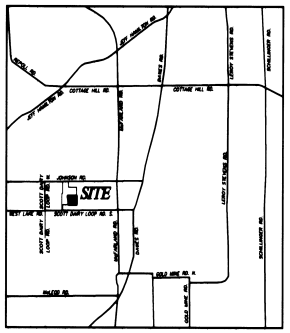
2007049501 Book-6211 Page-1445
Total Number of Pages: 1

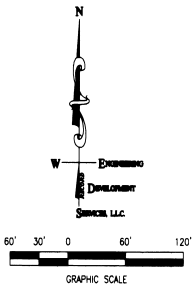
State of Alabama-Mobile County
I certify this instrument was filed on:
June 29, 2007 @ 4:08:13 PM
RECORDING FEE $21.50
S.R. FEE $2.00
TOTAL AMOUNT $23.50

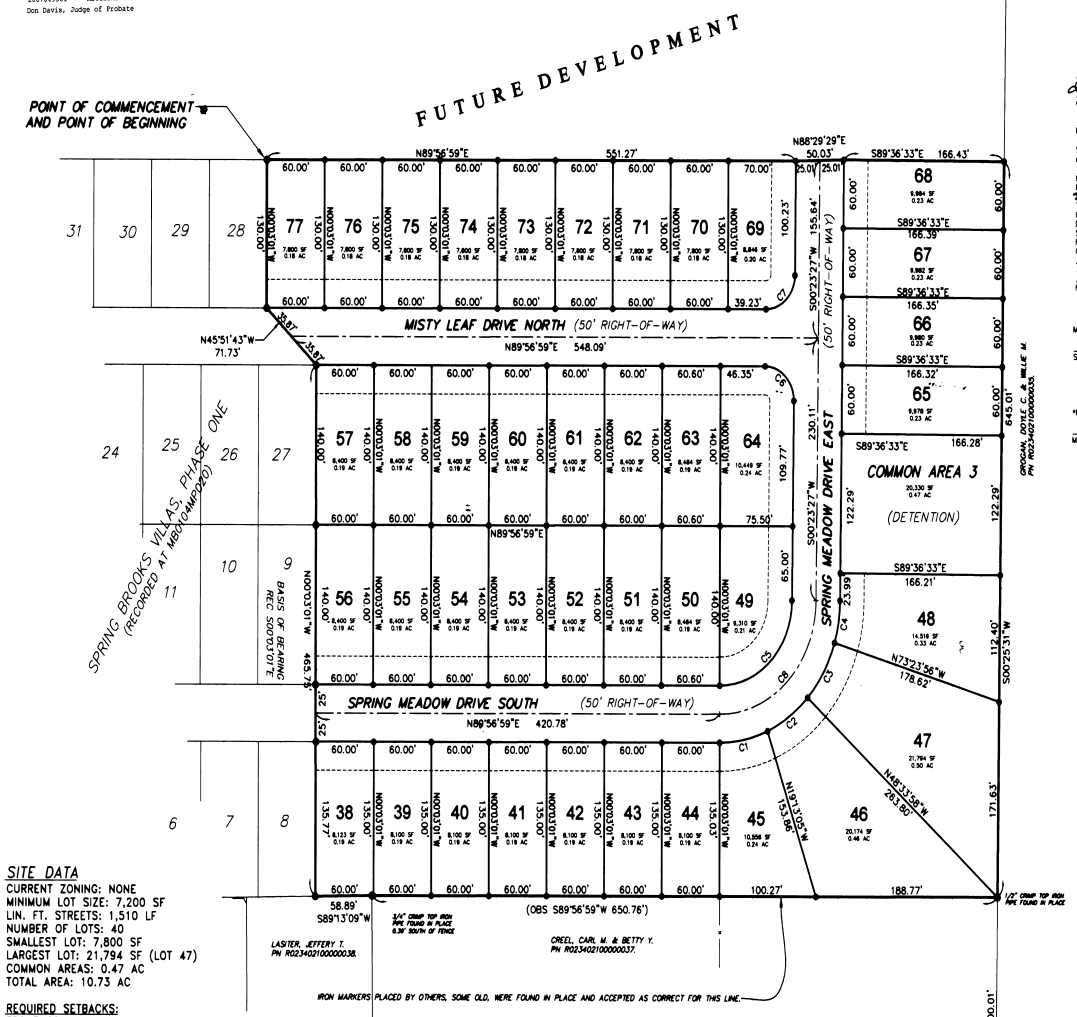
2007049501 MB0115MP054
Don Davis, Judge of Probate

PROPERTY IS LOCATED IN THE SW 1/4 OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 3 WEST, MOBILE COUNTY, ALABAMA.




VICINITY MAP
SCALE: 1" = 1 MILE




ACCEPTANCE OF OWNER(S)
Donald A. Schambeau DATE 6-5-07
OWNER

NOTARY CERTIFICATE:

STATE OF ALABAMA)
COUNTY OF MOBILE)

I Lenora Newell Sears NOTARY PUBLIC IN AND FOR THE COUNTY OF MOBILE, IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT Donald A. Schambeau WHOSE NAME AS Manager OF THE Schambeau Group, L.L.C. IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.
GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS 5 DAY OF June 2007.
NOTARY PUBLIC

MOBILE CITY PLANNING COMMISSION
Victoria T. Kopsjna DATE 6-18-2007
SECRETARY

*ROADS ONLY ACCEPTED FOR MAINTENANCE BY MOBILE COUNTY
MOBILE COUNTY ENGINEER DATE 6/25/07

SURVEYOR'S NOTES:
1. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
2. DESCRIPTION AS FURNISHED BY CLIENT.
3. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUBSURFACE FEATURES.
4. SURVEY WAS CONDUCTED ON JUNE 24TH-26TH, 2002; AND IS RECORDED IN FIELD BOOK #50, AT PAGES 75-79, AND IN AN ELECTRONIC DATA FILE.
5. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES.
6. ALL FINAL CORNERS WERE PLACED IN MAY, 2007.

GENERAL NOTES:
1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
2. COMMON AREAS ARE NOT THE RESPONSIBILITY OF MOBILE COUNTY OR CITY OF MOBILE TO MAINTAIN, BUT SHALL BE MAINTAINED BY THE SPRING BROOK FARMS AND THE SPRING BROOK VILLAS PROPERTY OWNERS ASSOCIATION.
3. THERE IS DEDICATED HEREWITH A DRAINAGE EASEMENT OVER THE ENTIRE COMMON AREA AS SHOWN HEREON.
4. REFERENCE RELEASE AND SERVITUDE ON THE FOLLOWING:
COMMON AREAS 3
AS RECORDED IN REAL PROPERTY BOOK 6211 PAGE 1439 PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA.
5. ALL RIGHT-OF-WAYS AND DRAINAGE EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT; BUT THIS PLAT DOES NOT REFLECT OTHER DOCUMENTS (I.E. UTILITY EASEMENTS, ETC.) THAT WOULD NORMALLY APPEAR AS AN EXCEPTION IN A COMMITMENT OR POLICY.

FLOOD CERTIFICATE:
I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCIES FLOOD INSURANCE RATE MAP OF MOBILE COUNTY, ALABAMA, MAP NUMBER 01097C0632J, COMMUNITY NUMBER 015008, PANEL NUMBER 0632J, MAP EFFECTIVE DATE JULY 6, 1998, AND I DO HEREBY CERTIFY THAT THE LANDS PLATTED HEREON IS LOCATED IN ZONE X (UNSHADED), BASED ON ELEVATION AS SHOWN ON SAID MAP.

ENGINEERING DEVELOPMENT SERVICES, LLC
C. MICHAEL ARNOLD P.L.S. 06-04-07
ENGINEERING DEVELOPMENT SERVICES, L.L.C.
C. Michael Arnold AL. P.L.S. No. 12940

SURVEYOR'S CERTIFICATE:
STATE OF ALABAMA)
COUNTY OF MOBILE)

WE, ENGINEERING DEVELOPMENT SERVICES, LLC, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF DAPHNE, ALABAMA, HEREBY STATE THAT THE ABOVE IS A CORRECT MAP OR PLAT OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN MOBILE COUNTY, ALABAMA, TO-WIT:

COMMENCE AT A 5/8" IRON PIN MARKER AT THE NORTHEAST CORNER OF LOT NO. 28 IN THE SPRING BROOK VILLAS SUBDIVISION, PHASE ONE, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN MAP BOOK 0104, AT PAGE 020, PROBATE RECORDS, MOBILE COUNTY, ALABAMA, FOR A POINT OF BEGINNING; THENCE RUN NORTH 89 DEGREES 56 MINUTES 59 SECONDS EAST, A DISTANCE OF 551.27 FEET; THENCE RUN NORTH 88 DEGREES 29 MINUTES 29 SECONDS EAST, A DISTANCE OF 50.03 FEET; THENCE RUN SOUTH 89 DEGREES 36 MINUTES 33 SECONDS EAST, A DISTANCE OF 166.43 FEET; THENCE RUN SOUTH 00 DEGREES 23 MINUTES 27 SECONDS WEST, A DISTANCE OF 645.01 FEET TO A ¾" CRIMP TOP IRON PIPE FOUND IN PLACE; THENCE RUN SOUTH 89 DEGREES 56 MINUTES 59 SECONDS WEST, A DISTANCE OF 650.76 FEET TO A ¾" CRIMP TOP IRON PIPE FOUND IN PLACE 0.39 FEET SOUTH OF FENCE; THENCE RUN SOUTH 89 DEGREES 13 MINUTES 09 SECONDS WEST, A DISTANCE OF 58.89 FEET TO AN IRON PIN MARKER AT THE SOUTHEAST CORNER OF LOT NO. 8 IN THE AFOREMENTIONED SPRINGBROOK VILLAS SUBDIVISION, PHASE ONE; THENCE RUN NORTH 00 DEGREES 03 MINUTES 01 SECONDS WEST, A DISTANCE OF 465.75 FEET TO AN IRON PIN MARKER; THENCE RUN NORTH 45 DEGREES 51 MINUTES 43 SECONDS WEST, A DISTANCE OF 71.73 FEET TO AN IRON PIN MARKER; THENCE RUN NORTH 00 DEGREES 03 MINUTES 01 SECONDS WEST, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 10.73 ACRES, MORE OR LESS, AND LIES WITHIN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 3 WEST, MOBILE COUNTY, ALABAMA

(DESCRIPTION WAS COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY).

WE FURTHER STATE THAT WE HAVE SURVEYED AND DIVIDED SUBJECT PROPERTY AT THE REQUEST AND INSTANCE OF THE OWNER THEREOF.

WE FURTHER STATE THAT THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE MARCH 1, 2007.

ENGINEERING DEVELOPMENT SERVICES, L.L.C. 06-04-07
C. MICHAEL ARNOLD AL. P.L.S. No. 12940

ALABAMA LICENSED PROFESSIONAL LAND SURVEYOR C. MICHAEL ARNOLD

SITE DATA
CURRENT ZONING: NONE
MINIMUM LOT SIZE: 7,200 SF
LIN. FT. STREETS: 1,510 LF
NUMBER OF LOTS: 40
SMALLEST LOT: 7,800 SF
LARGEST LOT: 21,794 SF (LOT 47)
COMMON AREAS: 0.47 AC
TOTAL AREA: 10.73 AC

REQUIRED SETBACKS:
FRONT: 25 FT

SURVEYOR/ENGINEER:
ENGINEERING DEVELOPMENT SERVICES, LLC
P.O. BOX 1395 DAPHNE, AL 36526
C. MICHAEL ARNOLD, PLS LIC. NO. 12940
JASON N ESTES, PE LIC. NO. 22714

DEVELOPER/OWNER:
SCHAMBEAU DEVELOPMENT, L.L.C.
615 RIVER ROUTE
MAGNOLIA SPRINGS, AL 36555

LEGEND:
= BUILDING SETBACK LINE
⊗ = CRIMP TOP IRON PIN FOUND IN PLACE
◐ = IRON PIN FOUND IN PLACE
○ = CAPPED IRON PIN FOUND IN PLACE
● = CAPPED IRON PIN PLACED (CA-0568-LS)
A.K.A. = ALSO KNOWN AS
CAL = CALCULATED BEARING AND DISTANCE
EDS = ENGINEERING DEVELOPMENT SERVICES
PN = PARCEL NUMBER
OBS = OBSERVED BEARING AND DISTANCE
REC = RECORD MAP OR PLAT BEARING AND DISTANCE

NOTE: ANY LOTS THAT ARE DEVELOPED COMMERCIALLY AND ADJOIN RESIDENTIALLY DEVELOPED PROPERTY MUST PROVIDE A BUFFER, IN COMPLIANCE WITH SECTION V.A. 7 OF THE SUBDIVISION REGULATIONS.

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | TANGENT | CHORD | CHORD BRG |
| C1 | 51.17 | 125.00 | 25.95 | 50.82 | N78°13'19"E |
| C2 | 51.36 | 125.00 | 26.05 | 51.00 | N54°43'21"E |
| C3 | 56.05 | 125.00 | 28.51 | 55.59 | N30°06'16"E |
| C4 | 37.76 | 125.00 | 19.02 | 37.62 | N08°36'13"E |
| C5 | 117.81 | 75.00 | 75.00 | 106.07 | N44°56'59"E |
| C6 | 47.35 | 30.00 | 30.23 | 42.59 | N44°49'47"W |
| C7 | 46.89 | 30.00 | 29.77 | 42.26 | N45°10'13"E |
| C8 | 157.08 | 100.00 | 100.00 | 141.42 | N44°56'59"E |

# SPRING BROOK VILLAS PHASE TWO

FINAL PLAT
JUNE 4, 2007 - SHEET 1 OF 1 SHEETS

BOUNDARY SURVEY AND PLAT OF SUBDIVISION

ENGINEERING DEVELOPMENT SERVICES, LLC
Engineering · Planning · Surveying · Construction Management
27154 Pollard Road · Daphne, Alabama 36526
P.O.Box 1395 · Daphne, Alabama 36526
(251) 626-2122 · Fax (251) 626-6256

| | |
|---|---|
| DESIGN | D.E.D. |
| DRAWN | A.E.F. |
| CHK. | R.W.P. |
| PROJ. MGR | J.G.A. |
| SURVEYOR | C.M.A. |
| SCALE | 1"=60' |
| PROJ. NO. | 020840 |
| DWG NO. | 020840 |
| SHEET | 1 OF 1 |

P:\2002\020840\Engineering\020840 Boundary\020840FINAL_PH 2 VILLAS.dwg, 6/4/2007 2:12:15 PM, \\Edserver\HP Designjet 500