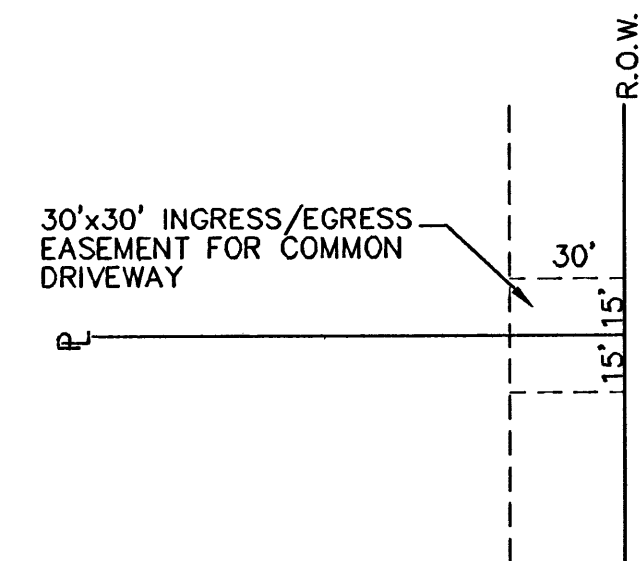
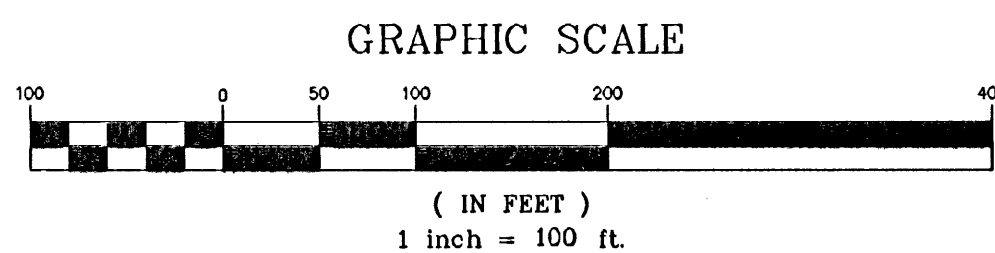


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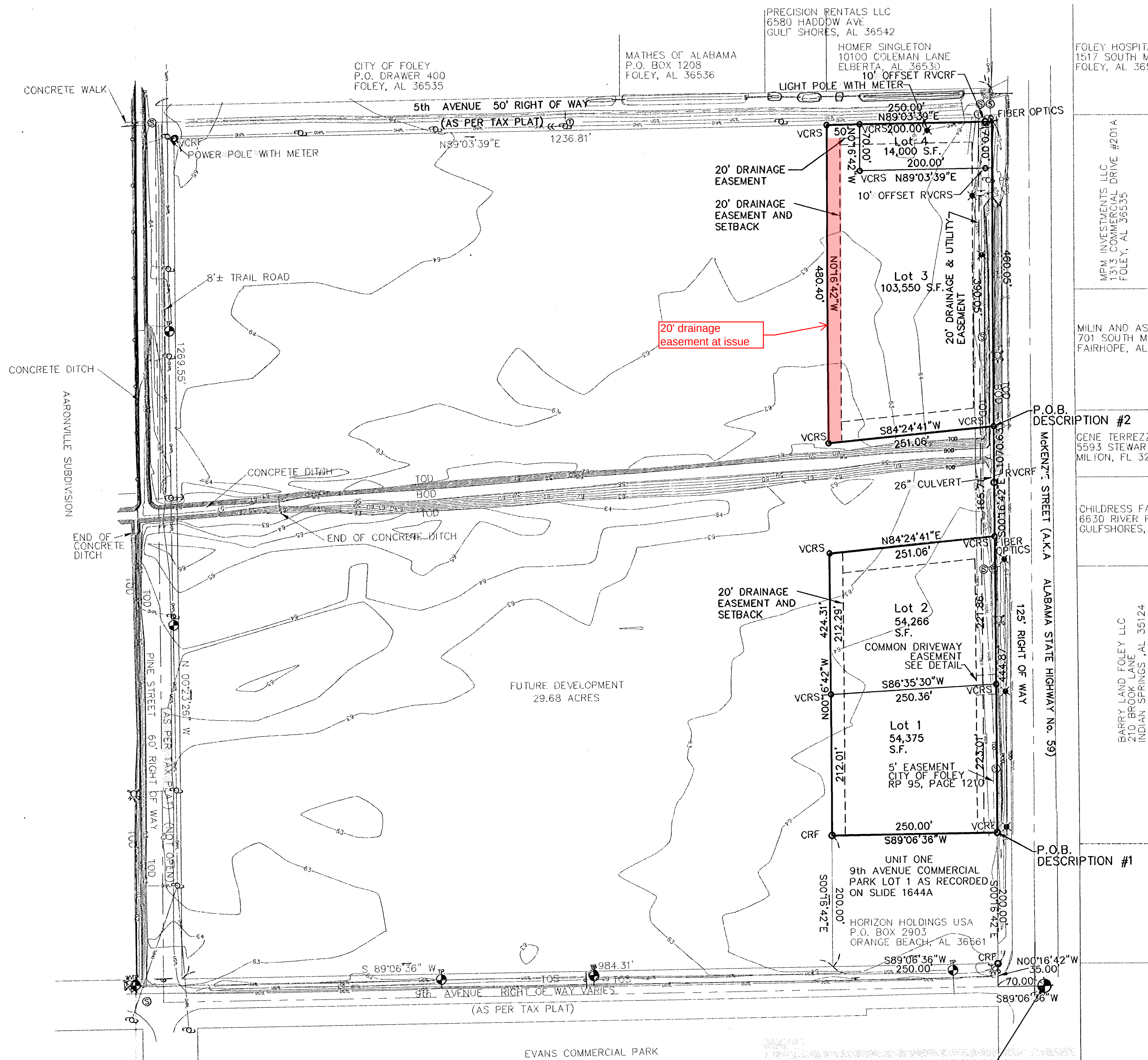
2428-C

LEGEND

P.O.C.	-	POINT OF COMMENCEMENT
P.O.B.	-	POINT OF BEGINNING
RVCRS	-	REFERENCE VOLKERT AND ASSOCIATES 5/8" CAPPED REBAR SET (CA-0085-LS)
RVCRF	-	REFERENCE VOLKERT AND ASSOCIATES 5/8" CAPPED REBAR FOUND (CA-0085-LS)
VCRS	-	VOLKERT AND ASSOCIATES 5/8" CAPPED REBAR SET (CA-0085-LS)
VCRF	-	VOLKERT AND ASSOCIATES 1/2" CAPPED REBAR FOUND (CA-0085-LS)
CRF	-	RESTER & COLEMAN 5/8" CAPPED REBAR FOUND (CA-7-LS)
TOD	-	TOP OF DITCH
BOD	-	BOTTOM OF DITCH
TOS	-	TOP OF SWELL
TP	-	TELEPHONE PEDESTAL
PP	-	POWER POLE
GA	-	GUYWIRE ANCHOR
SL	-	STREET LIGHT
SSM	-	SANITARY SEWER MANHOLE
TM	-	TELEPHONE MANHOLE
SI	-	SIGN
WM	-	WATER METER
FH	-	FIRE HYDRANT
UGSL	-	UNDERGROUND SEWER LINE
UGTL	-	UNDERGROUND TELEPHONE LINE
FIBER	-	FIBER OPTIC TELEPHONE LINE
OHPL	-	OVERHEAD POWER LINE
UGGL	-	UNDERGROUND GAS LINE



COMMON DRIVEWAY EASEMENT DETAIL



BALDWIN COUNTY, ALABAMA
JUDGE ADRIAN L. JONES
Filed Sept. 10/29/2009 10:54 AM
TOTAL S 40.00
2 Pages

SLIDE 0002428-B

1205249

Utility Companies:
Sewer - Riviera Utilities
Water - Riviera Utilities
Electric - Riviera Utilities
Telephone - CenturyTel

SURVEYOR

JEFFERSON MARSHALL SMITH, SR., PLS
VOLKERT & ASSOCIATES
316 SOUTH MCKENZIE STREET
FOLEY, AL 36535

OWNER

Garrett Investments, LLC
P.O. Box 1847
Foley, AL 36536
251-943-5204

SITE DATA

- Total acreage is 5.19 ac.
- Property is presently zoned B1A in Foley
- Total number of lots is 4
- Smallest lot size is 14,000 sf. (Lot 4)
- This site is located in Section 32, T7S, R4E.
- Proposed Building Setbacks:
Front - 30'
Rear - 20'
Street Side - 30'
- There is a 20' utility easement along the right-of-way of Alabama Highway 59, a 10' utility easement along all other right-of-ways, and a 5' utility easement off each side of each side lot line.
- There is a 20' drainage easement along the right-of-way of Alabama Highway 59.

FLOOD STATEMENT

This property is in Zone "X" as per map by the Federal Emergency Management Agency, Federal Insurance Administration Community-Panel Number 01003C0820 L, Baldwin County, Alabama per revised map dated July 17, 2007.

SURVEYOR'S NOTES

- DESCRIPTION AS FURNISHED BY CLIENT.
- ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U. S. STANDARDS.
- SOURCES OF INFORMATION USED WERE PREVIOUS SURVEYS BY THIS AND OTHER FIRMS AND THE RECORDED SUBDIVISION PLAT.
- ALL TITLE INFORMATION AS SHOWN HEREON WAS FURNISHED BY STEWART TITLE GUARANTY COMPANY. NO TITLE SEARCH WAS PERFORMED BY THIS FIRM FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OR RECORDS, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAY OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTY. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE LINES SHOWN REPRESENTING THE CENTERLINE AND RIGHTS OF WAY OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WAS NOT SURVEYED UNLESS MONUMENTATION IS ALSO SHOWN.
- THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION OR EXTENT OF ANY SUB-SURFACE FEATURES EXCEPT MARKED BY THE VARIOUS UTILITY AUTHORITIES.
- BEARING BASED UPON THE SOUTH LINE OF A DIVISION OF PROPERTY AS SHOWN ON MAP BY JOE E. MCKINLEY DATED MAY 28, 1982.
- FIELD BOOK 797, PAGE 22
- REESTABLISHED SECTION CORNER AND SECTION WORK USING PREVIOUS SURVEYS. MADE BY FERRY HAND ENGINEERING AND SURVEYING, INC. MAP DATED 02-22-79. (TEXAS) MAP DATED 04-08-83 AND DATA FOUND IN THE FIELD.

SURVEYOR CERTIFICATION

I, Jefferson Marshall Smith, Sr. a licensed professional land surveyor in Alabama, for Volkert & Associates, Inc., state that this is a plat of an actual field survey of a subdivision of Lots 1-4, of Cate Hudson Subdivision, more particularly described as follows:

DESCRIPTION NO 1:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; RUN THENCE SOUTH 89° 06' 36" WEST FOR 70.00 FEET; RUN THENCE NORTH 00° 16' 42" WEST FOR 235.00 TO THE POINT OF BEGINNING; RUN THENCE SOUTH 89° 06' 36" WEST FOR 250.00 FEET; RUN THENCE NORTH 00° 16' 42" WEST FOR 424.31 FEET; RUN THENCE NORTH 84° 24' 41" EAST FOR 251.06 FEET TO THE WEST RIGHT-OF-WAY OF MCKENZIE STREET (AKA ALABAMA STATE HIGHWAY NO. 59); RUN THENCE SOUTH 00° 16' 42" EAST ALONG THE WEST RIGHT-OF-WAY OF SAID MCKENZIE STREET FOR 444.87 FEET TO THE POINT OF BEGINNING.

DESCRIPTION NO 2:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; RUN THENCE SOUTH 89° 06' 36" WEST FOR 70.00 FEET; RUN THENCE NORTH 00° 16' 42" WEST ALONG THE WEST RIGHT-OF-WAY OF MCKENZIE STREET (AKA ALABAMA STATE HIGHWAY NO. 59) FOR 845.58 FEET TO THE POINT OF BEGINNING; RUN THENCE SOUTH 84° 24' 41" WEST FOR 251.06 FEET; RUN THENCE NORTH 00° 16' 42" WEST FOR 480.40 FEET TO THE SOUTH RIGHT-OF-WAY OF 6TH AVENUE; RUN THENCE NORTH 89° 03' 39" EAST ALONG THE SOUTH RIGHT-OF-WAY OF SAID 6TH AVENUE FOR 250.00 FEET TO THE WEST RIGHT-OF-WAY OF SAID MCKENZIE STREET; RUN THENCE SOUTH 00° 16' 42" EAST ALONG THE WEST RIGHT-OF-WAY OF SAID MCKENZIE STREET FOR 460.05 FEET TO THE POINT OF BEGINNING.

I further state that all parts of this survey and drawing have been completed in accordance with the current requirements of the standards for the practice for land surveying in the State of Alabama to the best of my knowledge, information and belief.

This the 28th day of OCTOBER, 2009.

Jefferson Marshall Smith, Sr.

Jefferson Marshall Smith, Sr. for Volkert & Associates, Inc. Ala. License No. 26283

PROJECT NAME	CATE HUDSON SUBDIVISION	PROJECT NO.	700743.50
SHEET DESCRIPTION	FINAL PLAT	NO.	1
CLIENT	GARRETT INVESTMENTS, LLC	OF	1
DESIGNED	M.S.P.	CHECKED	M.S.P.
DETAILED	C.L.W.	DATE	09-22-09
APPROVED			
REVISIONS			
NO.	DATE		
© 2009 VOLKERT & ASSOCIATES, INC. CONSULTING ENGINEERS-FOLEY, AL. 316 SOUTH MCKENZIE STREET FOLEY, AL 36535 ~ 251-968-7551			
ALABAMA LICENSED PROFESSIONAL LAND SURVEYOR NO. 26283 JEFFERSON MARSHALL SMITH, SR.			
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