

Austin Park Estates



VICINITY MAP (NOT TO SCALE)



SITE DATA
 PARCEL NO. - 43-08-23-0-000-028.000
 NUMBER OF LOTS = 52
 SMALLEST LOT SIZE = 0.263 A.C.
 LINEAR FEET OF ROADWAY = 6,031 L.F.
 TOTAL ACRES OF SITE = 86.048 ACRES
 COMMON AREA = 8.546 ACRES

ZONING
 R-2-B
 SINGLE-FAMILY, RESIDENTIAL

OWNER
 AUSTIN BROOK, L.L.C.
 P.O. BOX 2037
 DAPHNE, ALABAMA 36526

DEVELOPER
 J. LEE DAMENPORT
 P.O. BOX 2037
 DAPHNE, ALABAMA 36526

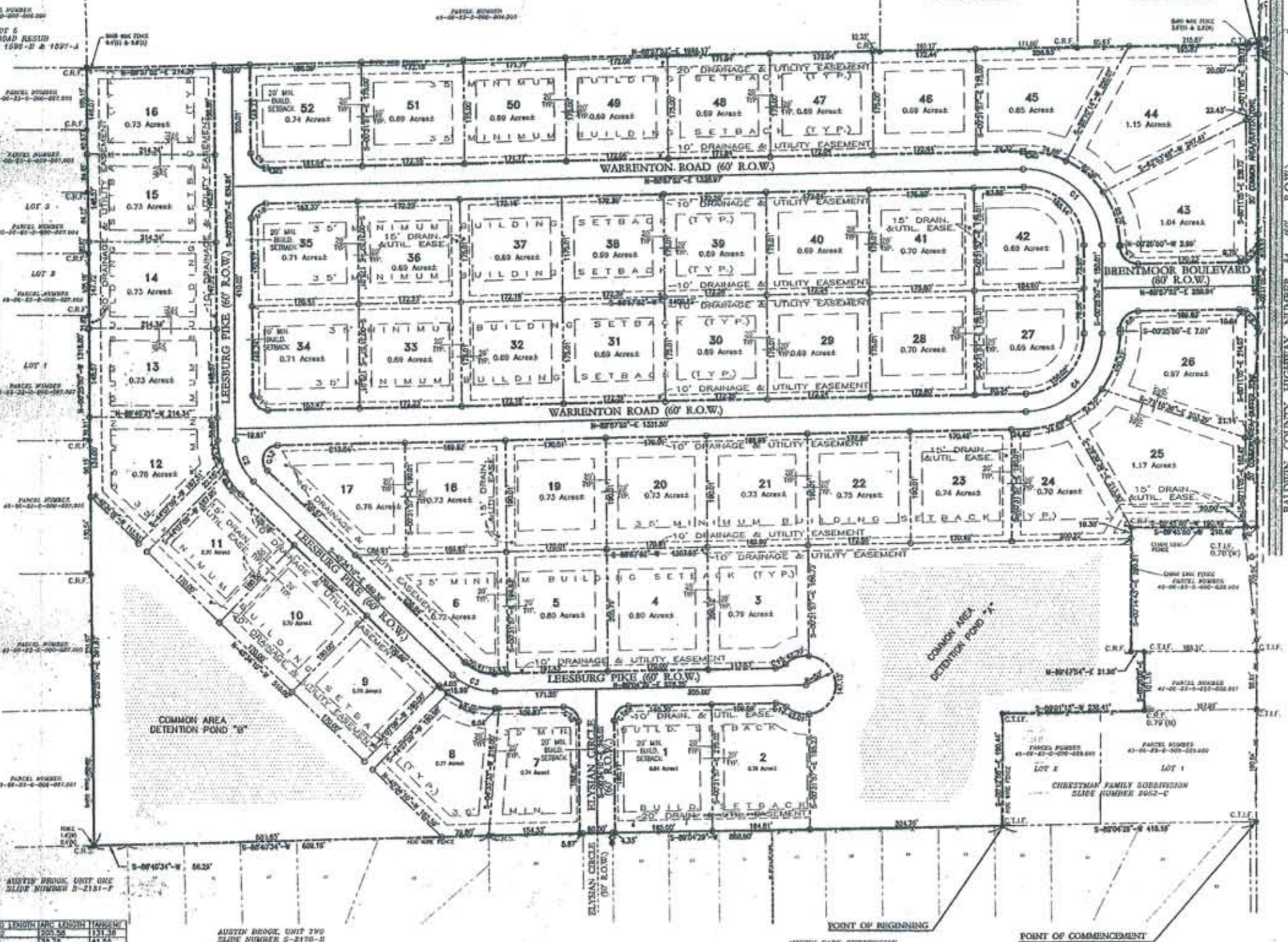
ENGINEER
 PERRY C. JENNETT, R. P.E.
 AIA, LIC. NO. 26748

SURVEYOR
 JOHNNY E. HOLLEY, P.L.S.
 ALA. LIC. NO. 23660

CURVE DATA

NUMBER	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	TANGENT
01	130.00	90°00'00"	N-45°45'00"-E	184.52	203.54	131.31
02	100.00	90°00'00"	N-45°45'00"-E	141.42	157.08	100.00
03	100.00	90°00'00"	N-45°45'00"-E	141.42	157.08	100.00
04	130.00	90°00'00"	N-45°45'00"-E	184.52	203.54	131.31
05	30.00	90°00'00"	N-45°45'00"-E	42.43	46.88	30.00
06	30.00	90°00'00"	N-45°45'00"-E	42.43	46.88	30.00
07	30.00	90°00'00"	N-45°45'00"-E	42.43	46.88	30.00
08	30.00	90°00'00"	N-45°45'00"-E	42.43	46.88	30.00
09	25.00	90°00'00"	N-45°45'00"-E	35.34	38.53	25.00
10	25.00	90°00'00"	N-45°45'00"-E	35.34	38.53	25.00
11	25.00	90°00'00"	N-45°45'00"-E	35.34	38.53	25.00
12	25.00	90°00'00"	N-45°45'00"-E	35.34	38.53	25.00
13	25.00	90°00'00"	N-45°45'00"-E	35.34	38.53	25.00
14	25.00	90°00'00"	N-45°45'00"-E	35.34	38.53	25.00

NO.	REVISION	DATE	ENGR.



LEGEND

- IRON PIN FOUND
- OPEN TOP IRON FOUND
- CRIMP TOP IRON FOUND
- CAPPED REBAR FOUND
- REBAR FOUND
- CRS CONCRETE MONUMENT FOUND
- CHS CONCRETE MONUMENT SET
- POWER POLE
- R.O.W. RIGHT-OF-WAY
- PROPERTY LINE
- CAPPED REBAR SET
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- POWER POLE
- RIGHT-OF-WAY
- PROPERTY LINE

DESCRIPTION OF SURVEY:

COMMENCING AT THE NORTHEAST CORNER OF AUSTIN PARK SUBDIVISION, AS RECORDED ON SLIDE NUMBER S-2236-D, IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN S-89°04'20"-W, ALONG THE NORTH LINE OF SAID AUSTIN PARK SUBDIVISION, 416.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S-89°04'29"-W ALONG SAID NORTH LINE OF AUSTIN PARK SUBDIVISION, 868.90 FEET TO A POINT (BEING THE NORTHWEST CORNER OF SAID AUSTIN PARK SUBDIVISION AND THE NORTHEAST CORNER OF AUSTIN BROOK, UNIT TWO, AS RECORDED ON SLIDE NUMBER 2178-B, IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA); THENCE RUN S-88°40'34"-W ALONG THE NORTH LINE OF SAID AUSTIN BROOK, UNIT TWO, 609.16 FEET TO A POINT (BEING THE NORTHWEST CORNER OF SAID AUSTIN BROOK, UNIT TWO AND THE NORTHEAST CORNER OF AUSTIN BROOK, UNIT ONE, AS RECORDED ON SLIDE NUMBER 2131-F, IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA); THENCE RUN S-88°40'34"-W ALONG THE NORTH LINE OF SAID AUSTIN BROOK, UNIT ONE, 58.29 FEET TO A POINT; THENCE RUN N-00°25'50"-W, 1318.00 FEET TO A POINT; THENCE RUN N-88°57'52"-E, 1966.17 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BALDWIN COUNTY HIGHWAY NUMBER 54; THENCE RUN S-00°11'05"-E, ALONG SAID WEST RIGHT-OF-WAY LINE OF BALDWIN COUNTY HIGHWAY NUMBER 54, 818.63 FEET TO A POINT; THENCE RUN S-89°45'50"-W, LEAVING SAID WEST RIGHT-OF-WAY LINE OF BALDWIN COUNTY HIGHWAY NUMBER 54, 210.49 FEET TO A POINT; THENCE RUN S-00°14'43"-E, 209.81 FEET TO A POINT; THENCE RUN N-89°47'54"-E, 21.96 FEET TO A POINT; THENCE RUN S-00°26'00"-E, 101.16 FEET TO A POINT ON THE NORTH LINE OF CHRISTMAN FAMILY SUBDIVISION, SLIDE NUMBER 2052-C; THENCE RUN S-89°01'13"-W, ALONG THE NORTH LINE OF SAID CHRISTMAN FAMILY SUBDIVISION, 238.41 FEET TO A POINT; THENCE RUN S-00°12'56"-E, ALONG THE WEST LINE OF SAID CHRISTMAN FAMILY SUBDIVISION, 190.44 FEET TO THE POINT OF BEGINNING; CONTAINING 56.04 ACRES, MORE OR LESS.

I HEREBY 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.

Johnny E. Holley
 JOHNNY E. HOLLEY, P.L.S.
 ALABAMA LICENSE NUMBER 23660

October 11, 2006
 DATE

- NOTES**
1. ALL LOTS HAVE A 35 FOOT MINIMUM FRONT AND REAR BUILDING SETBACK UNLESS OTHERWISE NOTED.
 2. ALL LOTS HAVE A 10 FOOT MINIMUM SIDE BUILDING SETBACK UNLESS OTHERWISE NOTED.
 3. ALL LOTS HAVE A 10 FOOT DRAINAGE AND UTILITY EASEMENT ALONG FRONT AND REAR LOT LINES UNLESS OTHERWISE NOTED. ALL EASEMENTS SHALL HAVE CLEAR ACCESS AT ALL TIMES FOR MAINTENANCE PURPOSES.
 4. THE SUBJECT PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF DAPHNE, BUT LIES WITHIN THE CITY'S PLANNING JURISDICTION.
 5. THE SUBJECT PROPERTY IS WITHIN THE HUD FLOOD ZONE "X" (UNSHADDED) AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN, FEDERAL INSURANCE ADMINISTRATION MAP NUMBER 01003C 0530 K, DATED JUNE 17, 2002.
 6. SEE CONSTRUCTION PLAN FOR ALL UTILITY LOCATIONS.
 7. PER DAPHNE LAND USE ORDINANCE, DATED 2-16-90, SECTION 14.73, SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER AS EACH INDIVIDUAL LOT IS DEVELOPED.

THE MAINTENANCE OF ALL COMMON AREAS, INCLUDING THE DETENTION PONDS, SHOWN ON THIS PLAN SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS WITHIN THE SUBDIVISION.



HUTCHINSON, MOORE & RAUCH, LLC
 1290 MAIN STREET, SUITE D
 DAPHNE, ALABAMA 36526
 ENGINEERS • SURVEYORS
 LAND PLANNERS
 TEL (251) 626-2626
 FAX (251) 626-6934
 dophne@hmrengineers.com



Austin Park Estates
 FINAL PLAT
AUSTIN PARK, LLC

SCALE 1"=100'
 DATE AUGUST 2006
 DRAWN BY SQG/LRW
 CHECKED BY
 SHEET 1 OF 2