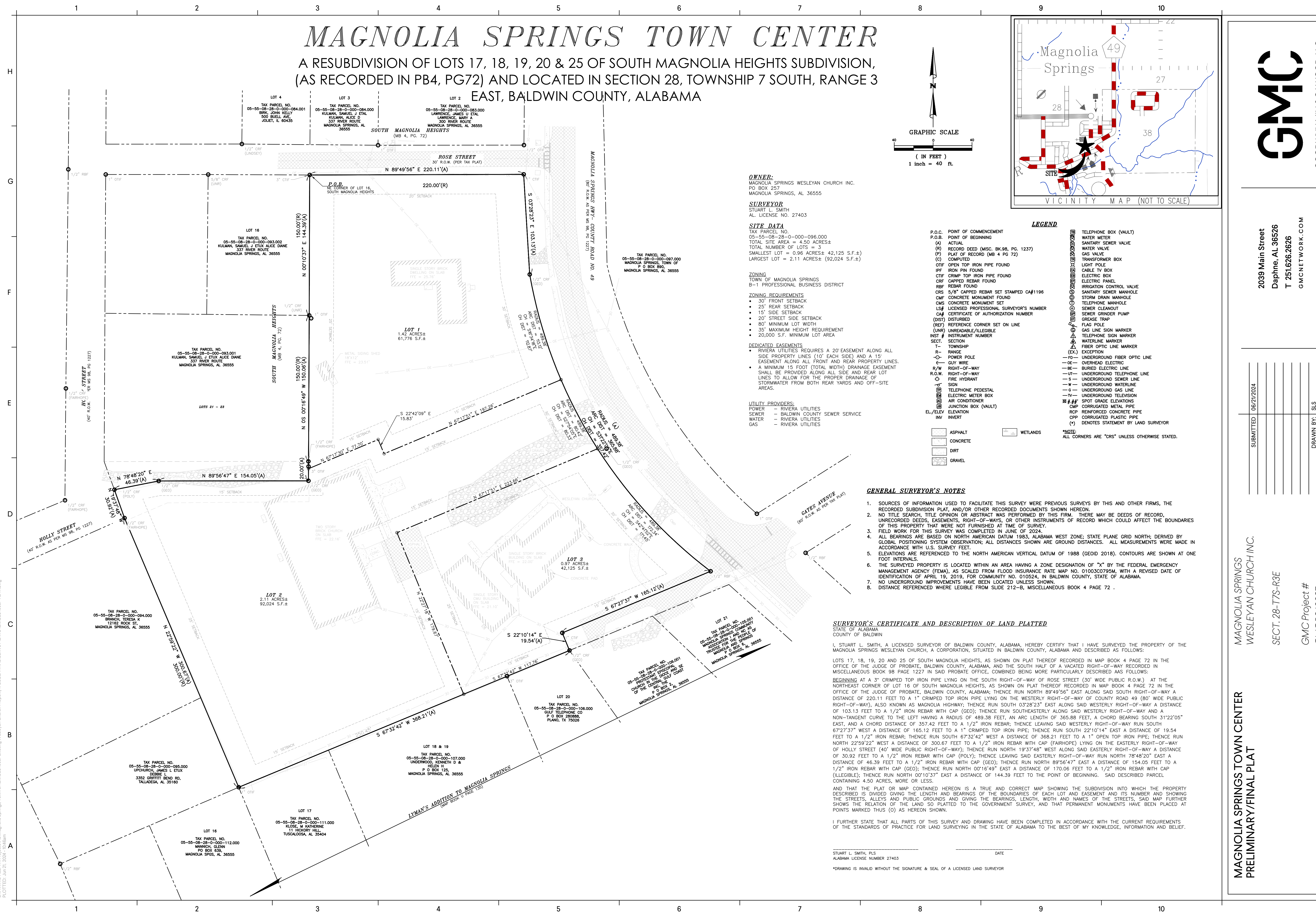
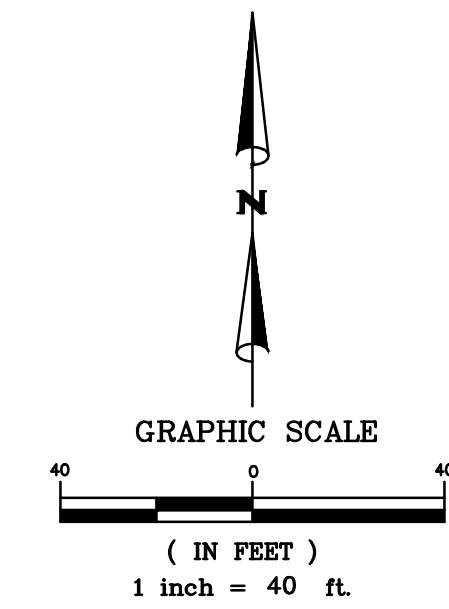
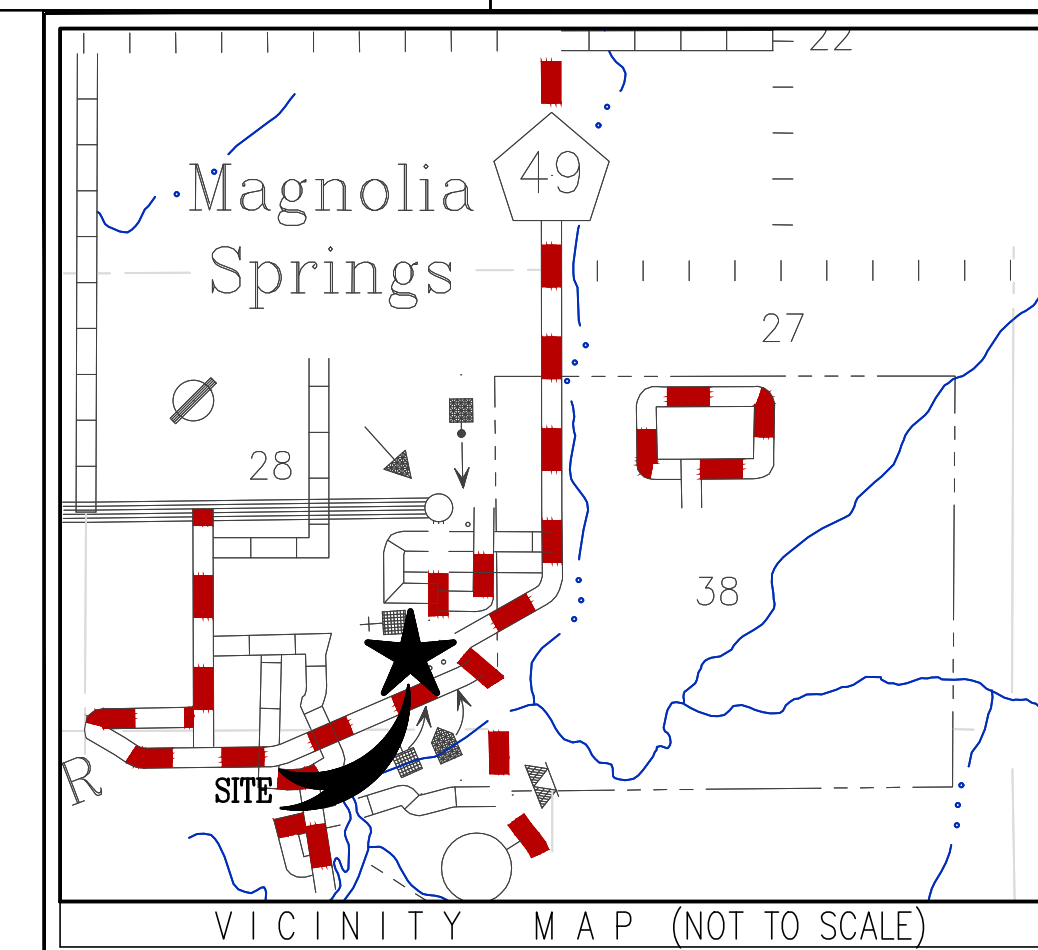


MAGNOLIA SPRINGS TOWN CENTER

A RESUBDIVISION OF LOTS 17, 18, 19, 20 & 25 OF SOUTH MAGNOLIA HEIGHTS SUBDIVISION, (AS RECORDED IN PB4, PG72) AND LOCATED IN SECTION 28, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA



OWNER:
MAGNOLIA SPRINGS WESLEYAN CHURCH INC.
PO BOX 257
MAGNOLIA SPRINGS, AL 36555

SURVEYOR:
STUART L. SMITH
AL LICENSE NO. 27403

SITE DATA
TAX PARCEL NO. 05-55-08-28-0-000-096.000
TOTAL SITE AREA = 4.50 ACRES±
TOTAL NUMBER OF LOTS = 5
SMALLEST LOT = 0.96 ACRES± (42,125 S.F.±)
LARGEST LOT = 2.11 ACRES± (92,024 S.F.±)

ZONING
TOWN OF MAGNOLIA SPRINGS
B-1 PROFESSIONAL BUSINESS DISTRICT

- ZONING REQUIREMENTS**
- 30' FRONT SETBACK
 - 25' REAR SETBACK
 - 15' SIDE SETBACK
 - 20' STREET SIDE SETBACK
 - 80' MINIMUM LOT WIDTH
 - 35' MAXIMUM HEIGHT REQUIREMENT
 - 20,000 S.F. MINIMUM LOT AREA

UTILTY PROVIDERS:
POWER - RIVIERA UTILITIES
SEWER - BALDWIN COUNTY SEWER SERVICE
WATER - RIVIERA UTILITIES
GAS - RIVIERA UTILITIES

- LEGEND**
- P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - (A) ACTUAL
 - (R) RECORD DEED (MISC. BK.98, PG. 1237)
 - (P) PLAT OF RECORD (MB 4 PG 72)
 - (C) COMPUTED
 - OTIF OPEN TOP IRON PIPE FOUND
 - IPF IRON PIN FOUND
 - CTIF CRIMP TOP IRON PIPE FOUND
 - CRF CAPPED REBAR FOUND
 - RBF REBAR FOUND
 - CRS 5/8" CAPPED REBAR SET STAMPED CA#1196
 - CMF CONCRETE MONUMENT FOUND
 - CMS CONCRETE MONUMENT SET
 - LS# LICENSED PROFESSIONAL SURVEYOR'S NUMBER
 - CA# CERTIFICATE OF AUTHORIZATION NUMBER
 - (DST) DISTURBED
 - (REF) REFERENCE CORNER SET ON LINE
 - (UNR) UNREADABLE/ILLEGIBLE
 - INST # INSTRUMENT NUMBER
 - SECT. SECTION
 - T- TOWNSHIP
 - R- RANGE
 - PO- POWER POLE
 - OU- OUY WIRE
 - R/W- RIGHT-OF-WAY
 - R.O.W.- RIGHT-OF-WAY
 - HY- FIRE HYDRANT
 - SI- SIGN
 - TE- TELEPHONE PEDESTAL
 - EM- ELECTRIC METER BOX
 - AC- AIR CONDITIONER
 - JB- JUNCTION BOX (VAULT)
 - EL/ELEV ELEVATION
 - INV INVERT
 - ASPHALT
 - CONCRETE
 - DIRT
 - GRAVEL
 - WETLANDS
 - TELEPHONE BOX (VAULT)
 - WATER METER
 - SANITARY SEWER VALVE
 - WATER VALVE
 - GAS VALVE
 - TRANSFORMER BOX
 - LIGHT POLE
 - CABLE TV BOX
 - ELECTRIC BOX
 - ELECTRIC PANEL
 - IRRIGATION CONTROL VALVE
 - SANITARY SEWER MANHOLE
 - STORM DRAIN MANHOLE
 - TELEPHONE MANHOLE
 - SEWER CLEANOUT
 - SEWER GRINDER PUMP
 - GREASE TRAP
 - FLAG POLE
 - GAS LINE SIGN MARKER
 - TELEPHONE SIGN MARKER
 - WATERLINE MARKER
 - FIBER OPTIC LINE MARKER
 - (EX) EXCEPTION
 - FO- UNDERGROUND FIBER OPTIC LINE
 - OE- OVERHEAD ELECTRIC
 - BE- BURIED ELECTRIC LINE
 - UT- UNDERGROUND TELEPHONE LINE
 - S- UNDERGROUND SEWER LINE
 - W- UNDERGROUND WATERLINE
 - G- UNDERGROUND GAS LINE
 - TV- UNDERGROUND TELEVISION
 - ##- SPOT GRADE ELEVATIONS
 - CMF CORRUGATED METAL PIPE
 - RCF REINFORCED CONCRETE PIPE
 - CPP CORRUGATED PLASTIC PIPE
 - ##- DENOTES STATEMENT BY LAND SURVEYOR

GENERAL SURVEYOR'S NOTES

1. SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS AND OTHER FIRMS, THE RECORDED SUBDIVISION PLAT, AND/OR OTHER RECORDED DOCUMENTS SHOWN HEREON.
2. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT TIME OF SURVEY.
3. FIELD WORK FOR THIS SURVEY WAS COMPLETED IN JUNE OF 2024.
4. ALL BEARINGS ARE BASED ON NORTH AMERICAN DATUM 1983, ALABAMA WEST ZONE; STATE PLANE GRID NORTH; DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATION; ALL DISTANCES SHOWN ARE GROUND DISTANCES. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. SURVEY FEET.
5. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 2018). CONTOURS ARE SHOWN AT ONE FOOT INTERVALS.
6. THE SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SCALED FROM FLOOD INSURANCE RATE MAP NO. 0100300795M, WITH A REVISED DATE OF IDENTIFICATION OF APRIL 19, 2019, FOR COMMUNITY NO. 010524, IN BALDWIN COUNTY, STATE OF ALABAMA.
7. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS SHOWN.
8. DISTANCE REFERENCED WHERE LEGIBLE FROM SLIDE 212-B, MISCELLANEOUS BOOK 4 PAGE 72.

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED

I, STUART L. SMITH, A LICENSED SURVEYOR OF BALDWIN COUNTY, ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF THE MAGNOLIA SPRINGS WESLEYAN CHURCH, A CORPORATION, SITUATED IN BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

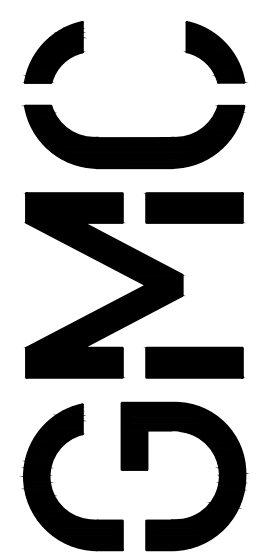
LOTS 17, 18, 19, 20 AND 25 OF SOUTH MAGNOLIA HEIGHTS, AS SHOWN ON PLAT THEREOF RECORDED IN MAP BOOK 4 PAGE 72 IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA, AND THE SOUTH HALF OF A VACATED RIGHT-OF-WAY RECORDED IN MISCELLANEOUS BOOK 98 PAGE 1227 IN SAID PROBATE OFFICE, COMBINED BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3" CRIMPED TOP IRON PIPE LYING ON THE SOUTH RIGHT-OF-WAY OF ROSE STREET (30' WIDE PUBLIC R.O.W.) AT THE NORTHEAST CORNER OF LOT 16 OF SOUTH MAGNOLIA HEIGHTS, AS SHOWN ON PLAT THEREOF RECORDED IN MAP BOOK 4 PAGE 72 IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA, THENCE RUN NORTH 89°49'56" EAST ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 220.11 FEET TO A 1" CRIMPED TOP IRON PIPE LYING ON THE WESTERLY RIGHT-OF-WAY OF COUNTY ROAD 49 (80' WIDE PUBLIC RIGHT-OF-WAY), ALSO KNOWN AS MAGNOLIA HIGHWAY, THENCE RUN SOUTH 03°28'23" EAST ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 103.13 FEET TO A 1/2" IRON REBAR WITH CAP (GEO); THENCE RUN SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY AND A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 489.38 FEET, AN ARC LENGTH OF 365.88 FEET, A CHORD BEARING SOUTH 31°22'05" EAST, AND A CHORD DISTANCE OF 357.42 FEET TO A 1/2" IRON REBAR; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY RUN SOUTH 67°27'37" WEST A DISTANCE OF 165.12 FEET TO A 1" CRIMPED TOP IRON PIPE; THENCE RUN SOUTH 22°10'14" EAST A DISTANCE OF 19.54 FEET TO A 1/2" IRON REBAR; THENCE RUN SOUTH 67°32'42" WEST A DISTANCE OF 368.21 FEET TO A 1" OPEN TOP IRON PIPE; THENCE RUN NORTH 22°59'22" WEST A DISTANCE OF 300.67 FEET TO A 1/2" IRON REBAR WITH CAP (FAIRHOPE) LYING ON THE EASTERLY RIGHT-OF-WAY OF HOLLY STREET (40' WIDE PUBLIC RIGHT-OF-WAY); THENCE RUN NORTH 19°37'48" WEST ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 30.92 FEET TO A 1/2" IRON REBAR WITH CAP (POLY); THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY RUN NORTH 78°48'20" EAST A DISTANCE OF 46.39 FEET TO A 1/2" IRON REBAR WITH CAP (GEO); THENCE RUN NORTH 89°56'47" EAST A DISTANCE OF 154.05 FEET TO A 1/2" IRON REBAR WITH CAP (GEO); THENCE RUN NORTH 00°16'49" EAST A DISTANCE OF 170.06 FEET TO A 1/2" IRON REBAR WITH CAP (ILLEGIBLE); THENCE RUN NORTH 00°10'37" EAST A DISTANCE OF 144.39 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL CONTAINING 4.50 ACRES, MORE OR LESS.

AND THAT THE PLAT OR MAP CONTAINED HEREON IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED IS DIVIDED GIVING THE LENGTH AND BEARINGS OF EACH LOT AND EASEMENT AND ITS NUMBER AND SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS, AND GIVING THE BEARINGS, LENGTH, WIDTH AND NAMES OF THE STREETS, SAID MAP FURTHER SHOWS THE RELATION OF THE LAND SO PLATTED TO THE GOVERNMENT SURVEY, AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT POINTS MARKED THUS (O) AS HEREON SHOWN.

I FURTHER STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

STUART L. SMITH, PLS
ALABAMA LICENSE NUMBER 27403
DATE
*DRAWING IS INVALID WITHOUT THE SIGNATURE & SEAL OF A LICENSED LAND SURVEYOR



GOODWYN MILLS CAWOOD, LLC

2039 Main Street
Daphne, AL 36526
T 251.626.2626
GMCNETWORK.COM

SUBMITTED 06/21/2024

DRAWN BY: SLS

CHECKED BY: SLS

MAGNOLIA SPRINGS TOWN CENTER
PRELIMINARY/FINAL PLAT

MAGNOLIA SPRINGS
WESLEYAN CHURCH INC.

SECT. 28-T7S-R3E

GMC Project #
CMOB240037

sheet 1 of 2

MAGNOLIA SPRINGS TOWN CENTER

A RESUBDIVISION OF LOTS 17, 18, 19, 20 & 25 OF SOUTH MAGNOLIA HEIGHTS
SUBDIVISION, (AS RECORDED IN PB4, PG72) AND LOCATED IN SECTION 28,
TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA

CERTIFICATION OF OWNERSHIP AND DEDICATION:

STATE OF ALABAMA
COUNTY OF BALDWIN

I/WE MAGNOLIA SPRINGS WESLEYAN CHURCH INC., AS PROPRIETOR(S), HAVE CAUSED THE LAND
EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS MAGNOLIA
SPRINGS TOWN CENTER, A PART OF SECTION 28-T7S-R3E, BALDWIN COUNTY, ALABAMA, AND THAT THE
STREETS, DRIVES, ALLEYS, EASEMENTS, ETC. AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE
USE OF THE PUBLIC.

DATED THIS _____ DAY OF _____, 2024

MAGNOLIA SPRINGS WESLEYAN CHURCH INC.
PO BOX 257
MAGNOLIA SPRINGS, AL 36555

ACKNOWLEDGEMENT

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT
(INDIVIDUAL'S NAME), WHOSE NAME AS _____ (TITLE)
OF THE MAGNOLIA SPRINGS WESLEYAN CHURCH INC., 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 OFFICIAL SEAL THIS DAY ____ OF _____, 2024

NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY E-911 ADDRESSING

THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES
THE ROAD NAMES DEPICTED ON THE WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR
THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA,

THIS _____ DAY OF _____, 2024.

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY THE TOWN OF MAGNOLIA SPRINGS PLANNING COMMISSION

THE WITHIN PLAT OF MAGNOLIA SPRINGS TOWN CENTER, BALDWIN COUNTY, ALABAMA, IS HEREBY
APPROVED BY THE MAGNOLIA SPRINGS PLANNING COMMISSION, THIS THE _____ DAY OF
_____, 2024.

TOWN OF MAGNOLIA SPRINGS PLANNING COMMISSION CHAIRMAN

CERTIFICATE OF APPROVAL BY THE FIRE CHIEF OF THE TOWN OF MAGNOLIA SPRINGS

THE WITHIN PLAT OF MAGNOLIA SPRINGS TOWN CENTER, BALDWIN COUNTY, ALABAMA, IS HEREBY
APPROVED BY THE MAGNOLIA SPRINGS FIRE CHIEF, THIS THE _____ DAY OF _____,
2024.

TOWN OF MAGNOLIA SPRINGS FIRE CHIEF

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (POWER)

THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES HEREBY APPROVES THE WITHIN
PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY,
ALABAMA,

THIS _____ DAY OF _____, 2024

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (WATER)

THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES HEREBY APPROVES THE WITHIN
PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY,
ALABAMA,

THIS _____ DAY OF _____, 2024

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (GAS)

THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES HEREBY APPROVES THE WITHIN
PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY,
ALABAMA,

THIS _____ DAY OF _____, 2024

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY SEWER SERVICES, LLC

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY SEWER SERVICES, LLC HEREBY
APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF
BALDWIN COUNTY, ALABAMA,

THIS _____ DAY OF _____, 2024

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY E-911 ADDRESSING

THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY E-911 BOARD, HEREBY
APPROVES THE ROAD NAMES DEPICTED ON THE WITHIN PLAT AND HERBY APPROVES THE
WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY,
ALABAMA,

THIS _____ DAY OF _____, 2024

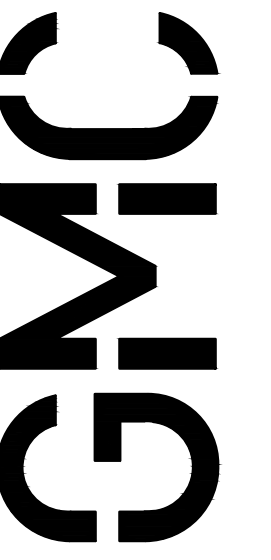
AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES
THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN
COUNTY, ALABAMA.

DATED THIS _____ DAY OF _____, 2024

COUNTY ENGINEER



GOODWYN MILLS CAWOOD, LLC

2039 Main Street
Daphne, AL 36526
T 251.626.2626
GMCNETWORK.COM

SUBMITTED 06/21/2024

DRAWN BY: SLS
CHECKED BY: T SLS

MAGNOLIA SPRINGS
WESLEYAN CHURCH INC.

SECT. 28-T7S-R3E

GMC Project #
CJOB240037

MAGNOLIA SPRINGS TOWN CENTER
PRELIMINARY/FINAL PLAT

sheet 2 of 2