commission  
TOWN CLERK, TOWN OF LOXLEY

CERTIFICATE OF APPROVAL BY THE SEWER UTILITY  
THE UNDERSIGNED AS AUTHORIZED BY BALDWIN COUNTY SEWER, LLC, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.  
THIS 5th DAY OF January 2018.  
AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY THE WATER UTILITY  
THE UNDERSIGNED AS AUTHORIZED BY THE TOWN OF LOXLEY WATER UTILITY; HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.  
THIS 8th DAY OF January 2018.  
WATER UTILITY REPRESENTATIVE

**CURVE TABLE**

NUMBER	DELTA ANGLE	ARC LENGTH	TANGENT	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	01°13'47"	42.71	21.36	1990.24	S 89°53'27" W	42.71
C2	02°26'50"	85.01	42.51	1990.24	N 88°18'14" W	85.00
C3	02°26'50"	85.01	42.51	1990.24	N 85°49'24" W	85.00
C4	02°26'50"	85.01	42.51	1990.24	N 83°22'34" W	85.00
C5	02°26'50"	85.01	42.51	1990.24	N 80°55'45" W	85.00
C6	02°26'50"	85.01	42.51	1990.24	N 78°28'55" W	85.00
C7	02°51'04"	99.04	49.53	1990.24	N 75°49'57" W	99.03
C8	03°07'23"	108.49	54.26	1990.24	N 72°50'43" W	108.47
C9	03°46'57"	131.39	65.72	1990.24	N 69°23'33" W	131.37

**UTILITY OWNERS**

WATER-	TOWN OF LOXLEY
SEWER-	BALDWIN COUNTY SEWER
ELECTRICITY-	BALDWIN EMC
TELEPHONE-	GULFTEL

LAZZARI, LOUIS H  
27495 CO RD 66 N  
LOXLEY AL 36551

LOT 5  
PUHEP, MIRE  
NIPOMO, CA 93444

LOT 6  
GAMBLE, RENEE H  
P O BOX 7415  
SPANISH FORT, AL 36577

LOT 7  
BLANCO, MELANIE ELIZABETH  
4315 HWY 35 N WIE  
MERIDIAN, MS 39301017

LOT 8  
HOULLETTE, KENNETH M ETAL HOULLETTE, BRIGI  
SANTA CLARITA, CA 91350

LOT 9  
CANAS, MELVIN A  
LOXLEY, AL 36551

LOT 10  
HOULLETTE, KENNETH M ETAL HOULLETTE, BRIGI  
SANTA CLARITA, CA 91350

LOT 11  
MIKER, ELDON E ETAL MIKER, FRANCES T  
12 GOVERNER DR E 36602  
NEWPORT NEWS, VA 23602

LOT 12  
LUSTER, KEVIN  
488 EAST WINDYCHASE  
CHANGELER, AZ 85249

LOT 13  
KEEF, KEVIN J  
488 EAST WINDYCHASE  
CHANGELER, AZ 85249

LOT 14  
TON, TONY ETAL TON, MAI-NUONG  
STATEW ISLAND IND, PL 103745403  
SAN FRANCISCO, CA 94131

LOT 15  
PHERA, NASHA A TRUSTEE UNDER THE TRUST A  
GENEVA, AZ 85208

LOT 16  
PHERA, NASHA A TRUSTEE UNDER THE TRUST A  
GENEVA, AZ 85208

LOT 17  
SOMER, VERENA  
531 EDNELL  
ARCADIA, CA 91006

LOT 18  
KOBEL, LAMARNE & ELLIS, CLARK  
C/O COSADRENE JERKINS  
5230 BRITTE RD  
STONE MOUNTAIN, GA 30458

COMMON AREA  
ROYALE DEVELOPMENT L L C  
P O BOX 3015  
RIGGOLAND, MS 39158

COMMON AREA  
KOBEL, LAMARNE & ELLIS, CLARK  
C/O COSADRENE JERKINS  
5230 BRITTE RD  
STONE MOUNTAIN, GA 30458

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER  
I, THE UNDERSIGNED AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, DO HEREBY APPROVE THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.  
THIS 8th DAY OF January 2018.  
COUNTY ENGINEER SLP

CHARMONT NORTH



REVISIONS:  
DATE: 08-28-2017  
DATE SURVEYED: 08-28-2017  
SCALE: 1"=60'  
FILE: 1707-174  
S-(41)  
DRAWN BY: T.D.F.  
SHEET NO. 1/1

BALDWIN COUNTY, ALABAMA  
2880 THE POLYMER  
MOBILE, AL 36619  
PHONE: (251) 626-0905  
FAX: (251) 626-7581  
E-Mail: MAIL@Polysurveying.Com  
**POLYMER**  
SURVEYING | ENGINEERING  
MOBILE COUNTY  
5588 JACKSON RD.  
MOBILE, AL 36619  
PHONE: (251) 666-2010  
FAX: (251) 666-1792  
Internet: www.Polysurveying.Com