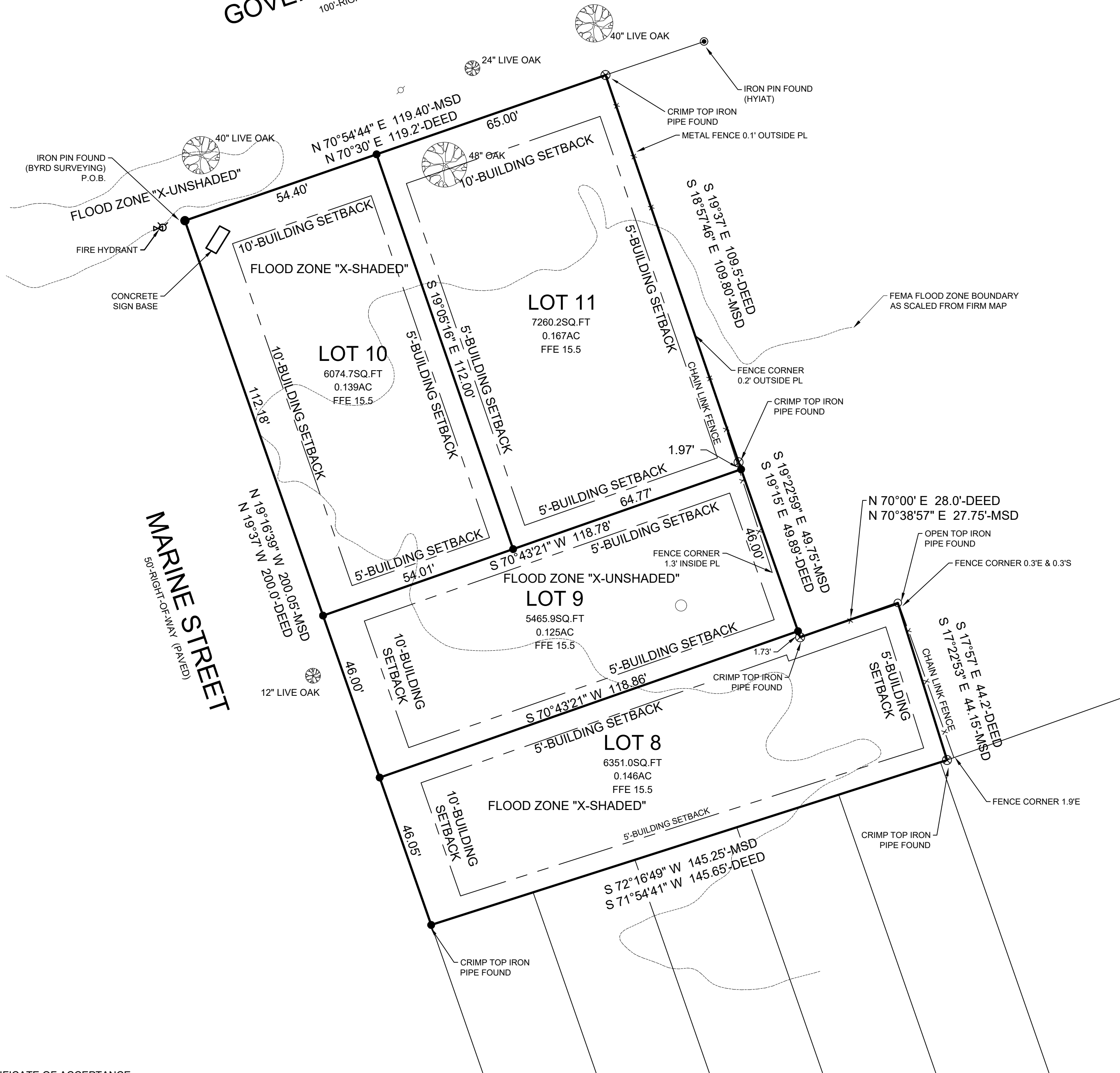


GOVERNMENT STREET
100'-RIGHT-OF-WAY (PAVED)



OWNER'S CERTIFICATE OF ACCEPTANCE

STATE OF ALABAMA
COUNTY OF BALDWIN

THIS IS TO CERTIFY I, WENDY BUTLER, AS MANAGER OF De TONTI PLACE, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, ACTING IN ITS CAPACITY AS A MANAGER AND WITH FULL AUTHORITY, HEREBY CERTIFY THAT I AM PART OWNER OF THE WITHIN PLATTED AND DESCRIBED LANDS AND THAT I HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED.

BY: _____ DATE _____
WENDY BUTLER, MANAGER

ACKNOWLEDGEMENT

STATE OF ALABAMA
COUNTY OF BALDWIN

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT WENDY BUTLER, WHOSE NAME AS MANAGER OF De TONTI PLACE, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, 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, SHE, AS SUCH MANAGER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND ON BEHALF SAID COMPANY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2026.

NOTARY PUBLIC

OWNER'S CERTIFICATE OF ACCEPTANCE

STATE OF ALABAMA
COUNTY OF BALDWIN

THIS IS TO CERTIFY I, MEGAN BAKER, AS PRESIDENT OF LUXURY ESTATE & DEVELOPMENT, INC, AN ALABAMA CORPORATION, ACTING IN ITS CAPACITY AND WITH FULL AUTHORITY, HEREBY CERTIFY THAT I AM PART OWNER OF THE WITHIN PLATTED AND DESCRIBED LANDS AND THAT I HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED.

BY: _____ DATE _____
MEGAN BAKER, PRESIDENT

ACKNOWLEDGEMENT

STATE OF ALABAMA
COUNTY OF BALDWIN

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT MEGAN BAKER, WHOSE NAME AS PRESIDENT OF LUXURY ESTATE & DEVELOPMENT, INC, AN ALABAMA CORPORATION, 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, SHE, AS SUCH PRESIDENT AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND ON BEHALF SAID CORPORATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2026.

NOTARY PUBLIC

OWNER'S CERTIFICATE OF ACCEPTANCE

STATE OF ALABAMA
COUNTY OF BALDWIN

THIS IS TO CERTIFY I, MELISSA KELLAM, AS PRESIDENT OF MDK PROPERTIES, INC, AN ALABAMA CORPORATION, ACTING IN ITS CAPACITY AS PRESIDENT AND WITH FULL AUTHORITY, HEREBY CERTIFY THAT I AM PART OWNER OF THE WITHIN PLATTED AND DESCRIBED LANDS AND THAT I HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED.

BY: _____ DATE _____
MELISSA KELLAM, PRESIDENT

ACKNOWLEDGEMENT

STATE OF ALABAMA
COUNTY OF BALDWIN

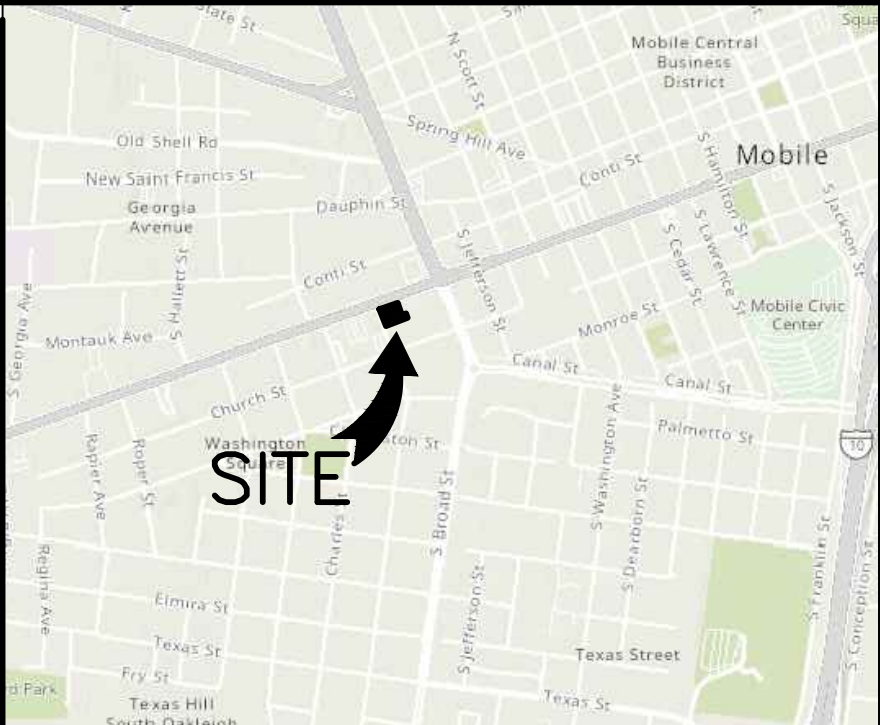
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT MELISSA KELLAM, WHOSE NAME AS PRESIDENT OF MDK PROPERTIES, INC, AN ALABAMA CORPORATION, IS SIGNED TO THE FOREGOING INSTRUMENT AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, SHE, AS SUCH PRESIDENT AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND ON BEHALF SAID CORPORATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2026.

NOTARY PUBLIC

SURVEYOR'S NOTES:

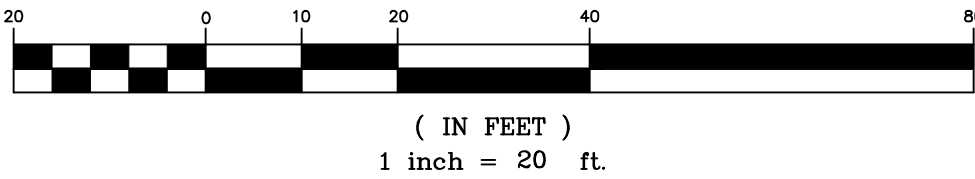
- SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS AND OTHER SURVEY FIRMS AND INFORMATION FURNISHED BY CLIENT.
- ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
- WHERE A PLUMBING DRAINAGE SYSTEM MAY BE SUBJECT TO BACKFLOW OF SEWAGE BELOW THE LEVEL OF THE NEAREST UPSTREAM MANHOLE COVER), SUITABLE PROVISIONS SHALL BE MADE TO PREVENT ITS OVERFLOW IN THE BUILDING. IT SHALL BE THE PROPERTY OWNER'S RESPONSIBILITY TO INSTALL AND MAINTAIN SUITABLE DEVICES IN ACCORDANCE WITH THE LOCAL PLUMBING CODE.
- THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE LOCATION OF OR THE EXTENT OF ANY POSSIBLE ENCROACHMENTS BENEATH THE SURFACE OF THE PROPERTY SHOWN HEREON, UNLESS SHOWN HEREON.
- ANY FLOOD ZONES GIVEN OR SHOWN ON THE FACE OF THIS PLAT ARE SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS.(SCALED ONLY)
- SURVEYOR NOT RESPONSIBLE FOR CHANGES MADE TO FENCE LINES, IMPROVEMENT LOCATIONS OF ANY KIND WHICH CHANGE AFTER THE DATE GIVEN HEREON ABOVE FOR FIELD WORK PERFORMED.
- BOUNDARY CORNER MARKERS SHOWN HEREON, SET OR FOUND, HAVE BEEN GUARDED WITH WOOD STAKES. ALL OTHER MARKS FOUND ARE ACCESSORY OR CONTROL POINTS AND SHOULD NOT BE USED FOR FENCING, ETC.
- TOTAL ACREAGE IS 25,151.02SF (0.577 ACRES), MORE OR LESS.
- SMALLEST LOT SIZE IS 5465.9SQ.FT (0.125 ACRES).
- UNLESS OTHERWISE NOTED, ALL CORNERS WERE SET WITH IRON PINS AND CAPS(CARRIER 24327PLS.).
- TOTAL NUMBER OF LOTS - 4.
- FRONT BUILDING SETBACK LINES NOTED ON PLAT.
- THE TOTAL SITE COVERAGE BY ALL STRUCTURES ON ANY LOT SHALL BE NO GREATER THAN 45% OF THE NET PROPERTY AREA.
- AS SHOWN THE 1984 AERIAL PHOTO (29-#77) LOTS 8-11 AND COMMON AREA WILL RECEIVE HISTORICAL CREDIT OF EXISTING (1984) IMPERVIOUS AREA TOWARDS STORMWATER DETENTION REQUIREMENT PER MOBILE CITY CODE, CHAPTER 17, STORM WATER MANAGEMENT AND FLOOD CONTROL AS FOLLOWS: LOTS 8-11 - ____SF.
- A LAND DISTURBANCE PERMIT WILL BE REQUIRED FOR ANY LAND DISTURBING ACTIVITY IN ACCORDANCE WITH MOBILE CITY CODE, CHAPTER 17, STORM WATER MANAGEMENT AND FLOOD CONTROL; THE CITY OF MOBILE, ALABAMA FLOOD PLAIN MANAGEMENT PLAN (1984); AND THE RULES FOR EROSION AND SEDIMENTATION CONTROL AND STORM WATER RUNOFF CONTROL.
- THE APPROVAL OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL AGENCIES (INCLUDING ALL STORM WATER RUNOFF, WETLAND AND FLOODPLAIN REQUIREMENTS) WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT.
- A SIDEWALK IS REQUIRED TO BE CONSTRUCTED, AND/OR REPAIRED, ALONG THE FRONTAGE OF EACH LOT, OR PARCEL, AT TIME OF NEW DEVELOPMENT OR CONSTRUCTION, UNLESS A SIDEWALK WAIVER IS APPROVED.
- ALL EXISTING AND PROPOSED DETENTION FACILITIES, COMMON AREAS, AND WETLANDS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S), AND NOT THE RESPONSIBILITY OF THE CITY OF MOBILE.
- ALL EASEMENTS SHALL REMAIN IN EFFECT UNTIL VACATED THROUGH THE PROPER VACATION PROCESS.
- DRIVEWAY NUMBER, SIZE, LOCATION AND DESIGN TO BE APPROVED BY TRAFFIC ENGINEERING AND CONFORM TO AASHTO STANDARDS. ANY REQUIRED ON-SITE PARKING, INCLUDING ADA HANDICAP SPACES, SHALL MEET THE MINIMUM STANDARDS AS DEFINED IN ARTICLE 3, SECTION 64-3-12 OF THE CITY'S UNITIFIED DEVELOPMENT CODE.
- IMPROVEMENTS NOT LOCATED BY THIS SURVEY, OTHER THAN SHOWN.
- THE SITE SHALL COMPLY WITH THE PROVISIONS OF THE HISTORIC DISTRICT OVERLAY (HDO) IN ARTICLE 14 OF THE UDC, INCLUDING THE FRONT YARD DIMENSIONAL STANDARDS FOR LOTS IN THE HDO.
- NO STRUCTURE MAY BE CONSTRUCTED OR PLACED WITHIN ANY EASEMENT WITHOUT THE PERMISSION OF THE EASEMENT HOLDER.
- AVERAGE WEIGHTED "C" FOR EACH LOT IS 0.60.



VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE



SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED

STATE OF ALABAMA
COUNTY OF MOBILE

I, D. SCOTT CARRIER, A REGISTERED LAND SURVEYOR OF MOBILE COUNTY, ALABAMA HEREBY STATE THAT I HAVE SURVEYED THE PROPERTY OF De Tonti Place, LLC, SITUATED IN MOBILE COUNTY, ALABAMA AND THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE STANDARDS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF AND DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHEAST CORNER OF GOVERNMENT AND MARINE STREET RUN NORTH 70 DEGREES 30 MINUTES EAST ALONG THE SOUTH LINE OF GOVERNMENT STREET 119.2 FEET, THENCE SOUTH 19 DEGREES 37 MINUTES EAST AND PARALLEL TO MARINE STREET 109.5 FEET, THENCE SOUTH 19 DEGREES 15 MINUTES EAST 49.89 FEET, THENCE NORTH 70 DEGREES 00 MINUTES EAST 28.0 FEET, THENCE SOUTH 17 DEGREES 57 MINUTES EAST 44.2 FEET, THENCE SOUTH 71 DEGREES 54 MINUTES 71 SECONDS WEST 145.65 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF MARINE STREET, THENCE NORTH 19 DEGREES 37 MINUTES WEST ALONG SAID EAST LINE 200.0 FEET TO THE POINT OF BEGINNING.

(DESCRIPTION COPIED FROM DEED.)

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 GIVING THE BEARINGS, LENGTH, WIDTH AND NAMES OF THE STREET, 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 STATE THAT WE HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP 01097C0566 L, DATED JUNE 5, 2020 AND FOUND THAT THE ABOVE DESCRIBED PROPERTY LIES IN ZONES "X-SHADED" AND "X-UNSHADED".

WITNESS MY HAND THIS THE 31ST DAY OF MARCH, 2026.

D. SCOTT CARRIER, P.L.S.
ALA. REG. NO. 24327
APPROVED:

MOBILE CITY PLANNING COMMISSION

SECRETARY _____ DATE _____

TRAFFIC ENGINEER _____ DATE _____

CITY ENGINEER _____ DATE _____

D. SCOTT CARRIER-P.L.S.
PROFESSIONAL LAND SURVEYING

13890 WHITE ROAD
SILVERHILL, ALABAMA 36576
251/689-9693
EMAIL: carriersurveying@gmail.com

The Residences at Oakleigh
Phase Two

PRELIMINARY SUBDIVISION PLAT	
CLIENT:	De Tonti Place, LLC
SCALE: 1" = 20'	DRAWN BY: DSC
JOB NO: 24-021	FIELD DATE: 2/24
DATE: 3/31/26	