

1546 A

1546A

SEMINOLE LANDING ~ PHASE IV

SHEET 1 OF 2

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

JANUARY 1995

DEDICATION:

I, JOHN C. DONOVAN JR., VICE PRESIDENT OF NAVARRO DEVELOPMENT 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 IV, A PART OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 6 EAST, BALDWIN COUNTY, ALABAMA.

SIGNED AND SEALED IN THE PRESENCE OF:

WITNESSES
[Signature]
[Signature]

JOHN C. DONOVAN JR.
VICE PRESIDENT

LEGAL DESCRIPTION:

BEGIN AT AN EXISTING 4" X 4" CONCRETE MONUMENT AT THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SECTION 16, TOWNSHIP-6-SOUTH, RANGE-6-EAST, BALDWIN COUNTY, ALABAMA AND THE EAST LINE OF LOT 7, BLOCK "D" OF SEMINOLE LANDING PHASE III AS RECORDED ON PHOTO SLIDE 1376A AND 1377A OF THE PUBLIC RECORDS OF BALDWIN COUNTY, ALABAMA, THENCE N89°42'43"E ALONG THE SOUTH LINE OF SAID SECTION 16 FOR 1451.08'; THENCE N13°43'35"W FOR 269.00' TO THE SOUTHWEST CORNER OF LOT 4 OF SEMINOLE LANDING PHASE II AS RECORDED ON PHOTO SLIDE 1182A OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE N44°29'40"W ALONG THE WEST LINE OF SAID SEMINOLE LANDING PHASE II FOR 106.80'; THENCE N52°20'40"W ALONG THE WEST LINE OF SAID SEMINOLE LANDING PHASE II FOR 138.43'; THENCE N37°39'15"E ALONG THE WEST LINE OF SAID SEMINOLE LANDING PHASE II FOR 143.21'; THENCE N39°15'15"W ALONG THE WEST LINE OF SAID SEMINOLE LANDING PHASE II AND THE WEST LINE OF SEMINOLE LANDING AS RECORDED ON PHOTO SLIDE 1151A AND 1151B OF THE PUBLIC RECORDS OF SAID COUNTY FOR 1049.88' TO AN EXISTING 4" X 4" CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF LOT 50 OF SAID SEMINOLE LANDING, THENCE N 67°02'29"W ALONG THE SOUTHERLY LINE OF SAID SEMINOLE LANDING FOR 784.90' TO AN EXISTING 4" X 4" CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF LOT 47 OF SAID SEMINOLE LANDING, THENCE S 82°21'21" W ALONG THE SOUTHERLY LINE OF SEMINOLE LANDING FOR 430.35' TO AN EXISTING 4" X 4" CONCRETE MONUMENT AT SOUTHEAST CORNER OF LOT 34 OF THE AFOREMENTIONED SEMINOLE LANDING PHASE III; THENCE S86°20'24" W ALONG THE SOUTHERLY LINE OF SAID LOT 34 FOR 411.24' TO AN EXISTING 4" X 4" CONCRETE MONUMENT AT THE NORTHEAST CORNER OF LOT 35 BLOCK "C" OF SEMINOLE LANDING PHASE III; THENCE S05°46'16" E ALONG THE EAST LINE OF SAID SEMINOLE LANDING PHASE III FOR 750.00' TO AN EXISTING 4" X 4" CONCRETE MONUMENT AT THE NORTHWEST CORNER OF LOT 40 BLOCK "C" OF SEMINOLE LANDING PHASE III; THENCE N88°47'03" E ALONG THE NORTH LINE OF SAID LOT 40 FOR 237.52' TO AN EXISTING 4" X 4" CONCRETE MONUMENT; THENCE N60°37'57"E FOR 61.86' TO AN EXISTING 4" X 4" CONCRETE MONUMENT; THENCE S15°16'45"W FOR 105.00' TO AN EXISTING 4" X 4" CONCRETE MONUMENT AT THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 491.77'; THENCE TRAVEL SOUTHEASTERLY ALONG SAID CURVE FOR ARC DISTANCE OF 199.83' (DELTA = 231°6'57", CHORD = 198.46', CHORD BEARING = S03°38'16"E) TO AN EXISTING 4" X 4" CONCRETE MONUMENT AND THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 25.00'; THENCE TRAVEL SOUTHEASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 36.60' (DELTA = 83°53'25", CHORD = 33.42', CHORD BEARING = S33°56'31"E) TO AN EXISTING 4" X 4" CONCRETE MONUMENT AT THE POINT OF TANGENCY; THENCE S75°53'13"E FOR 277.59' TO AN EXISTING 4" X 4" CONCRETE MONUMENT AND THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 970.00'; THENCE TRAVEL SOUTHEASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 210.39' (DELTA = 122°5'38", CHORD = 209.98', CHORD BEARING = S82°06'02"E) TO AN EXISTING 4" X 4" CONCRETE MONUMENT; THENCE S16°48'34"W FOR 62.02' TO AN EXISTING 4" X 4" CONCRETE MONUMENT AT THE NORTHEAST CORNER OF LOT 7 BLOCK "D" OF SEMINOLE LANDING PHASE III; THENCE S03°30'03"E ALONG THE EAST LINE OF SAID LOT 7 FOR 246.24' TO THE POINT OF BEGINNING.

ALL LYING AND BEING IN SECTION 16, TOWNSHIP-6-SOUTH, RANGE-6-EAST, BALDWIN COUNTY, ALABAMA.

GENERAL NOTES:

1. NORTH AND THE SURVEY DATUM SHOWN IS REFERENCED TO THE RECORD PLAT OF SEMINOLE LANDING PHASE III SUBDIVISION AS RECORDED ON PHOTO SLIDES 1376A AND 1377A, OF THE PUBLIC RECORDS OF BALDWIN COUNTY, ALABAMA.
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 C BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS OF: BALDWIN COUNTY, ALABAMA PANEL NO. 015000 0470 G, REVISED 1/3/85.
4. THE PARCEL OF LAND 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. PARCELS "A" AND "B" TO BE RETAINED BY THE DEVELOPER.
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-13, BLOCK-A) IS 30,927 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 NAVARRO DEV. CO. 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 W435, 1968, ELEVATION BEING 21.66 FEET.

SURVEYOR'S CERTIFICATE:

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THE PLAT SHOWN HEREON IS TRUE AND CORRECT 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; THAT THE PERMANENT REFERENCE MONUMENTS (PRMS) ALONG THE PERIMETER AS INDICATED THUSLY (a) HAVE BEEN PLACED OR EXIST AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESS MY HAND THIS 1ST DAY OF JANUARY, 1995

GARY F. BYRD, P.L.S.
ALABAMA REGISTRATION NO. 18675
7611 PONTIAC DRIVE, PENSACOLA, FLORIDA

ENGINEER'S CERTIFICATE:

I, PAUL A. HADJICHA, A REGISTERED PROFESSIONAL ENGINEER, REGISTERED IN THE STATE OF ALABAMA WITH A REGISTRATION NUMBER OF 10075, HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND THAT IT IS IN COMPLIANCE WITH THE BALDWIN COUNTY SUBDIVISION REGULATIONS.

CONSULTANT
FILED

3/3/95

ACKNOWLEDGEMENT:

STATE OF ALABAMA, COUNTY OF BALDWIN

I, John C. Donovan Jr., NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT JOHN C. DONOVAN JR., VICE PRESIDENT OF NAVARRO DEVELOPMENT CO 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 THIS 13 DAY OF Feb., 1995

NOTARY PUBLIC
[Signature]

MY COMMISSION EXPIRES 1st Commission Expires 1/1/98

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 14 DAY OF Feb., 1995.

BALDWIN COUNTY MEMBERSHIP CORPORATION
[Signature]

TITLE

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.

AUTHORIZED SIGNATURE
[Signature] 1/13/95

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 16 DAY OF March, 1995.

COUNTY ENGINEER
[Signature]

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY
PLANNING COMMISSION:

THE WITHIN PLAT OF SEMINOLE LANDING PHASE IV, BALDWIN COUNTY, ALABAMA, IS HEREBY APPROVED BY THE BALDWIN COUNTY PLANNING COMMISSION THIS 13 DAY OF Jan., 1995.

BALDWIN COUNTY PLANNING COMMISSION
[Signature]
CHAIRMAN

PHOTO SLIDE

BUSINESS RECORDS CORPORATION