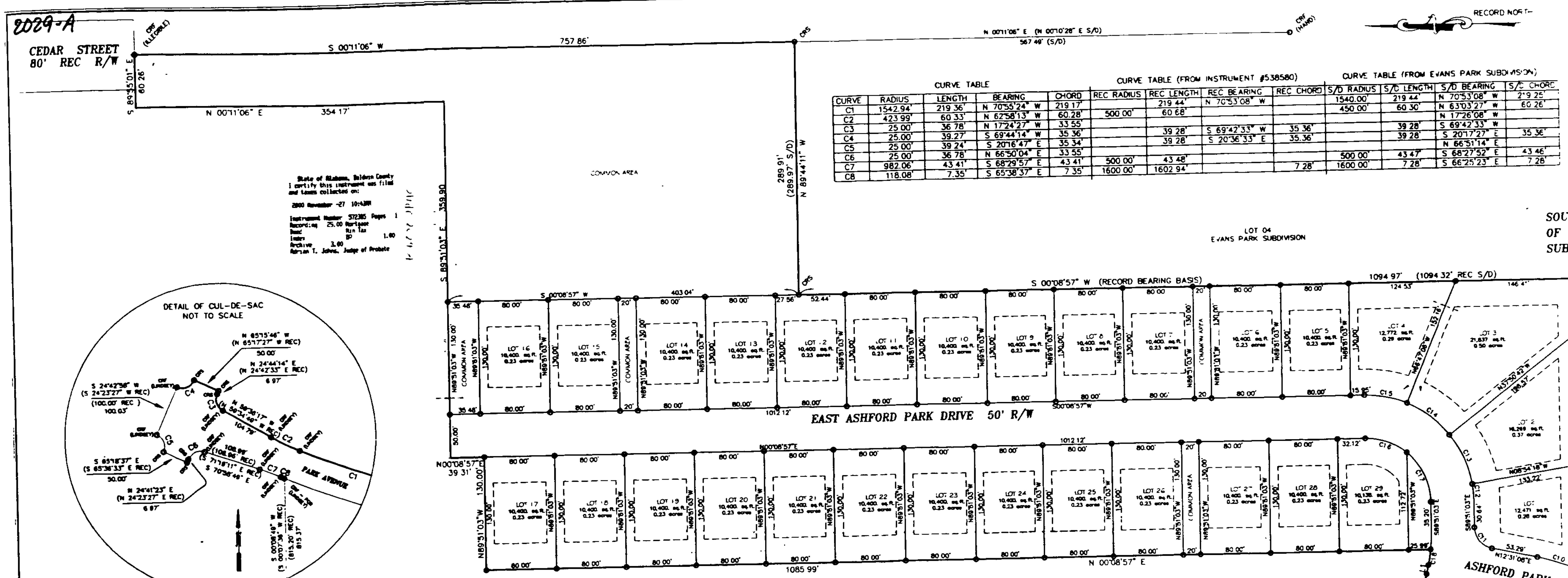
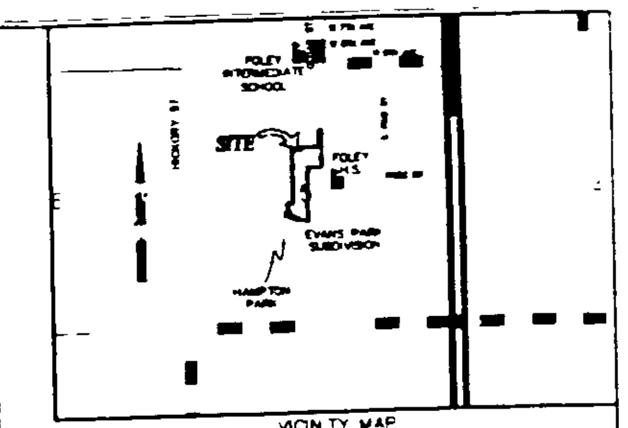
2029-A

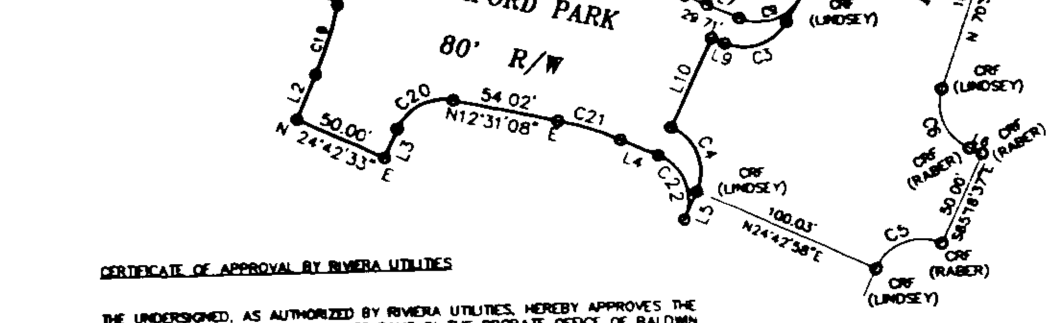


CURVE TABLE / CURVE TABLE (FROM INSTRUMENT #538580) / CURVE TABLE (FROM EVANS PARK SUBDIVISION)

CURVE	RADIUS	LENGTH	BEARING	CHORD	REC RADIUS	REC LENGTH	REC BEARING	REC CHORD	S/D RADIUS	S/D LENGTH	S/D BEARING	S/D CHORD
C1	1542.94'	219.36'	N 70°55'24" W	219.17'		219.44'	N 70°53'08" W		1540.00'	219.44'	N 70°53'08" W	219.25'
C2	423.99'	60.33'	N 62°58'13" W	60.28'	500.00'	60.68'			450.00'	60.30'	N 63°03'27" W	60.26'
C3	25.00'	36.78'	N 17°24'27" W	33.55'							N 17°26'08" W	
C4	25.00'	39.27'	S 69°44'14" W	35.36'		39.28'	S 69°42'33" W	35.36'		39.28'	S 69°42'33" W	
C5	25.00'	39.24'	S 20°16'47" E	35.34'		39.28'	S 20°36'33" E	35.36'		39.28'	S 20°17'27" E	35.36'
C6	25.00'	36.78'	N 66°50'04" E	33.55'							N 66°51'14" E	
C7	982.06'	43.41'	S 68°29'57" E	43.41'	500.00'	43.48'			500.00'	43.47'	S 68°27'52" E	43.46'
C8	118.08'	7.35'	S 65°38'37" E	7.35'	1600.00'	1602.94'		7.28'	1600.00'	7.28'	S 66°25'23" E	7.28'



State of Alabama, Baldwin County
I certify this instrument was filed and taxes collected on:
2000 November -27 10:43AM
Instrument Number 572385 Pages 1
Recording 25.00 Mortgage
Deed Min Tax
Index BP 1.00
Archive 3.00
Adrian T. Johns, Judge of Probate



LEGEND

CRF - 1/2" DIA. REBAR WITH PLASTIC CAP FOUND
O - 1/2" DIA. REBAR WITH PLASTIC CAP SET (UNLESS OTHERWISE NOTED)
C - CURVE
L - LINE
POB - POINT OF BEGINNING
R - RADIUS OF CURVE
REC - RECORD
R/W - RIGHT OF WAY
S/D - RECORD ACCORDING TO EVANS PARK SUBDIVISION

LINE TABLE

LINE	LENGTH	BEARING
L1	10.54	N77°28'52"W
L2	25.22	N65°17'27"W
L3	18.36	S65°17'27"E
L4	20.52	S24°23'27"W
L5	15.61	S65°15'46"E
L6	6.97	N24°41'23"E
L7	17.50	S24°23'27"W
L8	12.21	S24°23'27"W
L9	6.97	N24°44'14"E
L10	50.00	N65°15'46"W

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C9	38.65	25.00	S17°38'25"E	33.46
C10	46.73	240.00	N18°27'17"E	46.64
C11	33.87	25.00	S51°20'02"W	31.34
C12	19.75	125.00	N80°37'18"E	19.73
C13	63.14	125.00	N84°37'30"E	62.47
C14	63.14	125.00	N37°41'06"E	62.47
C15	50.32	125.00	N11°40'55"E	49.98
C16	51.94	75.00	N19°58'14"E	50.90
C17	65.87	75.00	N84°58'14"E	63.78
C18	17.94	175.00	S80°25'03"E	17.93
C19	37.23	175.00	S71°23'08"E	37.16
C20	33.95	25.00	N28°23'08"W	31.40
C21	33.15	160.00	N18°27'17"E	33.09
C22	38.42	25.00	N69°33'50"E	35.46

DESCRIPTION OF RECORD (INSTRUMENT #538580)

BEGINNING AT THE NORTHWEST CORNER OF LOT 3, EVANS PARK SUBDIVISION, AS RECORDED ON SLIDE 1936-B, IN THE PROBATE COURT RECORDS OF BALDWIN COUNTY, ALABAMA. THENCE RUN S 00°07'38" W ALONG THE WEST LINE OF SAID LOT 3 A DISTANCE OF 815.20 FEET TO THE SOUTHWEST CORNER OF LOT 3, THENCE RUN N 89°45'33" W A DISTANCE OF 2098.70 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HICKORY STREET; THENCE RUN N 00°09'40" E ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 2642.44 FEET TO A POINT, THENCE RUN S 89°55'01" E A DISTANCE OF 2625.47 FEET TO A POINT; THENCE RUN S 00°11'06" W A DISTANCE OF 757.86 FEET TO A POINT, THENCE RUN N 89°44'11" W A DISTANCE OF 289.91 FEET TO A POINT; THENCE RUN S 00°08'57" W A DISTANCE OF 1094.97 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1542.94 FEET, RUNNING ALONG THE NORTH RIGHT OF WAY LINE OF PARK AVENUE, THENCE ALONG SAID CURVE AND NORTH RIGHT OF WAY LINE OF PARK AVENUE A CHORD BEARING OF N 70°53'08" W A CHORD DISTANCE OF 219.17 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET; THENCE RUN ALONG SAID CURVE 60.68 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE RUN N 58°43'40" W A DISTANCE OF 104.78 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THENCE ALONG SAID CURVE A DISTANCE OF 38.78 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE RUN N 24°42'33" E A DISTANCE OF 6.97 FEET TO A POINT, THENCE RUN N 65°17'27" W A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A CURVE HAVING A RADIUS OF 25.00 FEET, THENCE ALONG SAID CURVE A CHORD BEARING OF S 69°42'33" W A CHORD DISTANCE OF 35.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE RUN S 24°23'27" W A DISTANCE OF 100.00 FEET TO THE POINT OF CURVATURE OF A CURVE HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE A CHORD BEARING OF S 20°36'33" E A CHORD DISTANCE OF 35.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE RUN S 65°36'33" E A DISTANCE OF 50.00 FEET TO A POINT, THENCE RUN N 24°23'27" E A DISTANCE OF 6.97 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THENCE ALONG SAID CURVE A DISTANCE OF 38.78 FEET TO A POINT, THENCE RUN S 71°19'11" E A DISTANCE OF 108.96 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, THENCE ALONG SAID CURVE A DISTANCE OF 43.48 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1602.94 FEET, THENCE ALONG SAID CURVE A DISTANCE OF 7.28 FEET TO THE POINT OF BEGINNING. CONTAINING 141.61 ACRES, MORE OR LESS.

DESCRIPTION (ASHFORD PARK)

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, EVANS PARK SUBDIVISION, AS RECORDED ON SLIDE 1936-B, IN THE PROBATE COURT RECORDS OF BALDWIN COUNTY, ALABAMA, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1542.94 FEET, RUN ALONG SAID CURVE A DISTANCE OF 219.36 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 423.99 FEET. THENCE ALONG SAID CURVE A DISTANCE OF 60.33 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE RUN N 59°38'17" W A DISTANCE OF 104.74 FEET TO THE POINT OF CURVATURE OF A CURVE HAVING A RADIUS OF 25.00 FEET, THENCE ALONG SAID CURVE A CHORD BEARING OF N 17°24'27" W AND A CHORD DISTANCE OF 33.55 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE RUN N 24°44'14" E A DISTANCE OF 6.97 FEET TO A POINT. THENCE RUN N 65°15'46" W A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A CURVE HAVING A RADIUS OF 25.00 FEET, THENCE ALONG SAID CURVE A CHORD BEARING OF S 69°44'14" W AND A CHORD DISTANCE OF 35.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE RUN N 65°15'46" W A DISTANCE OF 15.61 FEET TO THE POINT OF CURVATURE OF A CURVE HAVING A RADIUS OF 25.00 FEET, THENCE ALONG SAID CURVE A CHORD BEARING OF N 69°33'50" E AND A CHORD DISTANCE OF 35.46 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE RUN N 24°23'27" E A DISTANCE OF 20.52 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 160.00 FEET, THENCE ALONG SAID CURVE A DISTANCE OF 33.15 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE RUN N 12°31'08" E A DISTANCE OF 54.02 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, THENCE ALONG SAID CURVE A DISTANCE OF 33.95 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE RUN N 65°17'27" W A DISTANCE OF 18.36 FEET TO A POINT, THENCE RUN N 24°42'33" E A DISTANCE OF 50.00 FEET TO A POINT, THENCE RUN S 65°17'27" E A DISTANCE OF 25.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, THENCE ALONG SAID CURVE A DISTANCE OF 37.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE RUN S 77°28'52" E A DISTANCE OF 10.54 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, THENCE ALONG SAID CURVE A DISTANCE OF 17.94 FEET TO A POINT, THENCE RUN N 00°08'57" E A DISTANCE OF 1085.99 FEET TO A POINT, THENCE RUN S 89°51'03" E A DISTANCE OF 39.31 FEET TO A POINT, THENCE RUN N 00°08'57" E A DISTANCE OF 130.00 FEET TO A POINT, THENCE RUN S 89°51'03" E A DISTANCE OF 359.90 FEET TO A POINT, THENCE RUN N 00°11'06" E A DISTANCE OF 354.17 FEET TO A POINT, THENCE RUN S 89°55'01" E A DISTANCE OF 60.26 FEET TO A POINT, THENCE RUN S 00°11'06" W A DISTANCE OF 757.86 FEET TO A POINT, THENCE RUN N 89°44'11" W A DISTANCE OF 289.91 FEET TO A POINT, THENCE RUN S 00°08'57" W ALONG THE WEST LINE OF THE AFOREMENTIONED LOT 4, EVANS PARK SUBDIVISION AND THE EXTENSION OF SAID WEST LINE A DISTANCE OF 1094.97 FEET TO THE POINT OF BEGINNING. CONTAINING 13.877 ACRES.

OWNER'S AND SURVEYOR'S CERTIFICATION

STATE OF ALABAMA
COUNTY OF BALDWIN

THE UNDERSIGNED, F. WILLIAM RABER, LICENSED PROFESSIONAL LAND SURVEYOR, LICENSE NO 19525, STATE OF ALABAMA, AND BARTON E. KAISER, MANAGER OF ABT, L.L.C., OWNER, HEREBY STATE THAT THIS PLAT OR MAP WAS MADE PURSUANT TO A SURVEY MADE BY THE SAID SURVEYOR, WHICH HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA IN AUGUST 2000, AND THAT SAID SURVEY AND THIS PLAT OR MAP WERE MADE AT THE INSTANCE OF SAID OWNERS, THAT THIS MAP OR PLAT IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN AND KNOWN AS ASHFORD PARK, SHOWING THE SUBDIVISIONS INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVING THE LENGTH AND ANGLES OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER, SHOWING THE STREETS, ALLEYS, AND PUBLIC GROUNDS, GIVING THE LENGTH, WIDTH AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK, AND SHOWING THE RELATIONS OF THE LANDS TO THE GOVERNMENT SURVEY, AND THAT IRON PINS HAVE BEEN INSTALLED AT ALL LOT CORNERS AND CURVE POINTS AS SHOWN AND DESIGNATED ON SAID PLAT OR MAP. SAID OWNERS ALSO CERTIFIES THAT THEY ARE THE OWNERS OF SAID LANDS AND THAT THE SAME ARE NOT SUBJECT TO ANY MORTGAGE, OR THAT MORTGAGES ARE HELD BY: Colonial Bank, MORTGAGEE(S), WHO HEREIN UNDER JOIN IN THIS CERTIFICATION
DATED 11-14, 2000

F. WILLIAM RABER, P.L.S.

BARTON E. KAISER, MANAGER
A.B.T., LLC

Colonial Bank
Richard D. Bradley SRVP
MORTGAGEE

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Sheila Marie Burkhardt, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT F. WILLIAM RABER, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS A SURVEYOR, AND BARTON E. KAISER, WHOSE NAME IS SIGNED TO AS MANAGER OF ABT, L.L.C., OWNER, AND Richard D. Bradley WHOSE NAME IS SIGNED TO SAME AS MORTGAGEE, ALL OF WHOM ARE KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, THEY EXECUTED THE SAME VOLUNTARILY AS SUCH INDIVIDUALS (OR IN ANY OTHER CAPACITIES) WITH FULL AUTHORITY THEREFOR
GIVEN UNDER MY HAND AND SEAL THIS 14 DAY OF November 2000

Sheila Marie Burkhardt
NOTARY PUBLIC — MY COMMISSION EXPIRES

CERTIFICATE OF FINAL PLAT APPROVAL

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT FOR ASHFORD PARK, HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF FOLEY, ALABAMA, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE PROBATE JUDGE OF BALDWIN COUNTY, ALABAMA. DATED THIS ______ DAY OF ______, 2000

Caroline C. Ranck
CHAIRMAN, PLANNING COMMISSION

BUILDING OFFICIAL, CITY OF FOLEY

CITY CLERK, CITY OF FOLEY

THIS APPROVAL FOR SUBDIVISION SHALL NO WAY BE CONSTRUED AS AN ACCEPTANCE FOR MAINTENANCE BY THE CITY OF FOLEY, ALABAMA, OF THE IMPROVEMENTS AND CONDITIONS SHOWN WITHIN EASEMENTS WHICH ARE NOT PART OF THE PUBLIC RIGHT OF WAYS.

Timothy Russell
TIMOTHY RUSSELL, MAYOR
CITY OF FOLEY, ALABAMA

ENGINEERS CERTIFICATE

I, JOHN W PETERSON, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA, REGISTRATION NO 19047, HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND THAT IT IS IN COMPLIANCE WITH THE DRAINAGE DESIGN REQUIREMENTS OF THE CITY OF FOLEY SUBDIVISION REGULATIONS.

JOHN W. PETERSON, P.E. — 14 NOV 2000 DATE
JOHN W PETERSON & COMPANY, LLC

OWNER'S ACCEPTANCE AND DEDICATION

STATE OF ALABAMA
COUNTY OF BALDWIN

I, BARTON E. KAISER, AS MANAGER OF ABT, L.L.C., OWNER, HAS CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS ASHFORD PARK, AND THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC
DATED THE 15 DAY OF November, 2000

BARTON E. KAISER

STATE OF ALABAMA
COUNTY OF BALDWIN

I, ______, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT BARTON E. KAISER, MANAGER OF ABT, L.L.C., OWNER WHOSE NAME 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 EXECUTED THE SAME VOLUNTARILY AND WITH FULL AUTHORITY. GIVEN UNDER MY HAND AND SEAL THIS 15 DAY OF November, 2000

Pamela D. Walter — June 11, 2002
NOTARY PUBLIC — MY COMMISSION EXPIRES

CERTIFICATE OF APPROVAL FOR UTILITIES

THE UNDERSIGNED, AS THE CONSTRUCTION SUPERINTENDENT/ENGINEER OF THE CITY OF FOLEY DO HEREBY CERTIFY THAT THE ATTACHED FINAL PLAT HAS BEEN EXAMINED BY ME AND ALSO THAT THE SUBDIVIDER'S PLANS AND SPECIFICATIONS COMPLY WITH THE REQUIREMENTS SET FORTH IN THE CITY OF FOLEY SUBDIVISION REGULATIONS. I FURTHER CERTIFY THAT THE STREETS, STORM DRAINAGE AND SEWER HAVE BEEN INSTALLED

CONSTRUCTION SUPERINTENDENT OR ENGINEER

11-21-00
DATE

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES

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 15th DAY OF November, 2000

Michael M. Diggs
RIVIERA UTILITIES – WATER

Michael M. Diggs
RIVIERA UTILITIES – SEWER

Michael M. Diggs
RIVIERA UTILITIES – POWER

CERTIFICATE OF APPROVAL BY BALDWIN E.M.C.

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN E.M.C., HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA THIS 15TH DAY OF NOVEMBER, 2000

BALDWIN E.M.C. – POWER

GULF TELEPHONE COMPANY

THE UNDERSIGNED, AS AUTHORIZED BY THE GULF TELEPHONE COMPANY, HEREBY STATES THAT TELEPHONE SERVICE IS AVAILABLE AS PRESCRIBED BY ITS TARIFF TO THE PROPERTY ON THE PLAT
SIGNED THIS 15th DAY OF Nov 2000

GTC REPRESENTATIVE

NOTES

THIS PROPERTY WAS SCALED ONTO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS (COMMUNITY PANEL NUMBER 015000 0540 G & 0545 G, REVISED JANUARY 3, 1985) AND FOUND TO BE IN ZONE C

IMPROVEMENTS, IF ANY, ARE NOT SHOWN

THE ADJACENT PROPERTY REFERENCES SHOWN HEREON ARE FROM INFORMATION AVAILABLE FROM THE PROBATE COURT RECORDS AT THE TIME OF THIS SURVEY

10' UTILITY EASEMENT ALONG FRONT OF ALL LOTS
5' UTILITY EASEMENT ALONG SIDE OF ALL LOTS
DRAINAGE EASEMENTS AS SHOWN

OWNER/DEVELOPER
ABT, L.L.C
P. O. BOX 1228
FOLEY, ALABAMA 36536
(334) 943-5850

ENGINEER:
JOHN W PETERSON & COMPANY, L.L.C
1315 S COMMERCIAL DRIVE
SUITE 102B
FOLEY, AL 36536

SURVEYOR:
RABER SURVEYING
1315 S COMMERCIAL DRIVE
SUITE 103B
FOLEY, AL 36536

SITE DATA:

ZONING: PUD
USE: SINGLE FAMILY RESIDENTIAL
TOTAL ACREAGE: 13.877 ACRES
NUMBER OF LOTS: 29
SMALLEST LOT: LOT 29 (10,138 SQ FT)

BUILDING SETBACK REQUIREMENTS
FRONT – 30'
REAR – 30'
SIDE – 10'
SIDE ABUTTING STREET – 20'

PROJ NUMBER	REF NUMBER	DWG NUMBER
000723	000118C	000723 DWG
SECTION 5, T- 8 -S, R- 3 -E		
FOLEY ALABAMA		
SCALE	DRAWN BY	DATE
1" = 60'	CCJ	10/20/00

RABER SURVEYING
1315 SOUTH COMMERCIAL DRIVE
SUITE 103 B – FOLEY, ALABAMA 36535
QUALITY ~ INTEGRITY

FINAL SUBDIVISION PLAT FOR:
ASHFORD PARK

BUSINESS RECORDS CORPORATION