

- NOTES**
- All bearings shown hereon are relative to GRID NORTH. GRID NORTH was obtained by G.P.S. observations.
  - Corner monuments shown as set iron pins are 5/8" reinforcing bars with a durable plastic cap stamped "G6623".
  - Only Select Fixed Interior Improvements shown hereon.
  - This survey was prepared for the client shown and is not to be used for any other purpose without prior approval from this surveyor.
  - No instruments of record reflecting easements, right of ways, and/or ownership were furnished this surveyor, except as shown or noted.
  - No underground installations or improvements have been located, except as shown or noted.
  - The survey was prepared without the benefit of an abstract of title or a title search unless stated hereon. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract, title search, or legal judgment rendered on the property.
  - Liability of the undersigned for the survey shown shall not exceed the amount paid for this survey.

CERTIFICATION OF OWNERSHIP AND DEDICATION  
STATE OF ALABAMA  
COUNTY OF BALDWIN

I, \_\_\_\_\_ OF ONE WAY UNITED L.L.C., HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, Laid OUT, AND PLATTED TO BE KNOWN AS MAGNOLIA CROSSING SUBDIVISION, A PART OF SECTION 16, T-2-S, R-3-E, BALDWIN COUNTY, AL, AND THAT THE STREETS SHOWN HEREON ARE HEREBY NOT DEDICATED TO THE USE OF THE PUBLIC.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

ONE WAY UNITED LLC REPRESENTATIVE \_\_\_\_\_

ACKNOWLEDGMENT FOR L.L.C.  
STATE OF ALABAMA  
COUNTY OF BALDWIN

I, \_\_\_\_\_ A NOTARY PUBLIC, IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT \_\_\_\_\_ WHOSE NAME AS REPRESENTATIVE OF ONE WAY UNITED 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 CONTENTS OF THE INSTRUMENT, HE OR SHE, AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC, BALDWIN COUNTY, ALABAMA

MY COMMISSION \_\_\_\_\_

EXPIRES: \_\_\_\_\_

CERTIFICATE OF APPROVAL BY THE CITY OF BAY MINETTE PLANNING COMMISSION CHAIRMAN \_\_\_\_\_

I, \_\_\_\_\_ THE UNDERSIGNED, AS AUTHORIZED BY THE BAY MINETTE PLANNING AND ZONING COMMISSION, HEREBY CERTIFY THAT, AT ITS MEETING OF \_\_\_\_\_ THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CITY OF BAY MINETTE SUBDIVISION REGULATIONS WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND WRITTEN UPON SAID PLAT AND THAT THE PLANNING COMMISSION APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

AUTHORIZED REPRESENTATIVE \_\_\_\_\_

CERTIFICATE OF APPROVAL BY E-911 GIS/ADDRESSING: \_\_\_\_\_

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE MAP WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BALDWIN COUNTY E-911 AUTHORIZED SIGNATURE \_\_\_\_\_

**BUILDING SETBACKS:**

SETBACKS:  
FRONT: 25'  
REAR: 30'  
SIDE: 10'

PARCEL IS ZONED R-2

**SITE DATA:**

SMALLEST LOT: 0.28 Acres  
LARGEST LOT: 0.47 Acres  
TOTAL # OF LOTS: 3  
TOTAL AREA: 1.12 Acres  
LINEAR FT. STREETS: 0

**OWNER & DEVELOPER**

ONE WAY UNITED L.L.C.  
19740 QUAIL CREEK DR  
FAIRHOPE, AL 36532

**SURVEYOR**

DAVID LOWERY SURVEYING LLC  
55284 MARTIN LN.  
STOCKTON, AL 36579  
DAVID LOWERY, PLS. LIC. NO. 26623

NOTE: THERE IS A DEDICATED HEREWITH A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES ADJACENT TO THE R.O.W AND A 10 FOOT UTILITY EASEMENT ON ALL SIDE AND REAR LOT LINES UNLESS OTHERWISE NOTED.

This plat is being reviewed by the City of Bay Minette pursuant to paragraph 5 of the agreement between the City of Bay Minette and Baldwin County Commission concerning the exercise of subdivision regulations with the planning jurisdiction of the municipal planning commission.

All lots shall comply with applicable utility and fire protection requirements, including without limitation, the Zoning Ordinance of the City of Bay Minette, the Subdivision Regulations of the City of Bay Minette, and the 2015 International Residential Code and 2021 International Fire Code, as adopted by the City of Bay Minette. No lot shall be eligible for a certificate of occupancy until all utility and fire protection requirements have been satisfied in connection therewith.

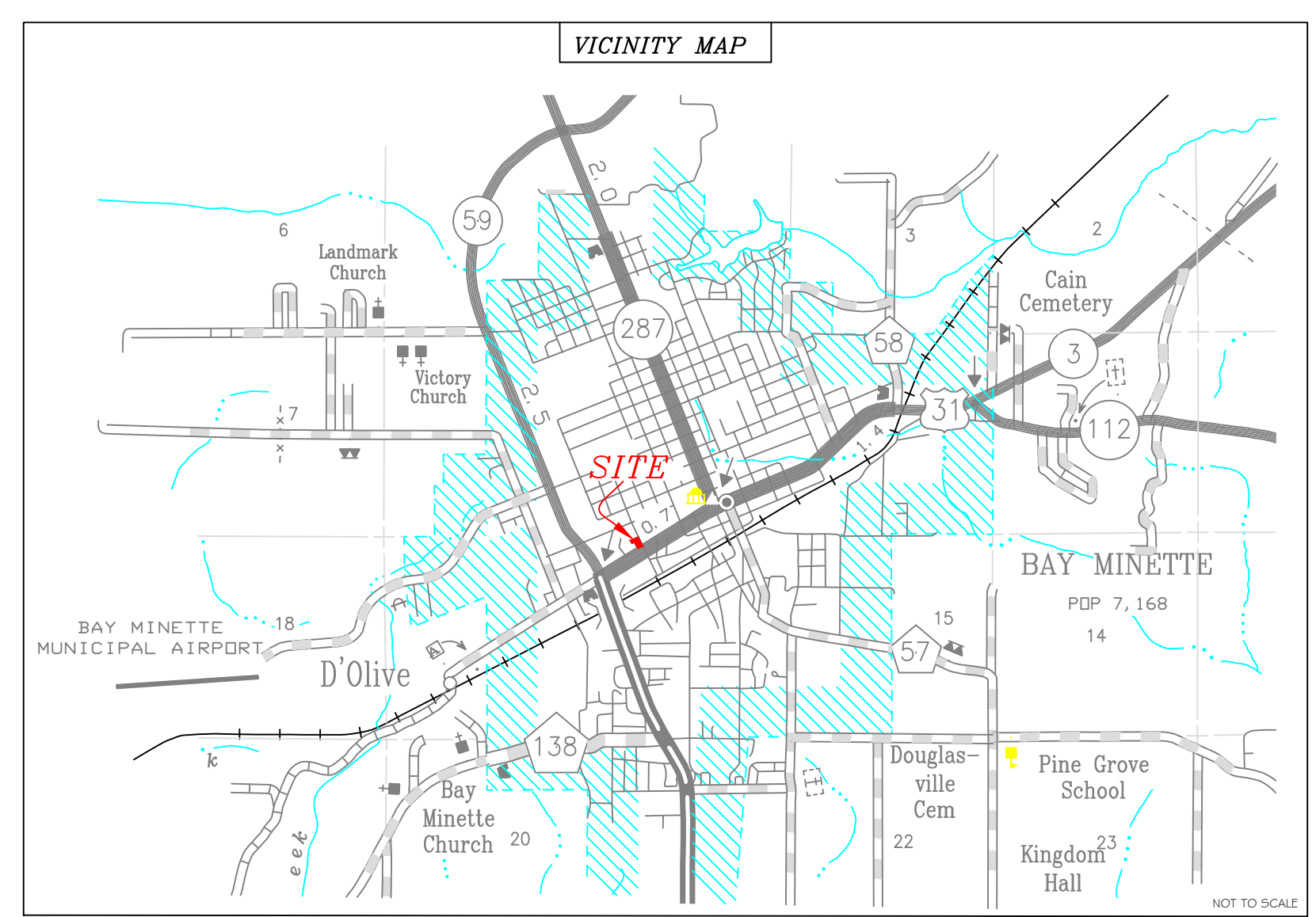
**PLAT OF A PRELIMINARY-FINAL PLAT PREPARED FOR**

**ONE WAY UNITED L.L.C.**  
BALDWIN COUNTY, AL

DWG. NO. SURVEY DATE SCALE  
24-36536 FEB 2024 1"=20'

DRAWN BY: R. TILMAN CHECKED BY: D. LOWERY

- LEGEND AND SYMBOLS**
- (\*\*\*) RECORD BEARING/DISTANCE
  - OVERHEAD ELECTRIC
  - SET IRON PIN
  - FOUND IRON PIN
  - △ PIN NOT SET
  - P.O.C. POINT OF COMMENCEMENT
  - F.O.B. POINT OF BEGINNING
  - NOT TO SCALE
  - FENCE
  - FENCE CORNER POST
  - CONCRETE MONUMENT



**MAGNOLIA CROSSING**

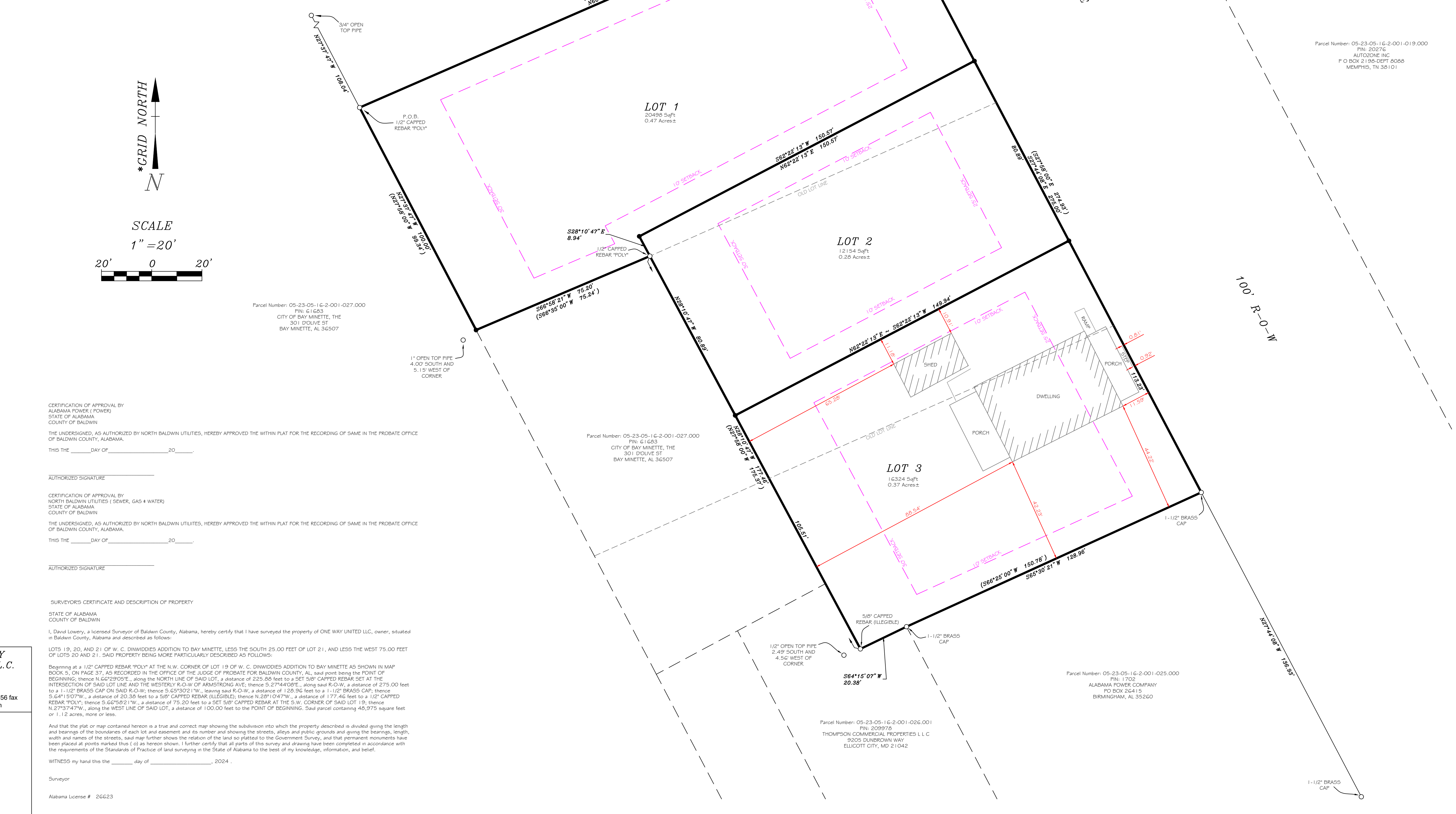
Parcel Number: 05-23-05-16-2-001-022.000  
PIN: 40339  
THOMPSON, ALBERT M III  
307 HANO AVE (MA)  
BAY MINETTE, AL 36507

Parcel Number: 05-23-02-09-3-000-172.000  
PIN: 71604  
SHYER WANDA RENIA  
200 ARMSTRONG AVE  
BAY MINETTE, AL 36507

100' R-O-W

W. 2nd ST

ARMSTRONG AVE



CERTIFICATION OF APPROVAL BY ALABAMA POWER (POWER)  
STATE OF ALABAMA  
COUNTY OF BALDWIN

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

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

AUTHORIZED SIGNATURE \_\_\_\_\_

CERTIFICATION OF APPROVAL BY NORTH BALDWIN UTILITIES (SEWER, GAS & WATER)  
STATE OF ALABAMA  
COUNTY OF BALDWIN

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

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

AUTHORIZED SIGNATURE \_\_\_\_\_

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF PROPERTY  
STATE OF ALABAMA  
COUNTY OF BALDWIN

I, David Lowery, a licensed Surveyor of Baldwin County, Alabama, hereby certify that I have surveyed the property of ONE WAY UNITED LLC, owner, situated in Baldwin County, Alabama and described as follows:

LOTS 1, 2, AND 21 OF W. C. DINDWIDDIES ADDITION TO BAY MINETTE, LESS THE SOUTH 25.00 FEET OF LOT 21, AND LESS THE WEST 75.00 FEET OF LOTS 20 AND 21, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
Beginning at a 1/2" CAPPED REBAR "POLY" at the N.W. CORNER OF LOT 19 OF W. C. DINDWIDDIES ADDITION TO BAY MINETTE AS SHOWN IN MAP BOOK 5, ON PAGE 37, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE FOR BALDWIN COUNTY, AL, said point being the POINT OF BEGINNING; thence N.66°29'00"E, along the NORTH LINE OF SAID LOT, a distance of 225.88 feet to a SET 5/8" CAPPED REBAR SET AT THE INTERSECTION OF SAID LOT LINE AND THE WESTERLY R.O.W OF ARMSTRONG AVE; thence S.27°44'00"E, along said R.O.W, a distance of 275.00 feet to a 1-1/2" BRASS CAP ON SAID R.O.W; thence S.65°30'21"W, leaving said R.O.W, a distance of 128.96 feet to a 1-1/2" BRASS CAP; thence S.64°19'07"W, a distance of 20.38 feet to a 5/8" CAPPED REBAR (ILLEGIBLE); thence N.28°10'47"W, a distance of 177.46 feet to a 1/2" CAPPED REBAR "POLY"; thence S.66°58'21"W, a distance of 75.20 feet to a SET 5/8" CAPPED REBAR AT THE S.W. CORNER OF SAID LOT 19; thence N.27°37'47"W, along the WEST LINE OF SAID LOT, a distance of 100.00 feet to the POINT OF BEGINNING. Said parcel containing 48,975 square feet or 1.12 acres, more or less.

And that the plat or map contained herein 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 marked thus (o) as hereon shown. I further certify that all parts of this survey and drawings have been completed in accordance with the requirements of the Standards of 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 # 26623

DAVID LOWERY SURVEYING, L.L.C.