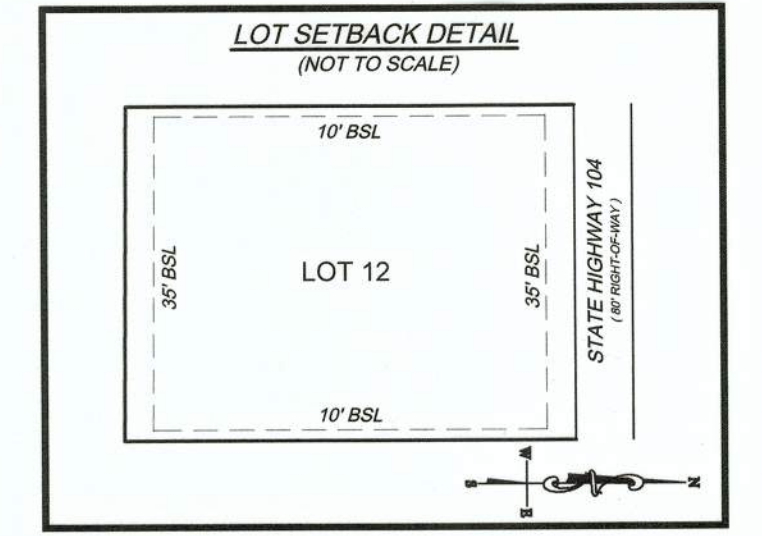


- LEGEND:**
- = 5/8" CAPPED REBAR SET (DEWBERRY CA-1109-LS)
  - (M) = MEASURED BEARING AND DISTANCE
  - (R) = RECORDED BEARING AND DISTANCE
  - = GUY WIRE
  - ⊠ = ELECTRIC BOX
  - ⊠ = FIRE HYDRANT
  - ⊠ = SIGN
  - ⊠ = MAILBOX
  - ⊠ = UTILITY MARKER
  - ⊠ = TELEPHONE PEDESTAL / BOX
  - ⊠ = SEWER VALVE
  - T — = UNDERGROUND TELEPHONE
  - S — = UNDERGROUND SEWER
  - DP — = OVERHEAD POWER LINE
  - 107 — = ELEVATION CONTOUR

- PL = PROPERTY LINE
- P.O.B. = POINT OF BEGINNING
- RW = RIGHT-OF-WAY
- T = TOTAL
- (E) = ENCROACHMENT NUMBER
- TRED = TELEPHONE PEDESTAL
- S.F. = SQUARE FEET
- HCS = HIGHWAY CONSTRUCTION SETBACK FROM CENTERLINE OF RIGHT-OF-WAY
- BCL = BUILDING SETBACK LINE
- IE = IN EXAMPLE
- 19 = ADJACENT OWNER INFORMATION
- 14 = RECORDED SUBDIVISION LOT NUMBER
- ▨ = INGRESS / EGRESS EASEMENT HATCH (UNLESS OTHERWISE NOTED)

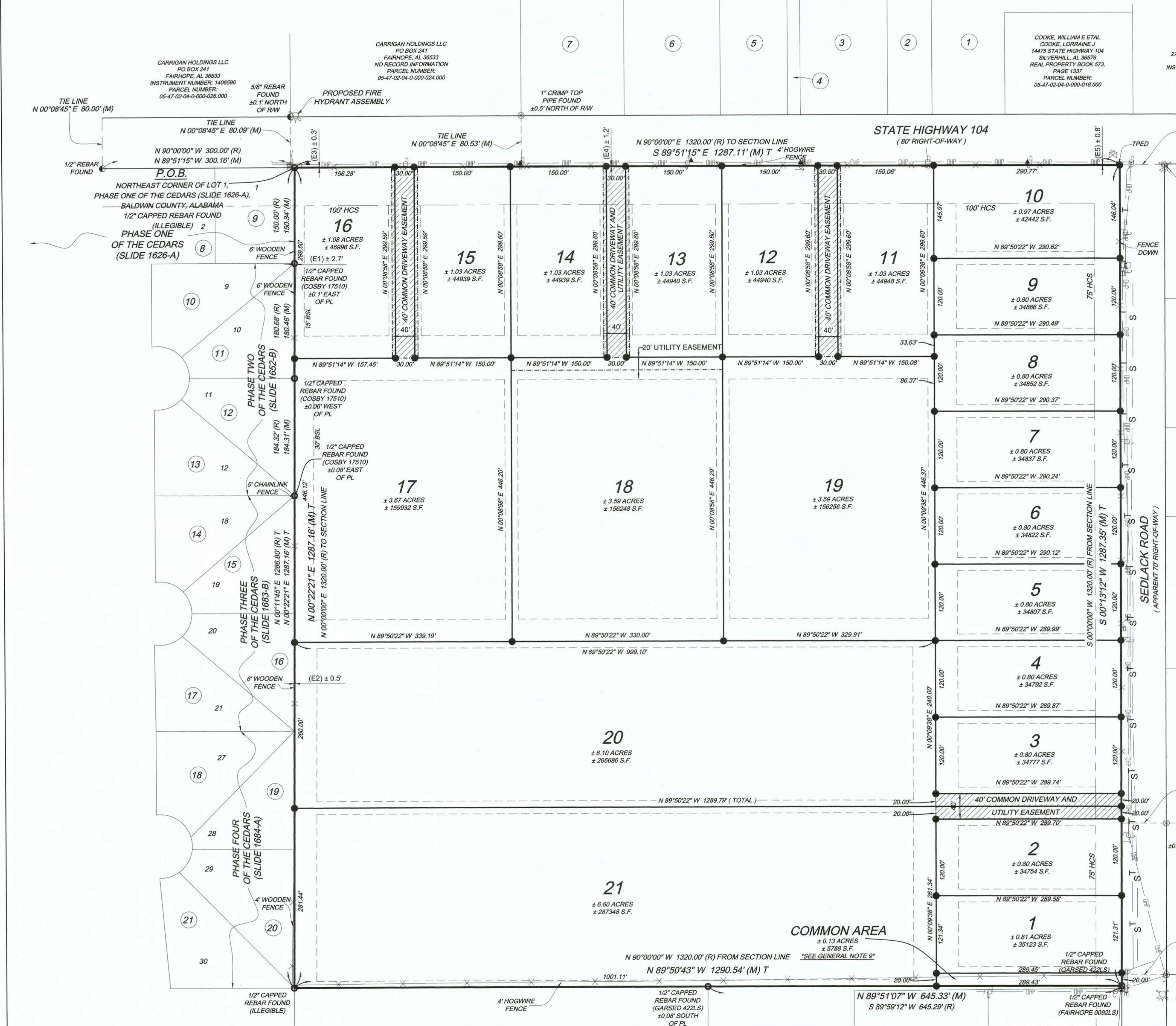
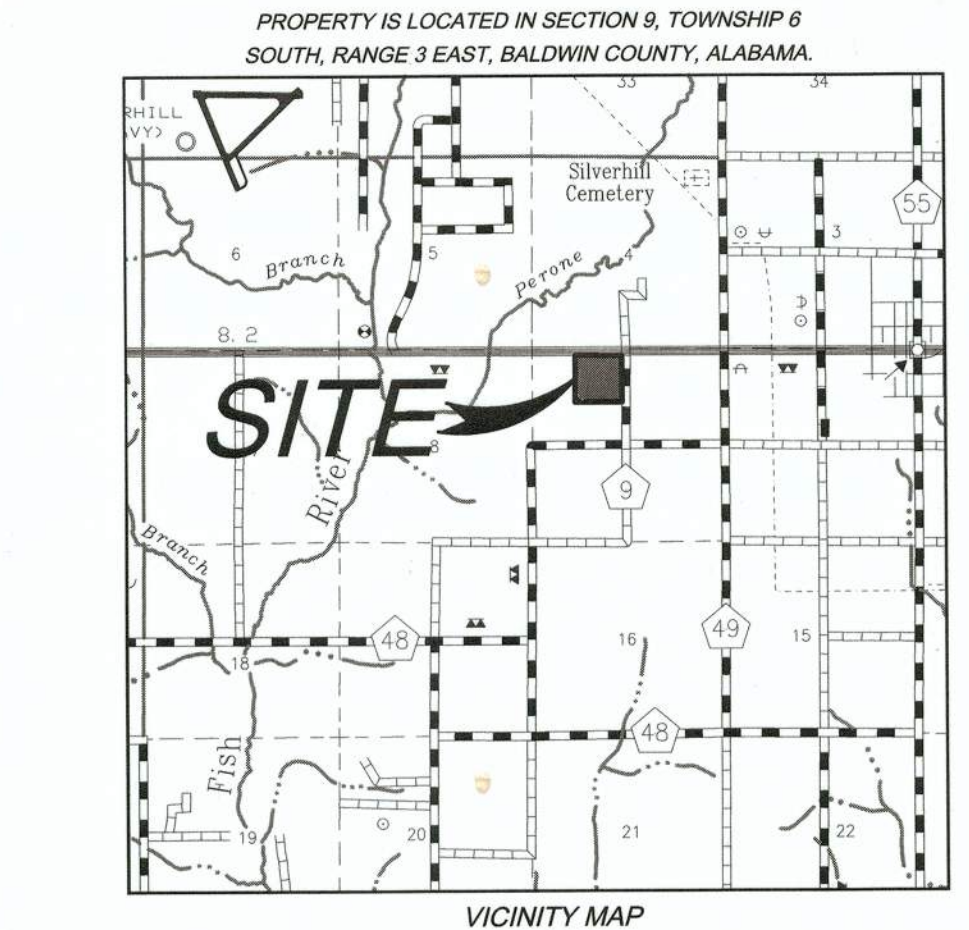
**2109955**  
BALDWIN COUNTY, ALABAMA  
HARRY D'OLIVE, JR. PROBATE JUDGE  
Filed/Cert. 03/01/2024 12:22 PM  
TOTAL 531.00 0 Pages  
SLIDE 0002936 - F



**SITE DATA:**  
ZONING: R-1 TOWN OF SILVERHILL  
TOTAL AREA: ± 38.10 AC  
NUMBER OF LOTS: ± 21 LOTS AND ONE COMMON AREA  
SMALLEST LOT: ± 0.13 AC (COMMON AREA)  
LARGEST LOT: ± 6.60 AC  
LINEAR FEET OF STREETS: ± 0 FEET  
UTILITIES:  
GAS AND WATER: TOWN OF SILVERHILL  
SEWER: SEPTIC  
ELECTRIC: RIVIERA UTILITIES  
TELEPHONE: BRIGHTSPEED  
**REQUIRED SETBACKS:**  
FRONT: 35'  
REAR: 35'  
SIDE: 10'  
\* UNLESS OTHERWISE SHOWN HEREON \*  
(I.E. WEST LINES OF LOTS 16 AND 17)

- ADJACENT PROPERTY OWNER INFORMATION:**
- RYALS, TIMOTHY J  
1461 STATE HIGHWAY 104  
SILVERHILL, AL 36576  
PARCEL NUMBER: 05-47-02-04-0-000-018-002  
(INSTRUMENT NUMBER: 1738804)
  - FARR, PATRICIA D  
1435 STATE HIGHWAY 104  
SILVERHILL, AL 36576  
PARCEL NUMBER: 05-47-02-04-0-000-020-000  
(REAL PROPERTY BOOK 493, PAGE 882)
  - HARRIS, DAWN  
1413 STATE HIGHWAY 104  
SILVERHILL, AL 36576  
PARCEL NUMBER: 05-47-02-04-0-000-021-000  
(WARRANTY DEED: 2017338)
  - FARR, PATRICIA D  
1435 STATE HIGHWAY 104  
SILVERHILL, AL 36576  
PARCEL NUMBER: 05-47-02-04-0-000-021-000  
(REAL PROPERTY BOOK 493, PAGE 882)
  - SEALE, ROBERT ETAL  
1437 STATE HIGHWAY 104  
SILVERHILL, AL 36576  
PARCEL NUMBER: 05-47-02-04-0-000-022-000  
(INSTRUMENT NUMBER: 1750949)
  - WRIGHT, EDWARD H ETAL  
1435 STATE HIGHWAY 104  
SILVERHILL, AL 36576  
PARCEL NUMBER: 05-47-02-04-0-000-022-003  
(INSTRUMENT NUMBER: 1910496)
  - LEE, HEAVEN ETAL  
1434 STATE HIGHWAY 104  
SILVERHILL, AL 36576  
PARCEL NUMBER: 05-47-02-04-0-000-022-000  
(INSTRUMENT NUMBER: 1949135)
  - BARRON, CHRISTINE  
1428 STATE HIGHWAY 104  
SILVERHILL, AL 36576  
PARCEL NUMBER: 05-47-02-04-0-000-008-003  
(INSTRUMENT NUMBER: 1647864)
  - THOMAS, RANDY S ETAL  
THOMAS, SYLVIA R  
SILVERHILL, AL 36576  
PARCEL NUMBER: 05-47-02-04-0-000-006-039  
(INSTRUMENT NUMBER: 1136494)
  - GRUSPER, ACH A  
1421 CANDEN CIR  
SILVERHILL, AL 36576  
PARCEL NUMBER: 05-47-02-04-0-000-006-012  
(INSTRUMENT NUMBER: 1136494)
  - MOULEDOUS, THOMAS J ETAL  
MOULEDOUS, MADI AND SON G  
1421 CANDEN CIR  
SILVERHILL, AL 36576  
PARCEL NUMBER: 05-47-02-04-0-000-006-013  
(INSTRUMENT NUMBER: 1482572)
  - SMITH, MATTHEW T  
2190 SEDLACK ROAD  
SILVERHILL, AL 36576  
INSTRUMENT NUMBER: 1473388  
PARCEL NUMBER: 05-47-02-09-0-000-003-005
  - CROW, KEITH LYNN ETAL  
CROW, TAMMY SUE  
2196 SEDLACK ROAD  
SILVERHILL, AL 36576  
INSTRUMENT NUMBER: 1962088  
PARCEL NUMBER: 05-47-02-09-0-000-003-002
  - CAMPBELL, JOE ETAL  
CAMPBELL, PATRICK H  
PO BOX 22  
SILVERHILL, AL 36576  
REAL PROPERTY BOOK 524, PAGE 492  
PARCEL NUMBER: 05-47-02-09-0-000-003-002
  - HENSON, CHESTER W ETAL  
HENSON, SUZANNE M  
2196 SEDLACK ROAD  
SILVERHILL, AL 36576  
REAL PROPERTY BOOK 494, PAGE 492  
PARCEL NUMBER: 05-47-02-09-0-000-003-003
  - VON GERSTEN, JAMES V SR  
2176 SEDLACK ROAD  
SILVERHILL, AL 36576  
INSTRUMENT NUMBER: 901177  
PARCEL NUMBER: 05-47-02-09-0-000-003-004
  - THISTLE FAMILY TRUST  
281 BRISTOL ROAD  
KENWOOD, CA 95424  
REAL PROPERTY BOOK 727, PAGE 68  
PARCEL NUMBER: 05-47-02-09-0-000-008-002

- SURVEYOR'S NOTES:**
- ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
  - THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
  - THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
  - THE BASIS OF BEARINGS FOR THIS SURVEY ARE BASED UPON STATE PLANE GRID COORDINATES, ALABAMA WEST ZONE (NAD1983).
  - THE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 (GEOID18). SOME ELEVATIONS SHOWN ARE BASED UPON DEWBERRY FIELD LOCATED DATA.
  - ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC GPS.
  - SURVEY WAS CONDUCTED ON OCTOBER 30, NOVEMBER 1, 2023 AND IS RECORDED IN FIELD BOOK 338, PAGE 4 AND IN AN ELECTRONIC DATA FILE.
  - NO BUILDINGS WERE OBSERVED.
  - ALL UNLABELED PROPERTY LINES ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT IN DIRECT RELATION TO THE SUBJECT PARCEL.
  - THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
  - NO INFORMATION NOT PROVIDED BY THE CURRENT TITLE COMMITMENT OF SUBJECT PARCEL, AND NOT SHOWN HEREON IS NOT THE DIRECT RESPONSIBILITY OF THE CERTIFYING SURVEYOR.
- GENERAL NOTES:**
- ALL UTILITIES SHALL BE CONSTRUCTED UNDERGROUND.
  - 10' FOOT UTILITY EASEMENT ON ALL LOT LINES ADJACENT TO A RIGHT-OF-WAY, AND WHERE APPLICABLE, 15 FEET (7.5 FEET ON BOTH SIDES) ALONG ALL INTERIOR SIDE LOT LINES. RIVIERA UTILITIES REQUIRES UTILITY EASEMENT OF 20 FEET (10 FEET ON BOTH SIDES) SHOW HEREON.
  - ON ALL CORNER LOTS, THE BUILDING ORIENTATION WILL DICTATE THE LOCATION OF FRONT, REAR, AND INTERIOR SIDE AND CORNER SETBACKS AND WILL BE VERIFIED DURING THE BUILDING PERMIT PROCESS.
  - THE TOWN OF SILVERHILL SHALL NOT BE RESPONSIBLE FOR MAINTAINING ANY SHOES OF WATER WITHIN THE SUBDIVISION.
  - THE TOWN OF SILVERHILL SHALL NOT BE RESPONSIBLE FOR MAINTAINING COMMON AREAS OR DRAINAGE EASEMENTS.
  - DEVELOPMENT SHALL NOT OCCUR WITHIN THE EASEMENTS AS REFLECTED ON THE RECORDED PLAT.
  - ALL COMMON DRIVEWAYS SHOWN HEREON ARE PRIVATE AND WILL NOT BE MAINTAINED BY THE TOWN OF SILVERHILL.
  - LOTS FRONTING EXISTING ROADS DO NOT HAVE SETBACK INFORMATION DISPLAYED DUE TO THE HIGHWAY CONSTRUCTION SETBACK BEING A GREATER DISTANCE THAN THE REQUIRED SETBACK COMMON AREA SHALL BE MAINTAINED AS AN INGRESS / EGRESS EASEMENT INTENDED TO ONLY BE USED BY THE OWNERS OF SAID PARCELS.
  - INGRESS / EGRESS EASEMENT INTENDED TO ONLY BE USED BY THE OWNERS OF SAID PARCELS. ALABAMA: THE REASON FOR THE INGRESS / EGRESS EASEMENT IS DUE TO AN ENCROACHING DRIVEWAY SHOWN ON THE REVEISED Aerial SURVEY PERFORMED BY DEWBERRY ON FEBRUARY 07, 2024. THIS COMMON AREA AND INGRESS / EGRESS EASEMENT SHALL NOT BE USED BY LOT 1 AND LOT 2 OWNERS FOR ACCESS TO THEIR PROPERTIES.



**CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION:**  
I, Janet Stimpfle, Secretary of the TOWN OF SILVERHILL PLANNING AND ZONING COMMISSION, HEREBY CERTIFY THAT, AT ITS MEETING OF THIS January 30, 2024, THE TOWN OF SILVERHILL PLANNING AND ZONING COMMISSION APPROVED THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 1st DAY OF February, 2024.

**CERTIFICATE OF OWNERSHIP AND DEDICATION:**  
THIS IS TO CERTIFY THAT I (WE), THE UNDERSIGNED, AM (ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I (WE) HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS APPLICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED, AND GRANT ALL EASEMENTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

**CERTIFICATE OF APPROVAL BY THE TOWN OF SILVERHILL (WATER):**  
THE UNDERSIGNED, AS AUTHORIZED BY THE TOWN OF SILVERHILL HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 20th DAY OF February, 2024.

**CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (ELECTRIC):**  
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 20th DAY OF February, 2024.

**CERTIFICATE OF APPROVAL BY BRIGHTSPEED (TELEPHONE):**  
THE UNDERSIGNED, AS AUTHORIZED BY BRIGHTSPEED HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 20th DAY OF Feb., 2024.

**CERTIFICATE OF APPROVAL BY THE PLANNING DIRECTOR:**  
THE UNDERSIGNED, AS DIRECTOR OF THE TOWN OF SILVERHILL PLANNING AND ZONING DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 20th DAY OF February, 2024.

**CERTIFICATE OF APPROVAL BY THE LICENSED ENGINEER'S CERTIFICATION OF IMPROVEMENTS:**  
I, JASON D. GIBSON, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA WITH A LICENSE NUMBER OF 22714, HEREBY CERTIFY THAT I HAVE DESIGNED THE WITHIN IMPROVEMENTS IN CONFORMITY WITH APPLICABLE CODES AND LAWS AND WITH THE PRINCIPLES OF GOOD ENGINEERING PRACTICE INCLUDING THE DRAINAGE DESIGN REQUIREMENTS OF THE COUNTY OF BALDWIN LAND USE & DEVELOPMENT REGULATIONS. I FURTHER CERTIFY THAT I HAVE PROVIDED OVERSIGHT OF THE CONSTRUCTION TO MY DESIGN, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE WITHIN IS A TRUE AND ACCURATE REPRESENTATION OF IMPROVEMENTS AS INSTALLED.

**OWNER / DEVELOPER:**  
GULF COAST COMMUNITY DEVELOPMENT SERVICES, LLC (OWNER)  
OWNER ADDRESS:  
7401 COUNTY ROAD 32  
FAIRHOPE, ALABAMA 36532  
PARCEL NUMBER: 05-47-02-09-0-000-005-004  
INSTRUMENT NUMBER: 2106866

**SURVEYOR / ENGINEER:**  
25333 FRIENDSHIP RD, DAPHNE, AL 36528  
JASON D. GIBSON, P.E. & L.C. NO. 38188  
JASON N. ESTES, P.E. LIC. NO. 22714

**WETLAND'S NOTE:**  
NO WETLANDS WERE OBSERVED AT TIME OF SURVEY.

**FLOOD CERTIFICATE:**  
THIS PROPERTY LIES WITHIN ZONE "X" (UNSHADED) AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF BALDWIN COUNTY, ALABAMA, MAP NUMBER: 01002002878 AND 01002002879. COMMUNITY NUMBERS 015000 AND 010100. PANEL NUMBERS 0087 AND 0070, SUFFIX M, MAP REVISED DATE APRIL 19, 2019.

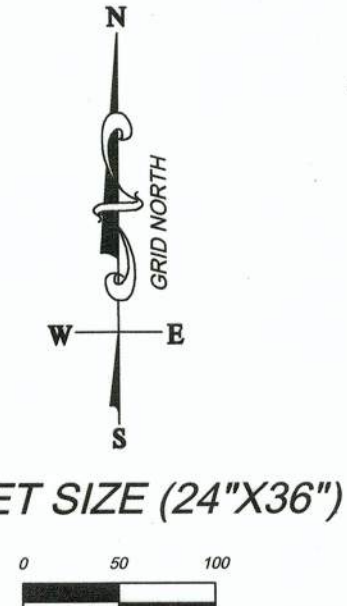
**SURVEYOR'S CERTIFICATION AND DESCRIPTION OF SURVEYED LANDS:**  
STATE OF ALABAMA COUNTY OF BALDWIN  
I, JASON D. GIBSON, A LICENSED SURVEYOR OF BALDWIN COUNTY, ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THIS PROPERTY SHOWN IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA, THAT IS SITUATED IN BALDWIN COUNTY, ALABAMA AND IS DESCRIBED AS FOLLOWS:  
"BEGINNING AT A 1/2 INCH CAPPED REBAR FOUND (ILLEGIBLE), MARKING THE NORTHEAST CORNER OF LOT 1, PHASE ONE OF THE CEDARS, BEING A MAP OR PLAT THEREOF, AS RECORDED IN SLIDE 1626-A, IN THE OFFICE OF THE JUDGE OF PROBATE COURT IN BALDWIN COUNTY, ALABAMA, AND POINT ALSO BEING LOCATED ON THE SOUTH RIGHT-OF-WAY OF STATE HIGHWAY 104 (80 FEET RIGHT-OF-WAY);  
THENCE RUN S 89°51'15" E, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 1287.11 FEET, TO A 1/2 INCH CAPPED REBAR SET (DEWBERRY CA-1109-LS), ON THE WEST RIGHT-OF-WAY OF SEDLACK ROAD (APPARENT 70 FEET RIGHT-OF-WAY);  
THENCE RUN S 00°13'12" W, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 1207.35 FEET, TO A 1/2 INCH CAPPED REBAR FOUND (GARSED 422LS), ON THE WEST RIGHT-OF-WAY OF SEDLACK ROAD (APPARENT 70 FEET RIGHT-OF-WAY);  
THENCE RUN N 89°50'43" W, LEAVING SAID WEST RIGHT-OF-WAY, A DISTANCE OF 1290.54 FEET, TO A 1/2 INCH CAPPED REBAR FOUND (ILLEGIBLE), ON THE EAST LINE OF PHASE FOUR OF THE CEDARS (SLIDE 1664-A), PHASE THREE OF THE CEDARS (SLIDE 1663-B), PHASE TWO OF THE CEDARS (SLIDE 1662-B) AND PHASE ONE OF THE CEDARS (SLIDE 1626-A), BEING MAPS OR PLATS THEREOF, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE COURT IN BALDWIN COUNTY, ALABAMA;  
THENCE RUN N 0°22'21" E, ALONG SAID EAST LINE, A DISTANCE OF 1287.16 FEET, TO THE POINT OF BEGINNING, PLAT CONTAINING 38.10 ACRES, MORE OR LESS, AND LYING IN AND BEING A PART OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA."  
(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND FIELD SURVEY).

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 SAID PLAT TO THE GOVERNMENT SURVEY, AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT POINTS MARKED THIS (O) AS HEREON SHOWN.

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

WITNESSED BY MY HAND ON THE 12TH DAY OF FEBRUARY, 2024.

Jason D. Gibson  
SURVEYOR  
ALABAMA LICENSE # 38188



**ADELINE ESTATES**  
FINAL PLAT  
FEBRUARY 12, 2024 - SHEET 1 OF 1

PLAT OF SUBDIVISION					
DESIGN	J.N.E	DRAWN	J.D.G.	CHKD.	J.D.G.
ENG	J.N.E	SURVEYOR	J.D.G.	PROJ MGR	
SCALE 1" = 100'					
PROJ. NO. 50169518					
FILE 50169518					
SHEET 1 OF 1					

**Dewberry**  
25333 FRIENDSHIP ROAD  
DAPHNE, ALABAMA 36528  
PHONE: 251.960.9900  
WWW.DEWBERRY.COM  
CERTIFICATE OF AUTHORIZATION NO. 1109