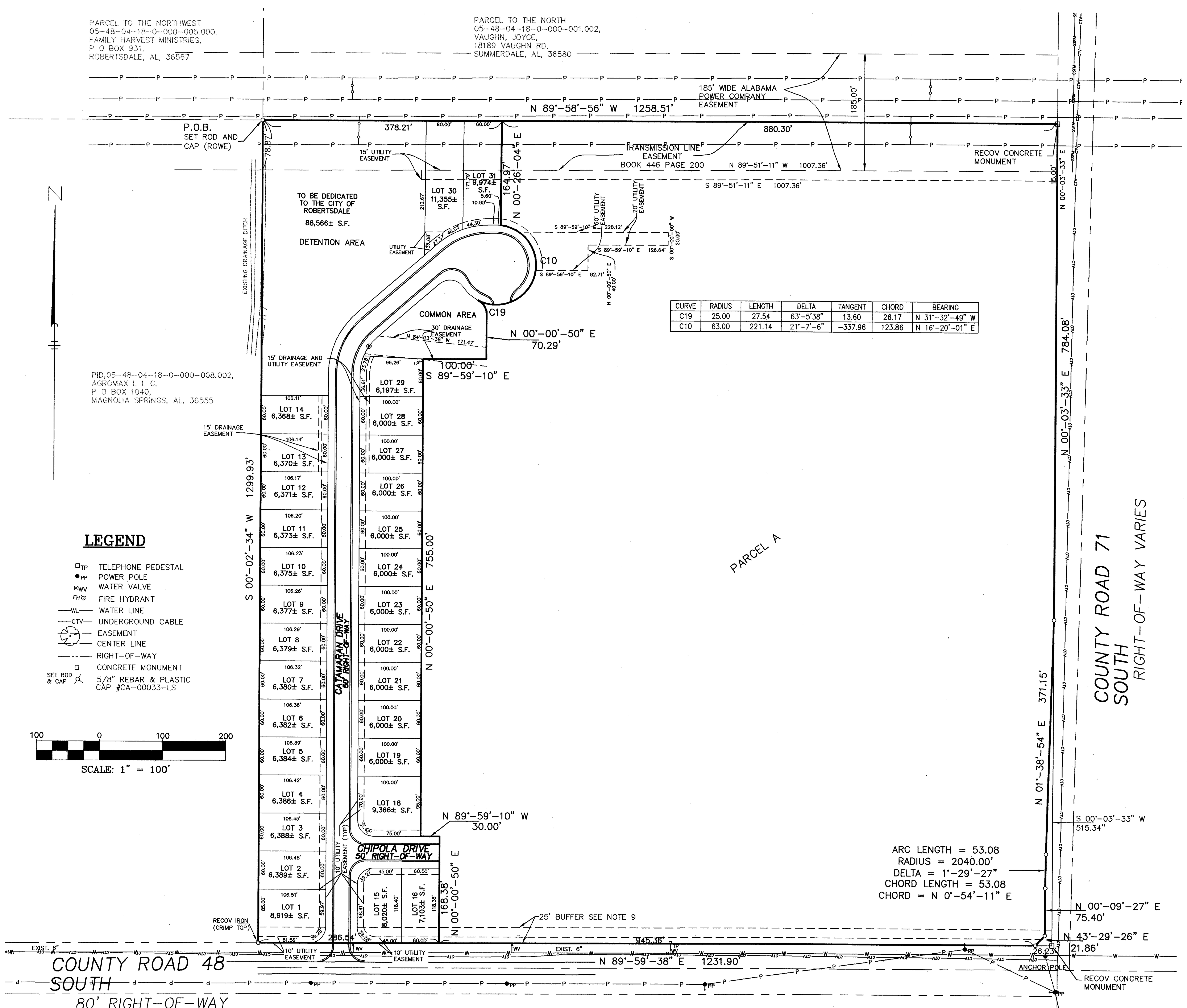


CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
C19	25.00	27.54	63°-5'38"	13.60	26.17	N 31°-32'-49" W
C10	63.00	221.14	21°-7'-6"	-337.96	123.86	N 16°-20'-01" E

Notes:

1.) Standards of Practice for Land Surveying in Alabama require that "the horizontal position of physical features must be plotted to 1/20th inch of final map scale". Dimensions "snapped" from the electronic version of this map should be considered to be no more accurate than 1/20th of the map scale noted. Critical clearance dimensions must be field checked.

2.) Type of Survey: Subdivision.

3.) Field Date(s): September 9, 30, October 6, 8, 2014.

4.) Basis of Bearing: The North right of way line of County Road 48 South referenced to Alabama State Plane Coordinate System West Zone (102) NAD 83(96) established by RTK GPS utilizing ALDOT Net as a continuously operating reference station.

5.) Elevations on this plat are referenced to NAVD 88, established by RTK GPS utilizing ALDOT Net as a continuously operating reference station.

6.) Setback lines shown on this plat are:
Along all road frontage = 25'
Rear yard = 15'
Side yard = 5'

7.) Site Data:
Total site area = 37.5± acres
Phase 1 area = 9.1± acres
Smallest lot size = 6000± sq. ft.
Number of lots = 30
Total footage of streets = 1513'±

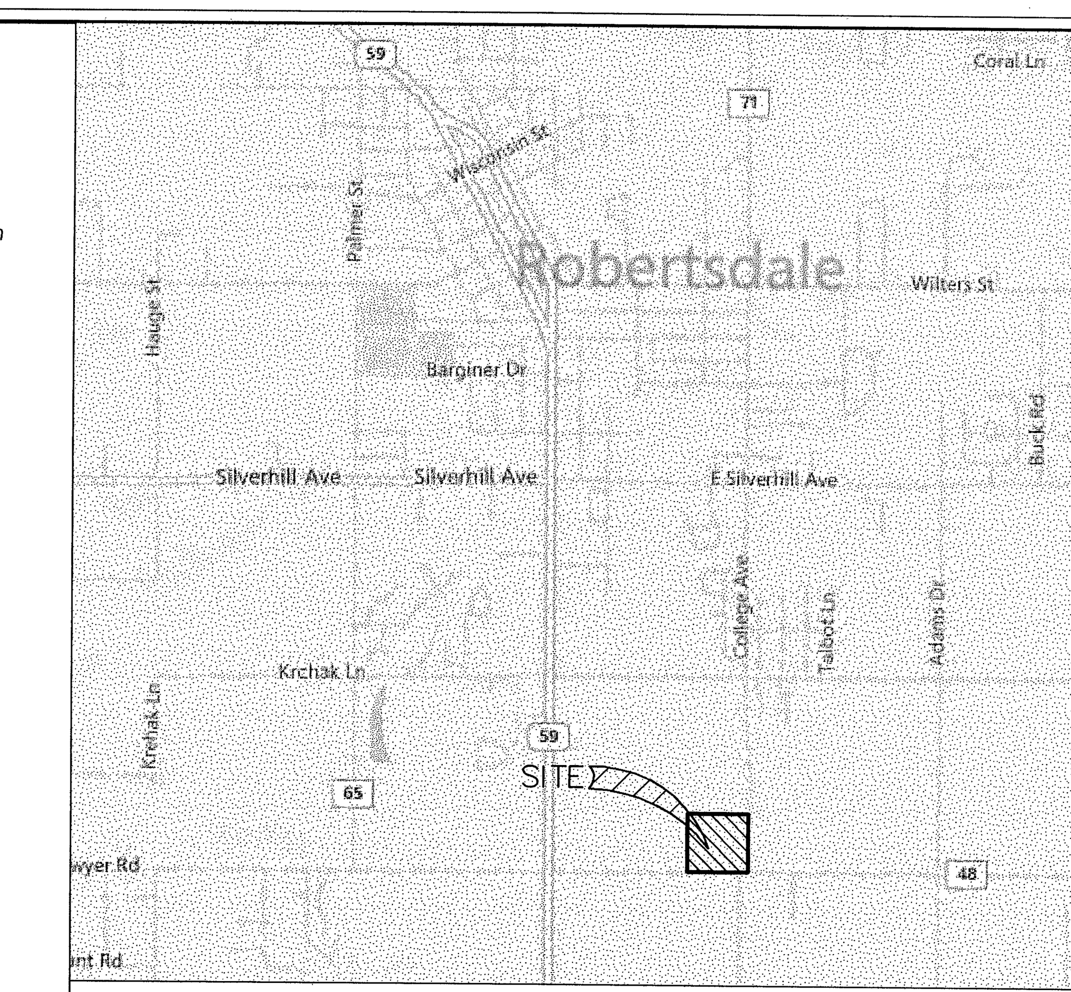
8.) This is to state that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map No. 01003C0690 L, and dated July 17, 2007, and found that the above described property now is located in Flood Hazard Area "X-Unshaded" as determined by graphic scaling.

9.) This strip is reserved for screening. The placement of structures hereon is prohibited.

10.) Lots 1, 15, and 16 may only have access to internal streets, access is denied to County Road 48.

11.) Sidewalks shall be constructed in front of all lots during home construction. Sidewalks in front of the detention pond and common areas shall be constructed by the developer prior to final plat.

12.) There is dedicated herewith a 10 foot utility easement adjacent to all right-of-ways and a 10 foot (5 foot each side) utility easement along all sides of lots, detention areas, and common areas.



VICINITY MAP

CERTIFICATE OF APPROVAL BY BALDWIN EMC

The undersigned, as authorized by Baldwin EMC, hereby approves the within plat for the recording of the same in the Probate Office of Baldwin County, Alabama, this 17th day of October, 2016.

Authorized Representative of Baldwin EMC

LENDER CONSENT

ALABAMA CREDIT UNION, AN ALABAMA STATE CHARTERED BANKING ASSOCIATION, AS LIEN HOLDER ON THE PROPERTY HEREBY CONSENT TO THE RECORDING OF THE PLAT.

Authorized Agent — Business Loan Officer
Title

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Angela Burns, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THOMAS M. NAVARRO AS BUSINESS LOAN OFFICER OF ALABAMA CREDIT UNION, AN ALABAMA STATE CHARTERED BANKING ASSOCIATION, WHOSE NAME IS SIGNED TO THE FOREGOING, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS OF SAID INSTRUMENT, AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION, ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 14TH DAY OF OCTOBER 2016.

NOTARY PUBLIC

ANGELA BURNS
My Commission Expires
February 2, 2019

CERTIFICATE OF THE APPROVAL OF WATER AND SEWAGE SYSTEM

STATE OF ALABAMA

COUNTY OF BALDWIN

I hereby certify that the water supply and sewage disposal utility systems installed or proposed for installation for the herein subdivision plat, entitled Grove Parc Phase 1, fully meet the requirements of the Alabama State Health Department and are hereby approved.

Dated this the 18th day of OCTOBER, 2016.

Robertsdale Authorized Representative

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

STATE OF ALABAMA

COUNTY OF BALDWIN

The within plat of Grove Parc Phase 1, Baldwin County, Alabama is hereby approved by the Planning Commission of the City of Robertsdale, this the 25th day of July, 2016.

In witness whereof, the Robertsdale City Planning Commission has caused this certificate to be issued and executed by its Chairman on this the 17th day of October, 2016.

Robertsdale City Planning Commission

Chairman

LEGAL DESCRIPTION

STATE OF ALABAMA)
COUNTY OF MOBILE)

A parcel of land lying in the Southeast Quarter of the Northeast Quarter of Section 18, Township 6 South, Range 4 East, Baldwin County, Alabama and being more particularly described as follows: Beginning at a concrete monument found at the Northwest corner of the Southeast Quarter of the Northeast Quarter of said Section 18; thence South 00°-02'-34" West, 1299.93 feet to a one inch crimp top iron pipe found on the North right-of-way line of Baldwin County Road No. 48 South (80 foot right-of-way); thence North 89°-59'-38" East, along the North right-of-way line of said County Road 48 South, a distance of 1231.90 feet; thence along the West right-of-way line of County Road 71 South (right-of-way varies) as follows: North 43°-29'-26" East, 21.86 feet; North 00°-09'-27" East, 75.4 feet to the PC of a 2040 foot radius curve to the right; thence Northwardly and Eastwardly along the arc of said curve (chord bears North 00°-54'-11" East, 53.08 feet) and along said West right-of-way line, a distance of 53.08 feet; thence continuing along said West right-of-way line as follows: North 01°-38'-54" East, 371.15 feet; North 00°-03'-33" East, 784.08 feet; thence North 89°-58'-56" West, 1258.51 feet to the Point of Beginning.

I hereby state 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.

Survey Date: 10-14-16

Donald W. Rowe, PLS
Alabama Licensed Professional Land Surveyor No. 9359-S
Prints not valid unless they bear an original seal

DEDICATION:

I/We Hercules Investments, LLC, as proprietor, have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Grove Parc Phase 1, a part of Section 18, Township 6 South, Range 4 East. City of Robertsdale, Baldwin County, Alabama, and that the streets, drives, easements and detention pond parcel, as shown on said plat, are hereby dedicated to the use of the public.

Signed and sealed in the presence of:

Witness

James M. Brown, Member and Manager

ACKNOWLEDGEMENT:

STATE OF ALABAMA
COUNTY OF Baldwin

I, Angela Burns, a Notary Public in and for said County in said State, hereby certify that James M. Brown whose name as Member and Manager of Hercules Investments, LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said LLC.

Given under my hand and official seal this 19th day of October, 2016.

Notary Public
My Commission Expires:

ANGELA BURNS
My Commission Expires
February 2, 2019

DEDICATION:

I/We The Terry L. Elkins and Janice M. Elkins 2000 Irrevocable Grandchildren Trust, as proprietor, have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Grove Parc Phase 1, a part of Section 18, Township 6 South, Range 4 East. City of Robertsdale, Baldwin County, Alabama, and that the streets, drives, easements and detention pond parcel, as shown on said plat, are hereby dedicated to the use of the public.

Signed and sealed in the presence of:

Witness

Terry L. Elkins, Trustee

ACKNOWLEGEMENT:

STATE OF ALABAMA
COUNTY OF Baldwin

I, Angela Burns, a Notary Public in and for said County in said State, hereby certify that Terry L. Elkins, whose name as Trustee of The Terry L. Elkins and Janice M. Elkins 2000 Irrevocable Grandchildren Trust, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said The Terry L. Elkins and Janice M. Elkins 2000 Irrevocable Grandchildren Trust.

Given under my hand and seal this the 19th day of October, 2016.

Notary Public
My Commission Expires:

ANGELA BURNS
My Commission Expires
February 2, 2019

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 10/19/2016 2:30 PM
TOTAL $ 21.00
1 Pages
1598970
SLIDE 0002574-D

REVISIONS:	GROVE PARC PHASE I
08/08/16 ADD/REV NOTES	PREPARED FOR JIM BROWN, INC.
	ROWE ENGINEERING AND SURVEYING, INC. CONSULTING ENGINEERS CA-1064-LS 3755 COTTAGE HILL ROAD, PHONE 251-666-2766, MOBILE, ALABAMA 36609, FAX 251-660-1040

DRAWING: 34910subPH1.dwg INCAD:	JOB: 34910 FB: 1880 / 55	PLAT DATE: DECEMBER 18, 2015	SCALE: 1" = 100'	SHEET NO. 1 OF 1

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\\Drafter-two\aa\34910 GROVE PARC\34910subPH1.dwg, SKETCH- LEGAL PH1, 10/14/2016 9:51:09 AM, HP DesignJet 755CM(C3198B) by HP.pc3, Arch D - 24 x 36 in. (landscape), 1:1