

# LEGEND

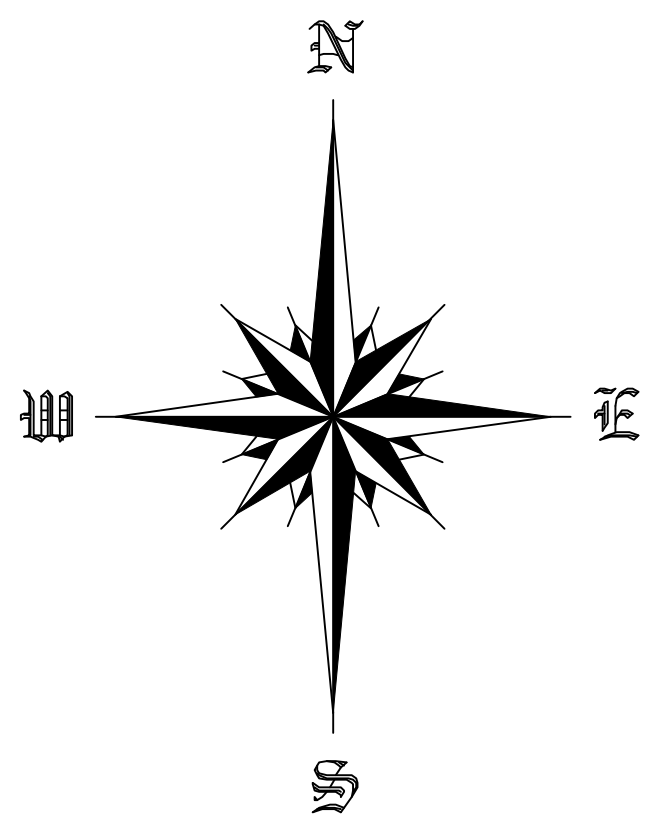
- 5/8" CAPPED REBAR SET
- ▲ MAG NAIL SET
- IRON PIPE FOUND
- REBAR FOUND
- CAPPED REBAR FOUND
- IRON PIN FOUND
- RAILROAD SPIKE FOUND
- ⊕ UTILITY POLE
- ⊕ TELEPHONE BOX
- ⊕ GUY WIRE ANCHOR
- ⊕ WATER VALVE
- ( ) RECORD PER DEED/MAP
- CRF CAPPED REBAR FOUND
- RBF REBAR FOUND
- R/W RIGHT OF WAY
- CHAIN LINK FENCE
- OVERHEAD ELECTRICAL LINES
- WOODEN PRIVACY FENCE

# QUINLEY OAKS LANDSCAPE PLAN

0' 40' 80' 120'

## GRAPHIC SCALE

THIS DRAWING PLOTS TO SCALE WHEN PRINTED ON A 24"X36" SHEET IN PORTRAIT VIEW WITH NO SCALING



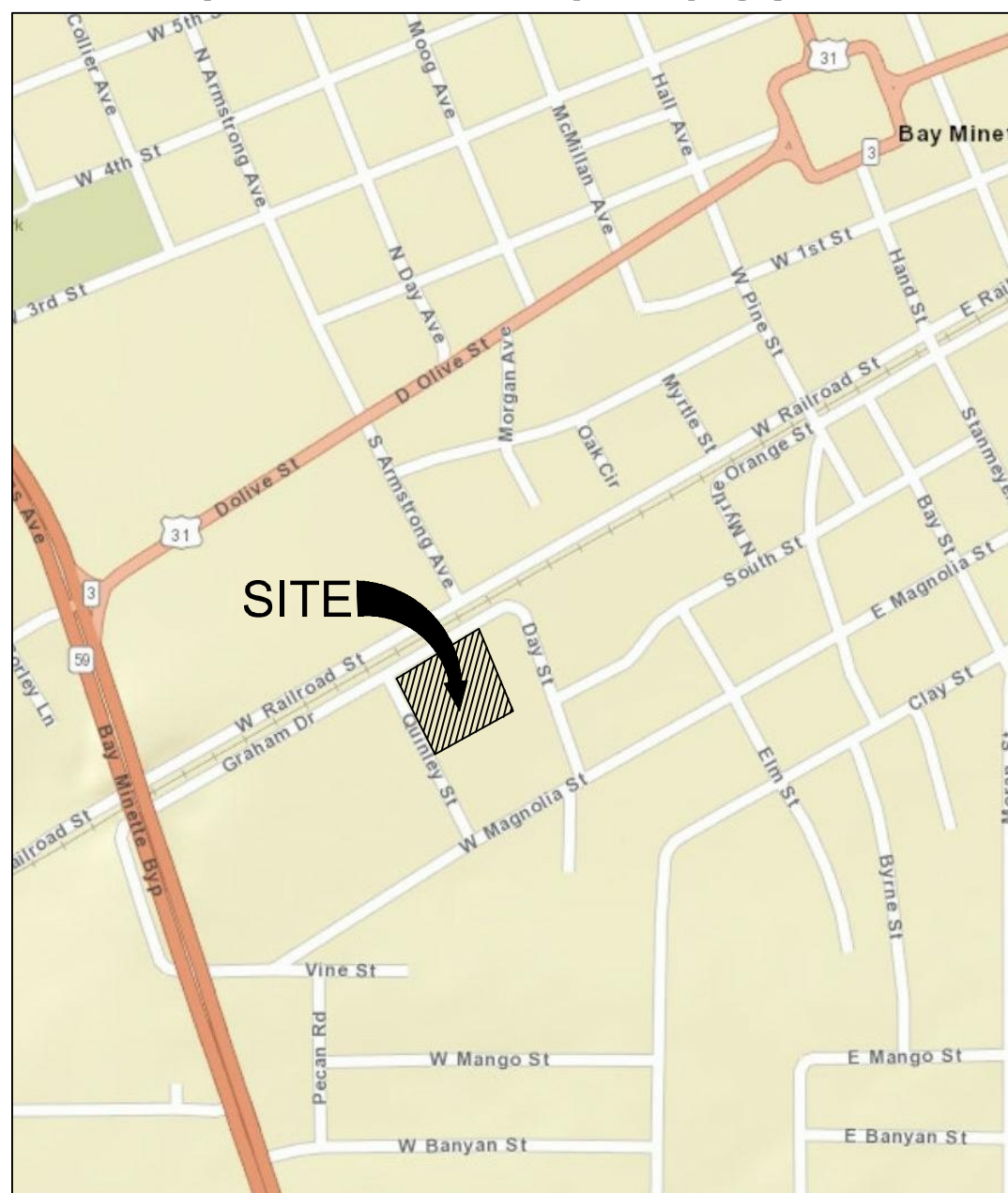
### LANDSCAPE NOTES:

1. A MINIMUM OF FIFTEEN PERCENT OF THE TOTAL LOT AREA SHALL BE LANDSCAPED OR MAINTAINED AS OPEN GREEN SPACE. FIVE PERCENT OF THE FIFTEEN PERCENT AREA TO BE IN FRONT AND SIDE YARDS,
2. ALL TREES SHOWN TO REMAIN
3. DEVELOPER REQUEST TO CONTRIBUTE TO CITY SIDEWALKS FUND INSTEAD OF CONSTRUCTING SIDEWALKS

### NOTES:

1. ACTUAL BEARINGS AND NORTH ARROW REFERENCED TO REAL TIME KINEMATIC GPS OBSERVATIONS (GRID NORTH) (ALABAMA WEST NAD1983)
2. FIELD WORK COMPLETE: 1-30-24
3. REFERENCES USED IN THIS SURVEY: SLIDE 328-A; SLIDE 499-A; REAL PROPERTY BOOK 357, PAGE 88; REAL PROPERTY BOOK 490, PAGE 80; INSTRUMENT NUMBER 150981; ALL FOUND IN THE PUBLIC RECORDS OF BALDWIN COUNTY, ALABAMA.
4. THIS PLAT IS THE PROPERTY OF TIMOTHY BRANDON BAILEY, PLS. IT IS SOLELY FOR THE USE OF THE CLIENT NAMED HEREON. IT IS NOT TRANSFERABLE TO ANY OTHER PARTY AND MAY NOT BE USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN CONSENT FROM TIMOTHY BRANDON BAILEY, PLS.
5. TIMOTHY B. BAILEY, PLS DID NOT PERFORM A TITLE SEARCH NOR HAS A TITLE SEARCH BEEN PROVIDED BY CLIENT THEREFORE THE SURVEY HEREON IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
6. LANDS SHOWN HEREON WHERE NOT ABSTRACTED BY TIMOTHY B. BAILEY, PLS AND IS THEREFOR SUBJECT TO DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS OF WAYS, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THIS PROPERTY.
7. THIS SURVEY DOES NOT REFLECT, DETERMINE OR GUARANTEE OWNERSHIP.
8. NO ATTEMPT WAS MADE TO LOCATE ANY UNDERGROUND UTILITIES, FOUNDATIONS, SEPTIC DRAIN FIELDS, UNDERGROUND FEATURE LOCATION IS BEYOND THE SCOPE OF THIS SURVEY.
9. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988, ALABAMA DEPARTMENT OF TRANSPORTATION REAL TIME REFERENCE NETWORK UTILIZED AS BENCHMARK.
10. NO ACCESS FROM QUINLEY STREET TO LOTS 6-10.

### VICINITY MAP - NOT TO SCALE



**OWNERS/DEVELOPERS:**  
TPQ, LLC  
114 NORTH HOYLE AVE  
BAY MINETTE, ALABAMA 36507  
251-689-3966

**SURVEYOR**  
TIMOTHY BRANDON BAILEY, PLS  
832 ARTILLERY RANGE WEST  
SPANISH FORT, AL 36527  
251-564-7295

**UTILITY PROVIDERS**  
NORTH BALDWIN UTILITIES: WATER, SEWER, GAS  
ALABAMA POWER: ELECTRICAL SERVICE

**EASEMENTS:**  
10' WIDE DRAINAGE AND UTILITY EASEMENT ON EACH SIDE OF SIDE LOT LINES AND REAR LOT LINES

**FLOOD ZONE:**  
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 01003C0249M EFFECTIVE ON 4/19/2019 THE PROPERTY SHOWN HEREON IS SITUATED IN ZONE "X" (NOT SHADED)

**SITE DATA**  
PARCEL NUMBERS: 05-23-05-16-2-002-015.001, 05-23-05-16-2-002-015.000  
TOTAL AREA: 3.23 ACRES ±, 140,494 SQUARE FEET ±  
SMALLEST LOT: 0.17 ACRES ±, 7,290 SQUARE FEET ±  
TOTAL LOTS: 14  
MINIMUM SETBACKS: 25' FRONT, 30' REAR, 10' SIDE, 40' REAR ALONG RAILROAD  
ZONING: R3, DISTRICT BAY MINETTE  
LINEAR FEET IN STREETS: 610±

### SURVEYOR'S CERTIFICATE AND DESCRIPTION OF PROPERTY

STATE OF ALABAMA  
COUNTY OF BALDWIN  
I, TIMOTHY BRANDON BAILEY, A LICENSED SURVEYOR OF BALDWIN COUNTY, ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF TPQ, LLC, SITUATED IN BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL SET AT THE NORTHWEST CORNER OF EASLEY'S SUBDIVISION RECORDED IN SLIDE 328-A, THENCE SOUTH 17°43'17" EAST ALONG THE WESTERN LINE OF SAID SUBDIVISION A DISTANCE OF 434.78 FEET TO A CAPPED REBAR SET, THENCE SOUTH 60°40'39" WEST A DISTANCE OF 321.96 FEET TO A CRIMPED IRON PIPE FOUND ON THE EASTERN RIGHT OF WAY LINE OF QUINLEY STREET, THENCE NORTH 27°33'04" WEST ALONG THE EASTERN RIGHT OF WAY LINE OF QUINLEY STREET A DISTANCE OF 422.92 FEET TO A MAG NAIL SET ON THE SOUTHERN RIGHT OF WAY LINE OF THE LOUISVILLE AND NASHVILLE RAILROAD, THENCE NORTH 60°13'04" EAST A DISTANCE OF 396.33 FEET ALONG THE SOUTHERN RIGHT OF WAY LINE OF THE LOUISVILLE AND NASHVILLE RAILROAD TO THE POINT OF BEGINNING, HAVING AN AREA OF 3.5 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 THE BOUNDARIES 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 AS HEREON SHOWN, I FURTHER CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.  
WITNESS MY HAND THIS THE DAY OF \_\_\_\_\_ 2024 .

SURVEYOR  
ALABAMA LICENSE # 31828

Survey Prepared By:  
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Spanish Fort, Alabama 36527  
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tbailey@hotmail.com

THIS DRAWING DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE ON THE GROUND OR PROVIDED BY THE CLIENT'S CONVEYANCE.	Revisions
Scale: 1" = 40'	No. Date
File No.: 43-23	

TYPE OF SURVEY:  
**QUINLEY OAKS  
LANDSCAPE PLAN**

CLIENT:  
**TPQ LLC**

Plat Not Valid Without Original Seal & Signature