

1376A

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SHEET 1 OF 3

SEMINOLE LANDING PHASE III

A SINGLE FAMILY RESIDENTIAL SUBDIVISION
OF A PORTION OF SECTION 16, TOWNSHIP-6-SOUTH,
RANGE-6-EAST, BALDWIN COUNTY, ALABAMA

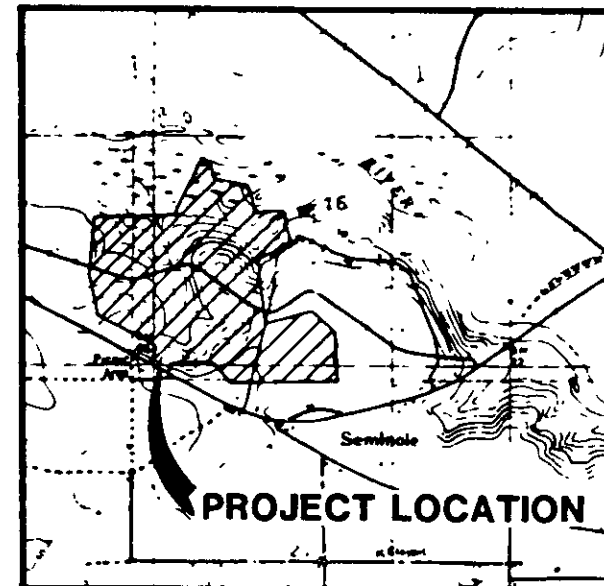
SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED:

STATE OF ALABAMA, COUNTY OF BALDWIN

I, DENNIS E. BLUMBERG, DO hereby certify that the survey of the property of NAYANOD COMPANY, INC., situated in Baldwin County, Alabama and described as follows:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 6 EAST, BALDWIN COUNTY, ALABAMA;
THENCE PROCEED SOUTH 89 DEGREES 50 MINUTES 03 SECONDS WEST ALONG THE NORTHEAST LINE OF SAID SECTION 16 A DISTANCE OF 1342.42 FEET;
THENCE PROCEED SOUTH 89 DEGREES 44 MINUTES 57 SECONDS WEST ALONG THE AFORESAID SOUTH LINE OF SECTION 16 A DISTANCE OF 1650.97 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 89 DEGREES 44 MINUTES 57 SECONDS WEST ALONG THE AFORESAID SOUTH LINE OF SECTION 16 A DISTANCE OF 1254.49 FEET;
THENCE PROCEED NORTH 34 DEGREES 35 MINUTES 24 SECONDS WEST A DISTANCE OF 245.03 FEET;
THENCE PROCEED SOUTH 64 DEGREES 25 MINUTES 34 SECONDS WEST A DISTANCE OF 142.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 413.37 FEET, A CENTRAL ANGLE OF 39 DEGREES 35 MINUTES 20 SECONDS, A TANGENT DISTANCE OF 146.78 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 84 DEGREES 13 MINUTES 05 SECONDS WEST, 279.97 FEET;
THENCE PROCEED WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 205.62 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 448.62 FEET, A CENTRAL ANGLE OF 16 DEGREES 05 MINUTES 30 SECONDS, A TANGENT DISTANCE OF 43.22 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 67 DEGREES 58 MINUTES 00 SECONDS WEST, 125.19 FEET;
THENCE PROCEED WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 125.40 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 356.25 FEET, A CENTRAL ANGLE OF 09 DEGREES 14 MINUTES 30 SECONDS, A TANGENT DISTANCE OF 27.38 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 55 DEGREES 18 MINUTES 28 SECONDS WEST, 54.34 FEET;
THENCE PROCEED WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 54.44 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 4610.00 FEET, A CENTRAL ANGLE OF 72 DEGREES 55 MINUTES 34 SECONDS, A TANGENT DISTANCE OF 44.34 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 87 DEGREES 07 MINUTES 54 SECONDS WEST, 71.32 FEET;
THENCE PROCEED WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 76.37 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 23.00 FEET, A CENTRAL ANGLE OF 118 DEGREES 51 MINUTES 27 SECONDS, A TANGENT DISTANCE OF 62.32 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 03 DEGREES 01 MINUTES 24 SECONDS EAST, 63.05 FEET;
THENCE PROCEED SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 51.87 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY (R/W) OF U.S. HIGHWAY 90 (EAST 100TH);
THENCE PROCEED NORTH 62 DEGREES 27 MINUTES 14 SECONDS WEST ALONG SAID NORTHERLY A DISTANCE OF 150.00 FEET TO A POINT OF CURVATURE;
THENCE DEPARTING SAID NORTHERLY R/W, PROCEED ALONG A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 23.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A TANGENT DISTANCE OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 72 DEGREES 32 MINUTES 46 SECONDS EAST, 35.36 FEET;
THENCE PROCEED NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY;
THENCE PROCEED NORTH 27 DEGREES 30 MINUTES 46 SECONDS EAST A DISTANCE OF 81.09 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 195.42 FEET, A CENTRAL ANGLE OF 35 DEGREES 39 MINUTES 21 SECONDS, A TANGENT DISTANCE OF 61.89 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 09 DEGREES 43 MINUTES 05 SECONDS EAST, 119.44 FEET;
THENCE PROCEED NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 121.61 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 356.25 FEET, A CENTRAL ANGLE OF 09 DEGREES 14 MINUTES 30 SECONDS, A TANGENT DISTANCE OF 1.06 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 07 DEGREES 53 MINUTES 24 SECONDS WEST, 2.12 FEET;
THENCE PROCEED NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 2.12 FEET TO A POINT ON SAID CURVE;
THENCE PROCEED NORTH 42 DEGREES 27 MINUTES 14 SECONDS WEST A DISTANCE OF 799.80 FEET;
THENCE PROCEED NORTH 11 DEGREES 54 MINUTES 13 SECONDS WEST A DISTANCE OF 487.15 FEET;
THENCE PROCEED NORTH 06 DEGREES 03 MINUTES 31 SECONDS EAST A DISTANCE OF 670.05 FEET;
THENCE PROCEED SOUTH 09 DEGREES 55 MINUTES 30 SECONDS EAST A DISTANCE OF 351.92 FEET;
THENCE PROCEED SOUTH 03 DEGREES 34 MINUTES 29 SECONDS EAST A DISTANCE OF 60.00 FEET;
THENCE PROCEED NORTH 04 DEGREES 03 MINUTES 31 SECONDS EAST A DISTANCE OF 46.54 FEET;
THENCE PROCEED NORTH 59 DEGREES 59 MINUTES 15 SECONDS EAST A DISTANCE OF 190.14 FEET;
THENCE PROCEED NORTH 04 DEGREES 30 MINUTES 07 SECONDS EAST A DISTANCE OF 199.34 FEET;
THENCE PROCEED SOUTH 76 DEGREES 23 MINUTES 05 SECONDS EAST A DISTANCE OF 257.74 FEET;
THENCE PROCEED NORTH 40 DEGREES 22 MINUTES 16 SECONDS EAST A DISTANCE OF 211.55 FEET;
THENCE PROCEED NORTH 30 DEGREES 57 MINUTES 28 SECONDS EAST A DISTANCE OF 194.49 FEET;
THENCE PROCEED NORTH 07 DEGREES 14 MINUTES 30 SECONDS EAST A DISTANCE OF 194.03 FEET;
THENCE PROCEED NORTH 19 DEGREES 09 MINUTES 39 SECONDS EAST A DISTANCE OF 80.89 FEET;
THENCE PROCEED NORTH 19 DEGREES 50 MINUTES 34 SECONDS EAST A DISTANCE OF 57.79 FEET;
THENCE PROCEED SOUTH 53 DEGREES 40 MINUTES 39 SECONDS EAST A DISTANCE OF 194.27 FEET TO THE APPROPRIATE SHORELINE OF BAY LAKE;
THENCE TRAVELING ALONG SAID SHORELINE THE FOLLOWING BEARINGS AND DISTANCES:
SOUTH 20 DEGREES 20 MINUTES 30 SECONDS WEST A DISTANCE OF 34.35 FEET;
SOUTH 19 DEGREES 57 MINUTES 42 SECONDS EAST A DISTANCE OF 98.94 FEET;
SOUTH 31 DEGREES 40 MINUTES 15 SECONDS EAST A DISTANCE OF 123.80 FEET;
NORTH 40 DEGREES 59 MINUTES 14 SECONDS EAST A DISTANCE OF 34.74 FEET;
THENCE DEPARTING SAID SHORELINE PROCEED SOUTH 89 DEGREES 05 MINUTES 00 SECONDS EAST A DISTANCE OF 60.00 FEET;
THENCE PROCEED NORTH 01 DEGREES 03 MINUTES 20 SECONDS EAST A DISTANCE OF 177.74 FEET;
THENCE PROCEED SOUTH 02 DEGREES 48 MINUTES 30 SECONDS EAST A DISTANCE OF 342.00 FEET;
THENCE PROCEED NORTH 02 DEGREES 50 MINUTES 34 SECONDS EAST A DISTANCE OF 320.29 FEET TO THE NORTHEAST CORNER OF LOT 45 SEMINOLE LANDING AS RECORDED ON

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VICINITY MAP

DESCRIPTION CONTINUED:

PHOTO SLIDES 1151A AND 1151B OF THE PUBLIC RECORDS OF THE AFORESAID BALDWIN COUNTY, ALABAMA;
THENCE PROCEED SOUTH 09 DEGREES 48 MINUTES 30 SECONDS EAST ALONG THE WESTERLY LINE OF SAID SEMINOLE LANDING A DISTANCE OF 448.58 FEET TO THE SOUTHWEST CORNER OF SAID LOT 45;
THENCE PROCEED SOUTH 04 DEGREES 20 MINUTES 34 SECONDS WEST A DISTANCE OF 411.24 FEET;
THENCE PROCEED SOUTH 05 DEGREES 46 MINUTES 14 SECONDS EAST A DISTANCE OF 750.00 FEET;
THENCE PROCEED NORTH 04 DEGREES 47 MINUTES 04 SECONDS EAST A DISTANCE OF 237.52 FEET;
THENCE PROCEED NORTH 40 DEGREES 37 MINUTES 57 SECONDS EAST A DISTANCE OF 61.04 FEET;
THENCE PROCEED SOUTH 15 DEGREES 14 MINUTES 45 SECONDS EAST A DISTANCE OF 105.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 491.77 FEET, A CENTRAL ANGLE OF 73 DEGREES 16 MINUTES 57 SECONDS, A TANGENT DISTANCE OF 101.31 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 03 DEGREES 38 MINUTES 17 SECONDS EAST, 194.46 FEET;
THENCE PROCEED SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 199.83 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 83 DEGREES 53 MINUTES 25 SECONDS, A TANGENT DISTANCE OF 22.47 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 33 DEGREES 54 MINUTES 31 SECONDS EAST, 33.42 FEET;
THENCE PROCEED SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 34.40 FEET TO THE POINT OF TANGENCY;
THENCE PROCEED SOUTH 75 DEGREES 53 MINUTES 13 SECONDS EAST A DISTANCE OF 277.39 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 73 DEGREES 25 MINUTES 30 SECONDS, A TANGENT DISTANCE OF 100.41 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 83 DEGREES 06 MINUTES 02 SECONDS EAST, 209.97 FEET;
THENCE PROCEED EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 210.39 FEET TO A POINT ON SAID CURVE;
THENCE PROCEED SOUTH 14 DEGREES 48 MINUTES 34 SECONDS WEST A DISTANCE OF 62.02 FEET;
THENCE PROCEED SOUTH 03 DEGREES 30 MINUTES 03 SECONDS EAST A DISTANCE OF 246.24 FEET TO THE POINT OF BEGINNING;
LYING IN AND BEING PART OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 6 EAST, BALDWIN COUNTY, ALABAMA, CONTAINING 38.78 ACRES, MORE OR LESS.

WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THE PLAT SHOWN HEREON IS TRUE AND CORRECTLY DEPICTING THE SUBDIVISION OF SAID LANDS; THAT THE COURSE, DIRECTION AND IDENTIFICATION OF ALL LOT LINES, EASEMENTS, RIGHTS-OF-WAY OR OTHER PUBLIC AREAS MAY BE DETERMINED FROM THIS PLAT; AND THAT IT LIES TO GOVERNMENT SURVEYS ARE AS SHOWN AND FURTHER, THAT THE PERMANENT REFERENCE MONUMENTS (PPMS) ALONG THE PERIMETER AS INDICATED THEREON () HAVE BEEN PLACED, AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESS MY HAND THIS 16 DAY OF

November, 1993

Dennis E. Blumberg
Dennis E. Blumberg, P.L.S.
Alabama Registration No. 12701

GENERAL NOTES:

1. NORTH AND THE SURVEY DATUM SHOWN IS REFERENCED TO THE RECORD PLAT OF SEMINOLE LANDING SUBDIVISION AS RECORDED ON PHOTO SLIDES 1151A AND 1151B, OF THE PUBLIC RECORDS OF BALDWIN COUNTY, ALABAMA, TO A PREVIOUS SURVEY BY TILES 2128, JOB NO. 817, DATED 6/6/86 AND TO EXISTING FIELD MONUMENTATION.
2. NO TITLE SEARCH, TITLE OPINION, OR ABSTRACT WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
3. IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN FLOOD ZONES C & A, BASE FLOOD ELEVATIONS N/A FEET. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS OF: BALDWIN COUNTY, ALABAMA PANEL NO. 015000 D470 G, REVISED 1/3/85.
4. THE PARCEL OF LAND AS SHOWN HEREON IS A NEW PARCEL CREATED PER THE CLIENT'S REQUEST AND IS A PORTION OF THE OVERALL LEGAL DESCRIPTION.
5. ENCROACHMENTS ARE AS SHOWN.
6. ALL MEASUREMENTS WERE MADE ACCORDING TO UNITED STATES STANDARD FOOT.
7. LOT LINES FROM CURVED RIGHTS-OF-WAY ARE RADIAL UNLESS OTHERWISE NOTED AS NON-RADIAL (N.R.).
8. THERE MAY BE OTHER EASEMENTS OR RESTRICTIONS NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BALDWIN COUNTY, ALABAMA.
9. THE AREA OF THE SMALLEST LOT (LOT-1, BLOCK-C) IS 24,607 SQUARE FEET.
10. THE BUILDING SETBACKS ARE AS SHOWN ALONG THE RIGHTS-OF-WAY; THERE IS A SIDE BUILDING SETBACK OF 10.00 FEET ON EACH SIDE OF EACH SIDE LOT LINE AND A REAR LOT LINE SETBACK OF 35.00 FEET ON EACH LOT.
11. THE OWNER AND DEVELOPER OF THIS PLAT IS NAYANOD COMPANY, INC., 226 EAST GOVERNMENT STREET, PENSACOLA, FLORIDA 32501.
12. THE ELEVATIONS AS SHOWN HEREON ARE TO N.G.V.D. FROM U.S.C. & G.S. BENCHMARK M435, 1968, ELEVATION BEING 21.66 FEET.

ENGINEER'S CERTIFICATE

I, FRED C. DONOVAN, A REGISTERED PROFESSIONAL ENGINEER, REGISTERED IN THE STATE OF ALABAMA WITH A REGISTRATION NUMBER OF 9780 HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND THAT IT IS IN COMPLIANCE WITH THE BALDWIN COUNTY SUBDIVISION REGULATIONS.

Fred C. Donovan
CONSULTANT DATE
FIRM BASKERVILLE-DONOVAN, INC.



DEDICATION:

I, JOHN C. DONOVAN, JR., VICE PRESIDENT OF NAYANOD CO., INC. A FLORIDA CORPORATION, ADDRESS 226 EAST GOVERNMENT STREET, PENSACOLA, FLORIDA, 32501, AS PROPRIETOR, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS SEMINOLE LANDING PHASE III, A PART OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 6 EAST, BALDWIN COUNTY, ALABAMA.

SIGNED AND SEAL IN THE PRESENCE OF:

James P. King
WITNESS
John C. Donovan, Jr.
VICE PRESIDENT

ACKNOWLEDGEMENT:
STATE OF ALABAMA, COUNTY OF BALDWIN

I, James P. King, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT JOHN C. DONOVAN, JR., VICE PRESIDENT OF NAYANOD COMPANY, INC. WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THIS INSTRUMENT EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF Feb, 1993

James P. King
NOTARY PUBLIC MY COMMISSION EXPIRES October, 1994

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY ELECTRICAL MEMBERSHIP CORPORATION:

THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY ELECTRICAL MEMBERSHIP CORPORATION, HEREBY APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 3rd DAY OF Feb, 1993

James P. King
BALDWIN COUNTY ELECTRICAL MEMBERSHIP CORPORATION

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY HEALTH DEPARTMENT:

THIS SUBDIVISION MEETS THE APPROVAL OF THE BALDWIN COUNTY HEALTH DEPARTMENT SUBJECT TO CERTAIN CONDITIONS OF APPROVAL AND/OR LOT DELETIONS ON FILE WITH THE SAID HEALTH DEPARTMENT, WHICH CONDITIONS ARE MADE A PART OF THIS APPROVAL AS IF SET OUT HEREON.

William L. Long
AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY ENGINEER:

THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVE THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 3rd DAY OF February, 1993

William L. Long
COUNTY ENGINEER

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING COMMISSION:

THE WITHIN PLAT OF SEMINOLE LANDING PHASE III, BALDWIN COUNTY, ALABAMA, IS HEREBY APPROVED BY THE BALDWIN COUNTY PLANNING COMMISSION, THIS 3rd DAY OF February, 1993

William L. Long
BALDWIN COUNTY PLANNING COMMISSION

BASKERVILLE-DONOVAN, INC.
104 MILLING STREET, MILTON, FLORIDA 32570 (904) 623-9449

SCALE
BUSINESS RECORDS CORPORATION

PHOTO SLIDE

John C. Donovan, Jr.
as 15.9 net 25.4