1245A

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SHEET 3 OF 3

DONOVAN LANDING

SINGLE FAMILY RESIDENTIAL SUBDIVISION

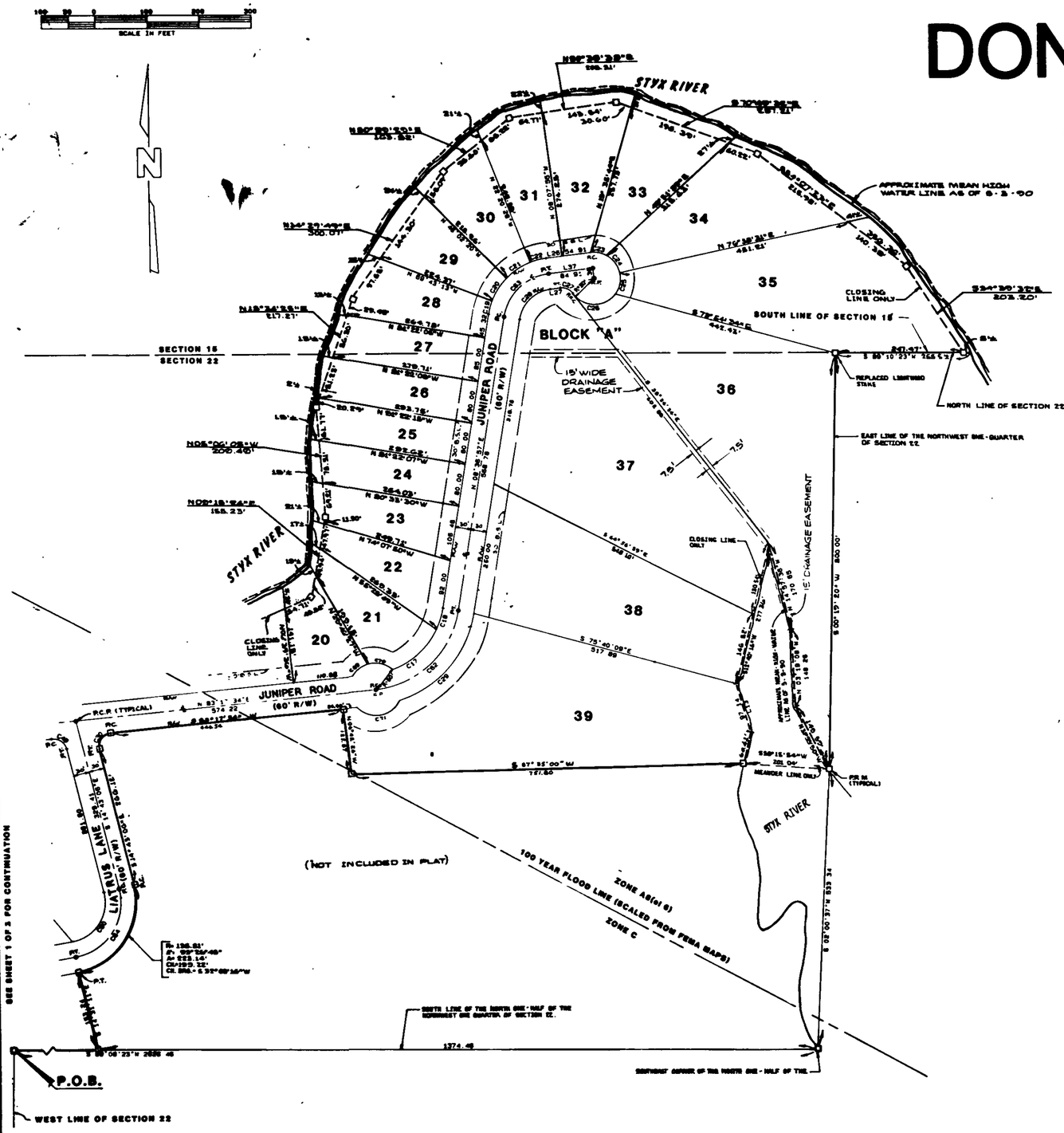
IN A PORTION OF SECTIONS 15,16,21 & 22, TOWNSHIP-6-SOUTH, RANGE-6-EAST, BALDWIN COUNTY, ALABAMA

OWNER AND DEVELOPER: NAVONOD CO., INC.
226 E. GOVERNMENT STREET, PENSACOLA, FLORIDA 32501

PREPARED BY:

BASKERVILLE DONOVAN ENGINEERS, INC.
104 MILLING STREET, MILTON, FLORIDA 32570 (904) 623-7449

AUGUST, 1990



SURVEY NOTES:

1. SOURCE OF INFORMATION AS PER RECORDED PLAT OF SEMINOLE LANDING SUBDIVISION, BASKERVILLE-DONOVAN ENGINEERS, INC., IMAGINE, 017, INDEX 01.
2. NORTH AND THE BEARINGS SHOWN HEREON ARE REFERENCED TO ASTRONOMIC NORTH AS DERIVED FROM SOLAR OBSERVATIONS ON 6-5-85.
3. THIS IS A SPECIFIC PURPOSE SURVEY (RECORD PLAT).
4. THERE WERE NO ENCROACHMENTS.
5. THE BUILDING SETBACK: 30' FRONT, 10' SIDE AND 35' REAR LOT LINES.
6. THE PROPERTY DESCRIBED AND PLATTED HEREIN IS LOCATED IN FLOOD ZONE "C", BASE FLOOD ELEVATIONS N/A AND IN FLOOD ZONE "A-6", ELEVATIONS 6 FEET, ACCORDING TO THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS OF BALDWIN COUNTY, ALABAMA, SEE PANEL NO. 015000 0470 C, EFFECTIVE DATE BEING 1-6-83.
7. THE AREA OF THE SMALLEST LOTS (LOTS 24 THRU 30) IS 10,000 SQUARE FEET.
8. COUNTY ROAD 91 IS EXISTING AND ADJOINS THE SOUTHERLY SIDE OF THIS SUBDIVISION.
9. THERE IS A TOTAL OF 42 LOTS IN THIS SUBDIVISION PHASE.
10. THERE ARE APPROXIMATELY 6,200 LINEAR FEET OF ROAD.
11. THE AVERAGE LOT SIZE IS 1-6/9 ACRES.
12. THE LAND SURVEYOR RESPONSIBLE FOR THIS PLAT IS SCOTT C. HUDSON, 016570, BASKERVILLE-DONOVAN ENGINEERS, INC., 104 MILLING STREET, MILTON, FLORIDA, 32570.
13. THE OWNERS & DEVELOPERS OF THIS PLAT IS NAVONOD CO., INC., 226 EAST GOVERNMENT STREET, PENSACOLA, FLORIDA 32501.
14. (P.R.M.) DENOTES PERMANENT REFERENCE MONUMENTS, (P.C.P.) DENOTES PERMANENT CONTROL POINT, (R.L.S.) DENOTES NEW RADIAL, (R) DENOTES RADIAL, (') DENOTES MINUTES OR FEET, (") DENOTES SECONDS, (°) DENOTES DEGREES, O - DENOTES BASKERVILLE-DONOVAN ENGINEERS, INC. CAPPED IRON ROD, R.L.S. 016570, P.C.P. PLACED, AND □- DENOTES BASKERVILLE-DONOVAN ENGINEERS, INC. R.L.S. 016570 CONC. MONUMENT PLACED, P.R.M.
15. NO TITLE SEARCH, TITLE OPINION, OR ABSTRACT WAS PERFORMED BY NOR PROVIDED TO THE FIRM OF BASKERVILLE-DONOVAN ENGINEERS, INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE OWNERSHIP OF THE SUBJECT PROPERTY.
16. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BALDWIN COUNTY, ALABAMA.

PLAT BOOK PAGE

BUSINESS RECORDS CORPORATION