

LEGEND

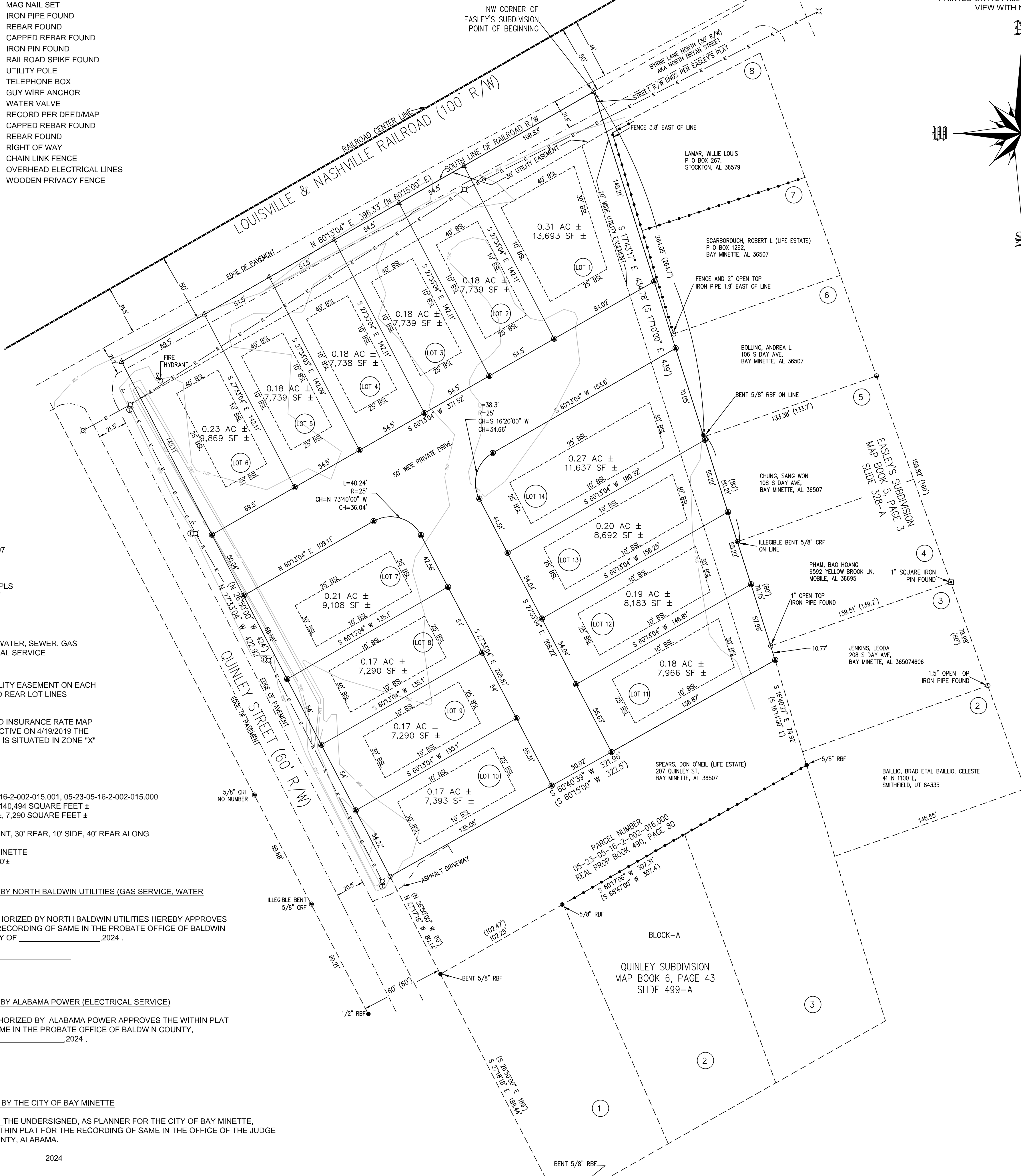
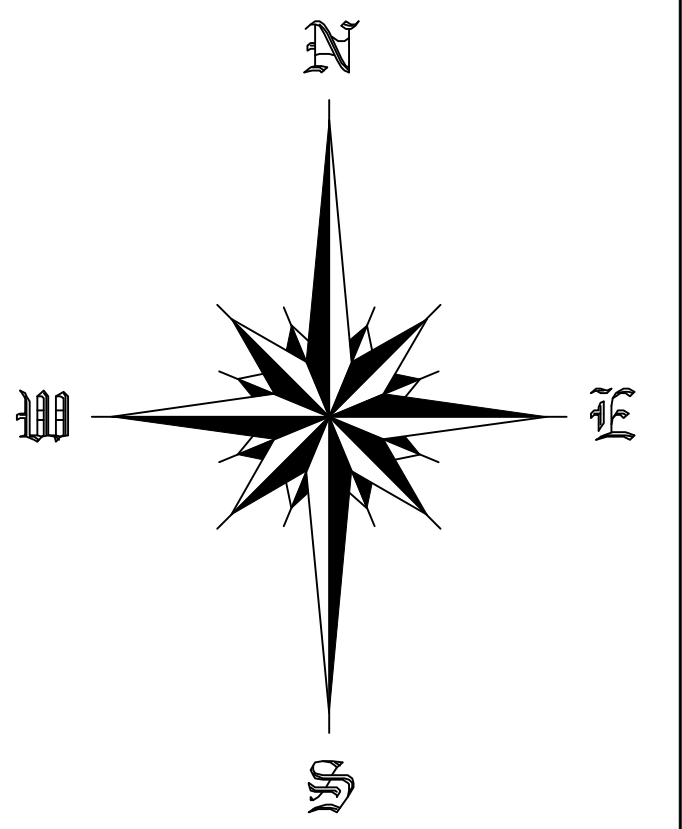
- 5/8" CAPPED REBAR SET
- ▲ MAG NAIL SET
- IRON PIPE FOUND
- REBAR FOUND
- CAPPED REBAR FOUND
- IRON PIN FOUND
- RAILROAD SPIKE FOUND
- UTILITY POLE
- TELEPHONE BOX
- GUY WIRE ANCHOR
- WATER VALVE
- () RECORD PER DEED/MAP
- CRF CAPPED REBAR FOUND
- RBF REBAR FOUND
- R/W RIGHT OF WAY
- CHAIN LINK FENCE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

QUINLEY OAKS

0' 40' 80' 120'

GRAPHIC SCALE

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



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±

CERTIFICATE OF APPROVAL BY NORTH BALDWIN UTILITIES (GAS SERVICE, WATER SERVICE, SEWER SERVICE)

THE UNDERSIGNED, AS AUTHORIZED BY NORTH BALDWIN 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 ALABAMA POWER (ELECTRICAL SERVICE)

THE UNDERSIGNED, AS AUTHORIZED BY ALABAMA POWER 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 CITY OF BAY MINETTE

I, _____ THE UNDERSIGNED, AS PLANNER FOR THE CITY OF BAY MINETTE, HEREBY AUTHORIZE THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

THIS _____ DAY OF _____, 2024

BAY MINETTE CITY PLANNER

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 AS 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 THE DAY OF _____, 2024.

Authorized Signature

CERTIFICATE OF OWNERSHIP AND DEDICATION

I/(WE), _____ OF TPQ, LLC AS PROPRIETOR(S), HAVE CAUSED THE LAND SHOWN AND DESCRIBED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS QUINLEY OAKS, A PART OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 3 EAST, 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.

THIS _____ DAY OF _____, 20____

SIGNATURE(S)

ACKNOWLEDGMENT FOR ENTITY

STATE OF ALABAMA
COUNTY OF BALDWIN

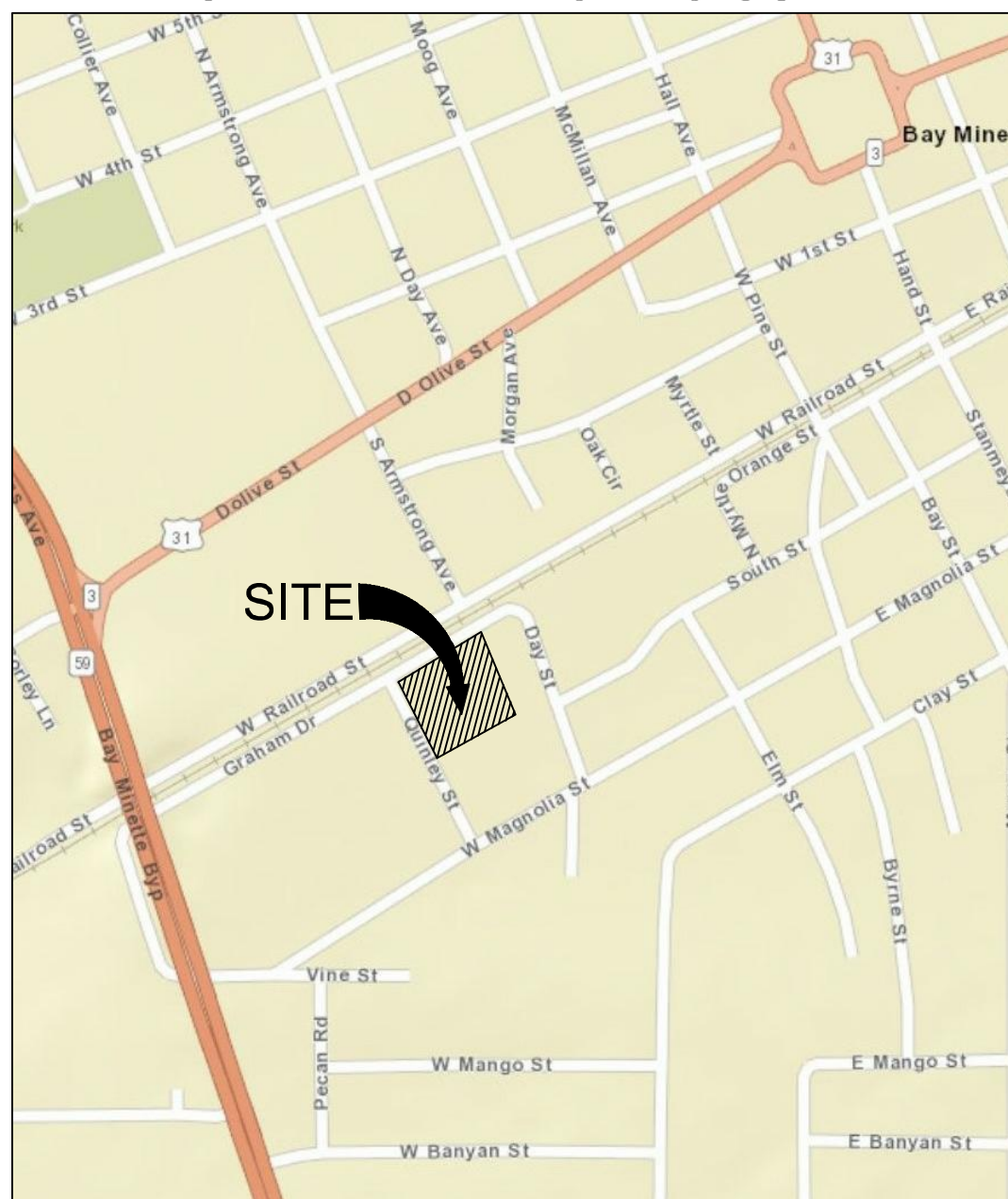
I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN IN THE STATE OF ALABAMA, HEREBY CERTIFIES THAT _____ WHOSE NAME AS _____ IS SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, THEY, AS SUCH OFFICE AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID ENTITY.

GIVEN UNDER MY HAND AND NOTARY SEAL

THIS _____ DAY OF _____, 20____

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

VICINITY MAP - NOT TO SCALE



NOTES:

- ACTUAL BEARINGS AND NORTH ARROW REFERENCED TO REAL TIME KINEMATIC GPS OBSERVATIONS (GRID NORTH) (ALABAMA WEST NAD1983)
- FIELD WORK COMPLETE: 1-30-24
- 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.
- 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.
- 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.
- LANDS SHOWN HEREON WHERE NOT ABSTRACTED BY TIMOTHY B. BAILEY, PLS AND IS THEREFOR SUBJECT TO DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS OF WAY, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THIS PROPERTY.
- THIS SURVEY DOES NOT REFLECT, DETERMINE OR GUARANTEE OWNERSHIP.
- NO ATTEMPT WAS MADE TO LOCATE ANY UNDERGROUND UTILITIES, FOUNDATIONS, SEPTIC DRAIN FIELDS, UNDERGROUND FEATURE LOCATION IS BEYOND THE SCOPE OF THIS SURVEY.
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988, ALABAMA DEPARTMENT OF TRANSPORTATION REAL TIME REFERENCE NETWORK UTILIZED AS BENCHMARK.
- NO ACCESS FROM QUINLEY STREET TO LOTS 6-10.

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:
Timothy Brandon Bailey, PLS
832 Artillery Range West
Spanish Fort, Alabama 36527
Telephone: 251-564-7295
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.

No.	Date	Revisions

TYPE OF SURVEY:
QUINLEY OAKS SUBDIVISION

CLIENT:
TPQ LLC

Plat Not Valid Without Original Seal & Signature