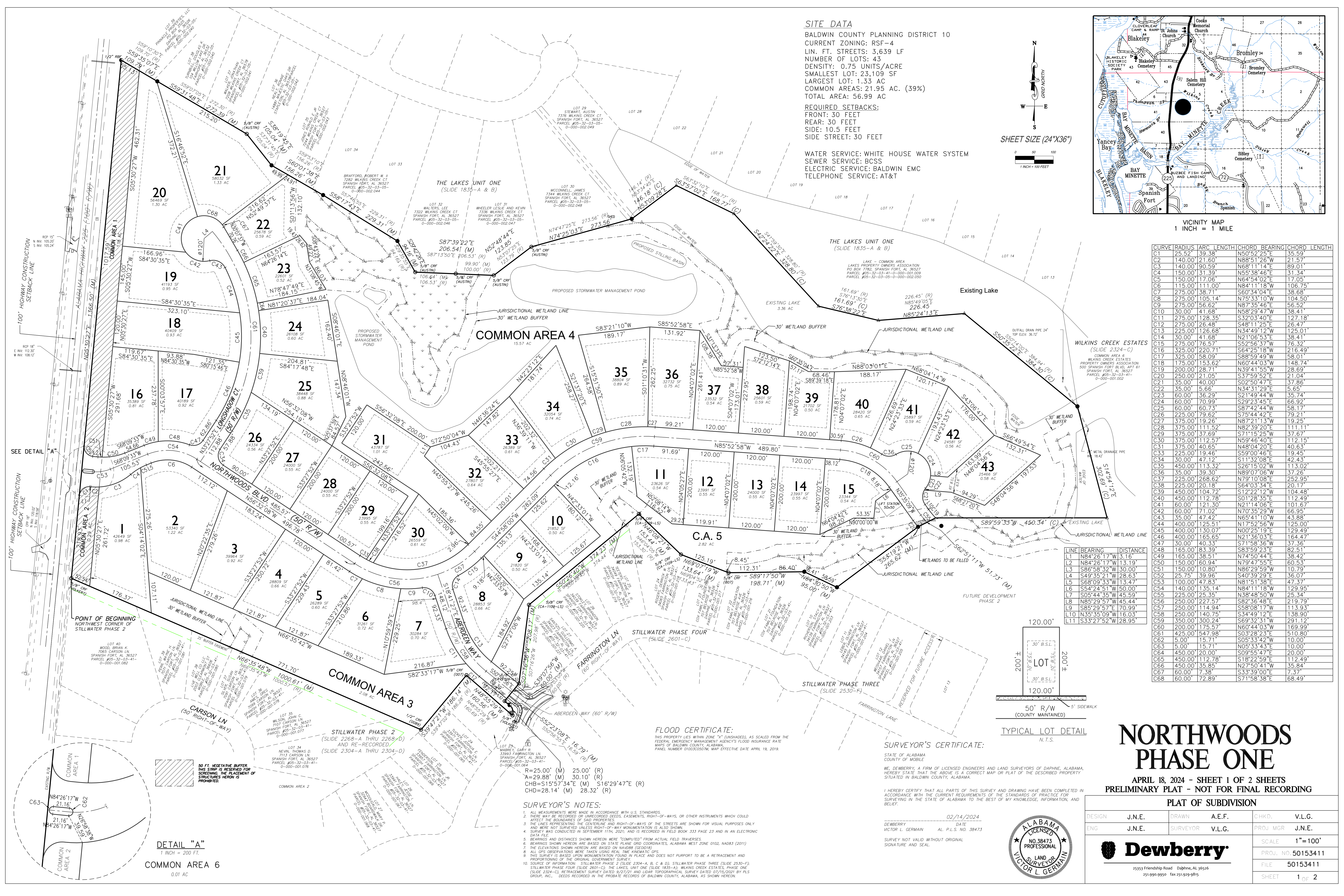
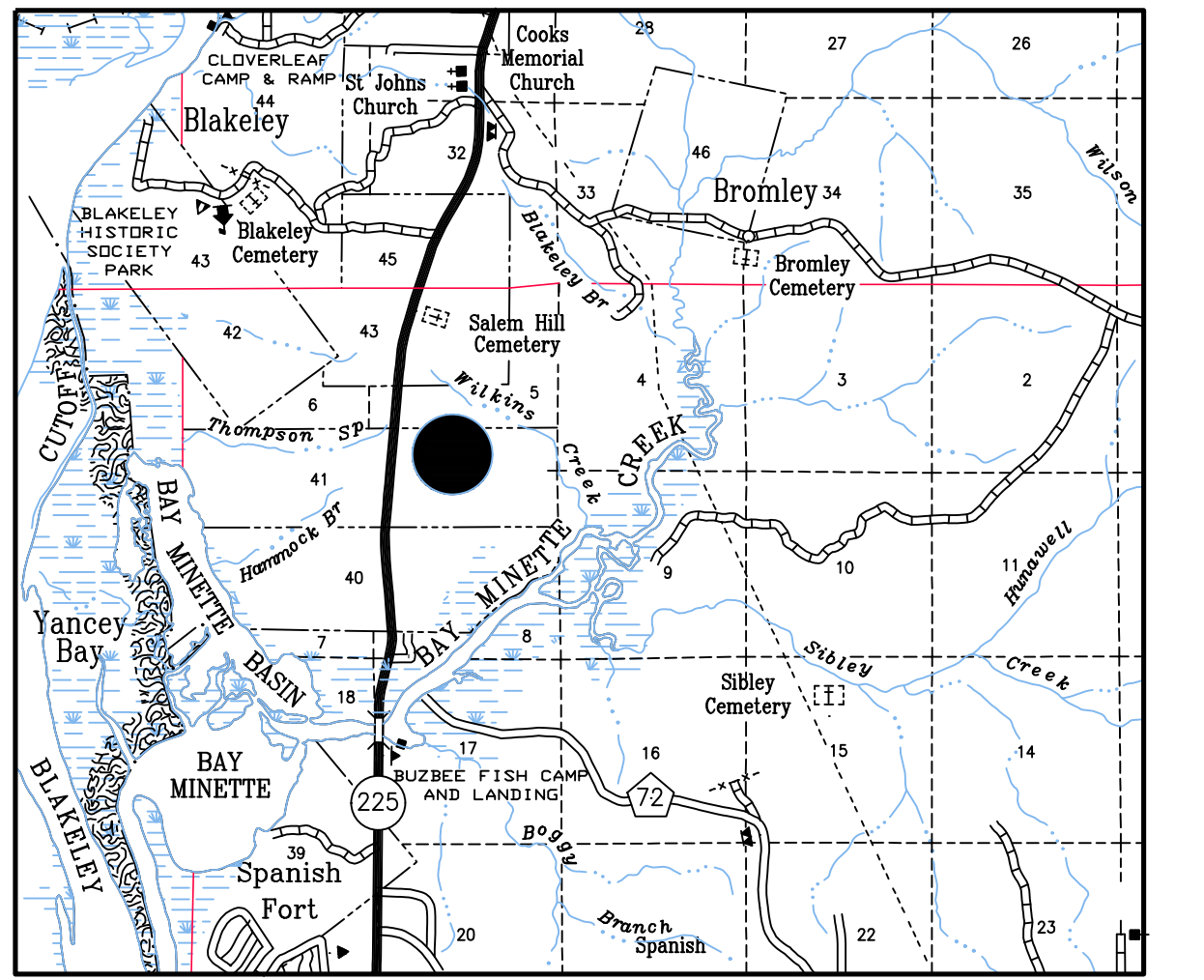
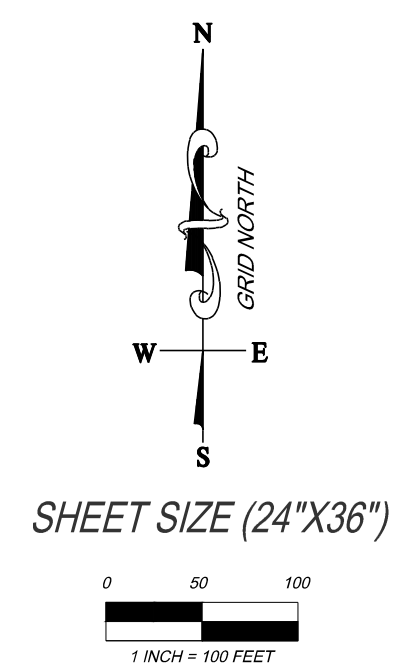




SITE DATA
BALDWIN COUNTY PLANNING DISTRICT 10
CURRENT ZONING: RSF-4
LIN. FT. STREETS: 3,639 LF
NUMBER OF LOTS: 43
DENSITY: 0.75 UNITS/ACRE
SMALLEST LOT: 23,109 SF
LARGEST LOT: 1.33 AC
COMMON AREAS: 21.95 AC. (39%)
TOTAL AREA: 56.99 AC

REQUIRED SETBACKS:
FRONT: 30 FEET
REAR: 30 FEET
SIDE: 10.5 FEET
SIDE STREET: 30 FEET

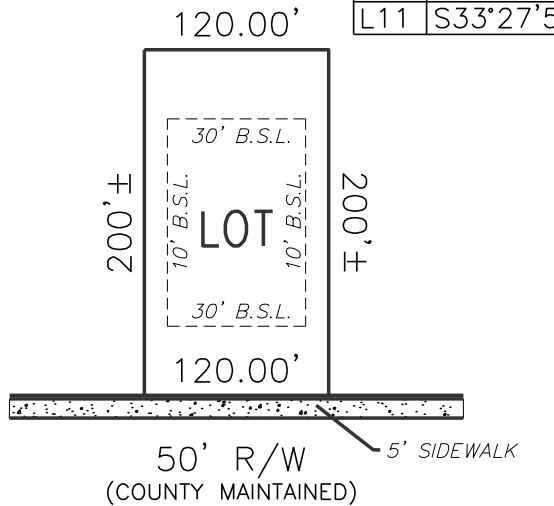
WATER SERVICE: WHITE HOUSE WATER SYSTEM
SEWER SERVICE: BCSS
ELECTRIC SERVICE: BALDWIN EMC
TELEPHONE SERVICE: AT&T



VICINITY MAP
1 INCH = 1 MILE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.52'	39.38'	N50°52'25"E	35.59'
C2	140.00'	21.60'	N88°51'26"W	21.57'
C3	140.00'	90.59'	N68°11'14"E	89.01'
C4	150.00'	31.39'	N55°38'46"E	31.34'
C5	150.00'	17.06'	N64°54'02"E	17.05'
C6	115.00'	111.00'	N84°11'18"W	106.75'
C7	275.00'	38.71'	S60°34'04"E	38.68'
C8	275.00'	105.14'	N75°33'10"W	104.50'
C9	275.00'	56.82'	N87°35'46"E	56.52'
C10	30.00'	41.68'	N58°29'47"W	38.41'
C11	275.00'	128.35'	S32°03'40"E	127.18'
C12	275.00'	26.48'	S48°11'25"E	26.47'
C13	225.00'	126.68'	N34°49'12"W	125.01'
C14	30.00'	41.68'	N21°06'53"E	38.41'
C15	275.00'	76.57'	S52°56'37"W	76.32'
C16	325.00'	220.71'	S64°25'18"W	216.49'
C17	325.00'	58.09'	S88°59'49"W	58.01'
C18	175.00'	153.62'	N50°44'03"W	148.74'
C19	200.00'	28.71'	N39°41'55"W	28.69'
C20	250.00'	21.05'	S37°59'52"E	21.04'
C21	35.00'	40.00'	S02°50'47"E	37.86'
C22	35.00'	5.66'	N34°31'29"E	5.65'
C23	60.00'	36.29'	S21°49'44"W	35.74'
C24	60.00'	70.99'	S29°23'45"E	66.92'
C25	60.00'	60.73'	S87°42'44"W	58.17'
C26	225.00'	79.62'	S75°44'42"E	79.21'
C27	375.00'	19.26'	N87°21'13"W	19.25'
C28	375.00'	111.52'	N82°39'28"E	111.11'
C29	375.00'	37.60'	S71°15'25"W	37.67'
C30	375.00'	112.57'	N59°46'40"E	112.15'
C31	375.00'	40.65'	N48°04'20"E	40.63'
C32	225.00'	19.46'	S59°00'46"E	19.45'
C33	30.00'	47.12'	S11°32'08"E	42.43'
C34	450.00'	113.32'	S26°15'02"W	113.02'
C35	35.00'	39.30'	N89°07'06"W	37.26'
C36	225.00'	268.62'	N79°10'08"E	252.95'
C37	225.00'	20.18'	S64°03'34"E	20.17'
C38	450.00'	104.72'	S12°22'12"W	104.48'
C39	450.00'	112.78'	S01°28'35"E	112.49'
C40	60.00'	12.30'	N21°14'06"E	10.16'
C41	60.00'	71.02'	N70°35'29"W	66.95'
C42	35.00'	47.42'	N65°41'10"W	43.88'
C43	400.00'	125.51'	N17°52'56"W	125.00'
C44	400.00'	130.07'	N00°25'19"E	129.49'
C45	400.00'	165.65'	N21°36'03"E	164.47'
C46	30.00'	40.33'	S71°58'36"E	37.36'
C47	165.00'	83.39'	S83°59'23"E	82.51'
C48	165.00'	38.51'	N74°50'44"E	38.42'
C49	150.00'	60.94'	N79°47'55"E	60.53'
C50	150.00'	10.80'	N86°29'59"W	10.79'
C51	25.75'	39.96'	S40°39'29"E	36.07'
C52	100.00'	47.83'	N81°51'38"E	47.37'
C53	140.00'	135.14'	N84°11'18"W	129.95'
C54	225.00'	25.35'	N38°48'50"W	25.34'
C55	250.00'	227.57'	S82°36'48"E	219.79'
C56	250.00'	114.94'	S58°08'17"W	113.93'
C57	250.00'	140.75'	S34°49'12"E	138.90'
C58	350.00'	300.24'	S69°32'31"W	291.12'
C59	200.00'	175.57'	N60°44'03"W	169.99'
C60	225.00'	547.98'	S03°28'23"E	510.80'
C61	5.00'	15.71'	S05°33'42"W	10.00'
C62	5.00'	15.71'	N05°33'43"E	10.00'
C63	450.00'	20.00'	S09°55'47"E	20.00'
C64	450.00'	112.78'	S18°22'59"E	112.49'
C65	450.00'	35.85'	N27°50'41"W	35.84'
C66	60.00'	7.38'	S33°39'00"E	7.37'
C67	60.00'	72.89'	S71°58'38"E	68.49'

LINE	BEARING	DISTANCE
L1	N84°26'17"W	3.16'
L2	N84°26'17"W	13.19'
L3	S86°58'32"W	30.00'
L4	S49°35'21"W	28.63'
L5	S68°09'33"W	13.47'
L6	S54°24'51"W	50.00'
L7	S05°44'35"W	45.59'
L8	N85°29'57"W	45.44'
L9	S85°29'57"E	70.99'
L10	N35°35'09"W	16.03'
L11	S33°27'52"W	28.95'



TYPICAL LOT DETAIL
N.T.S.

NORTHWOODS PHASE ONE

APRIL 18, 2024 - SHEET 1 OF 2 SHEETS
PRELIMINARY PLAT - NOT FOR FINAL RECORDING

PLAT OF SUBDIVISION

DESIGN	J.N.E.	DRAWN	A.E.F.	CHKD.	V.L.G.
ENG	J.N.E.	SURVEYOR	V.L.G.	PROJ MGR	J.N.E.
SCALE					1"=100'
PROJ. NO.					50153411
FILE					50153411
SHEET					1 OF 2



25353 Friendship Road Daphne, AL 36526
251.990.9950 fax 251.919.9815

FLOOD CERTIFICATE:
THIS PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS OF BALDWIN COUNTY, ALABAMA.
PANEL NUMBER 0100300500, MAP EFFECTIVE DATE APRIL 19, 2019.

SURVEYOR'S NOTES:
1. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
2. THERE MAY BE RECORDS OF UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
3. THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY DOCUMENTATION IS ALSO SHOWN.
4. SURVEY WAS CONDUCTED IN SEPTEMBER 11TH, 2021, AND IS RECORDED IN FIELD BOOK 333 PAGE 23 AND IN AN ELECTRONIC DATA FILE.
5. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES.
6. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE GRID COORDINATES, ALABAMA WEST ZONE 0102, NAD83 (2011).
7. THE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD83 (GEOID18).
8. ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC GPS.
9. THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A RETRACEMENT AND PROPORTIONING OF THE ORIGINAL GOVERNMENT SURVEY.
10. SOURCE OF INFORMATION: STILLWATER PHASE 2 (SLIDE 2304-A, B, C & D); STILLWATER PHASE THREE (SLIDE 2530-F); STILLWATER PHASE FOUR (SLIDE 2601-C); THE LAKES UNIT ONE (SLIDE 1835-A); WILKINS CREEK ESTATES PHASE ONE (SLIDE 2324-C); RETRACEMENT SURVEY DATED 9/27/21 AND LIDAR TOPOGRAPHICAL SURVEY DATED 07/15/2021 BY PLS GROUP, INC., DEEDS RECORDED IN THE PROBATE RECORDS OF BALDWIN COUNTY, ALABAMA, AS SHOWN HEREON.

SURVEYOR'S CERTIFICATE:

STATE OF ALABAMA
COUNTY OF MOBILE
WE, DEWBERRY, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF DAPHNE, ALABAMA, HEREBY STATE THAT THE ABOVE IS A CORRECT MAP OR PLAT OF THE DESCRIBED PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA.

I HEREBY CERTIFY 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.

02/14/2024

DATE
DEWBERRY
VICTOR L. GERMAIN AL. P.L.S. NO. 38473

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

