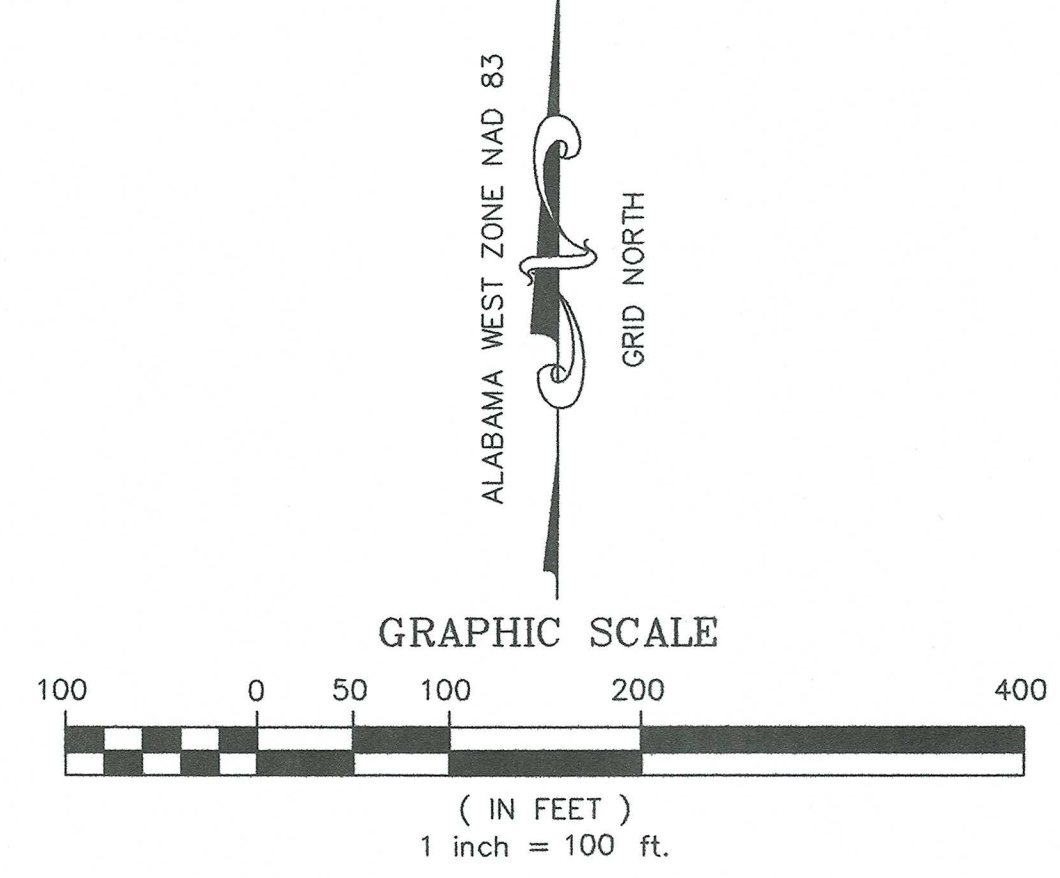


KETTELSON SUBDIVISION

SITUATED IN SECTION 28, TOWNSHIP 7 SOUTH, RANGE 5 EAST, BALDWIN COUNTY, ALABAMA

THE INTENT OF THIS PLAT IS TO SUBDIVIDE A PARCEL OF LAND INTO 5 LOTS.

Table with columns: DATE, REVISIONS, DRAWN BY: GPJ, CHECKED BY: MAJ, PROJECT NO.: F-KETT0002, DATE: May 8, 2025, SCALE: 1" = 100'



PROPERTY DESCRIPTION: 05-53-08-28-0-000-004.002 (INSTRUMENT #1476449)

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 28, TOWNSHIP 7 SOUTH, RANGE 5 EAST, BALDWIN COUNTY, ALABAMA, INCLUDING ALL REMAINING RIGHTS TO ALL OIL, GAS AND OTHER MINERALS SITUATED IN, ON OR UNDER THE ABOVE DESCRIBED PROPERTY.

*NOTE: BALDWIN EMC, THERE IS A DEDICATED 10' UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHT-OF-WAYS AND A 10' UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON AREAS, UNLESS OTHERWISE NOTED.

- LEGEND: ● EXISTING MONUMENTATION, ○ CAPPED IRON SET (EDG), ▲ CAPPED REF IRON SET (EDG)

*EXISTING OVERHEAD POWER LINES: THERE EXISTS A 20 FEET BALDWIN EMC EASEMENT THAT IS 10 FEET EITHER SIDE OF THE CENTERLINE OF EXISTING OVERHEAD POWER LINES UPON AND ACROSS THE PARCEL SHOWN HEREIN.

- NOTE: - HIGHWAY CONSTRUCTION SETBACK (HCS) IS 40-FT FROM THE CENTERLINE OF RIGHT OF WAY AT THE TIME OF RECORDING. - THE PRIMARY ACCESS FOR LOTS 1 AND 5 SHALL BE ALONG COUNTY ROAD 87.

OWNER/DEVELOPER: KETTELSON, INC., P.O. BOX 1899, ORANGE BEACH, AL 36530. SITE DATA: PARCEL ID: 05-53-08-28-0-000-004.002, PIN: 271308, TOTAL ACRES: 38.80, ZONING: M-1, PLANNING DISTRICT: 22, TOTAL LOTS: 5, SMALLEST LOT: 2.98 AC, LARGEST LOT: 22.44 AC, STREETS: EXISTING

M-1 (LIGHT INDUSTRIAL DISTRICT) SETBACKS: FRONT: 25 FEET, REAR: NONE UNLESS ABUTTING RESIDENTIAL THAN 25', SIDE: NONE UNLESS ABUTTING RESIDENTIAL THAN 25'. MIN LOT AREA: 40,000 SQ. FT., MIN LOT WIDTH BL: 120 FT., MIN LOT WIDTH ST: NONE

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING DIRECTOR. The undersigned, as Director of the Baldwin County Planning and Zoning Department, hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama this 20th day of August, 2025.

UTILITY PROVIDERS: WATER: WELL, SEWER: BCSB, POWER: BALDWIN EMC. DRAINAGE/UTILITY EASEMENT: EXTERNAL REAR AND SIDE BOUNDARY LOT LINES: 15 FEET. INTERIOR AND SIDE LOT LINES: 10 FEET. NOTE: BALDWIN COUNTY WILL NOT BE RESPONSIBLE FOR MAINTAINING ANY DRAINAGE EASEMENTS, COMMON AREAS OF DRAINAGE OR WATER BODIES.

I HEREBY CERTIFY (OR STATE) THAT ALL PARTS OF THIS MAP OF SURVEY HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

SURVEYOR: MICHAEL A. JOHNSON, ALABAMA LICENSE NO. 31573, DATE: June 10, 2025

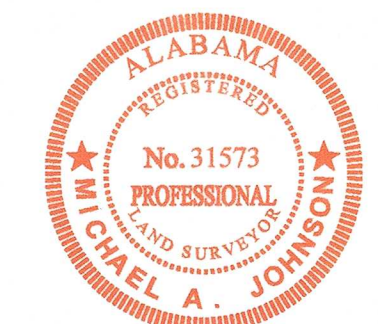
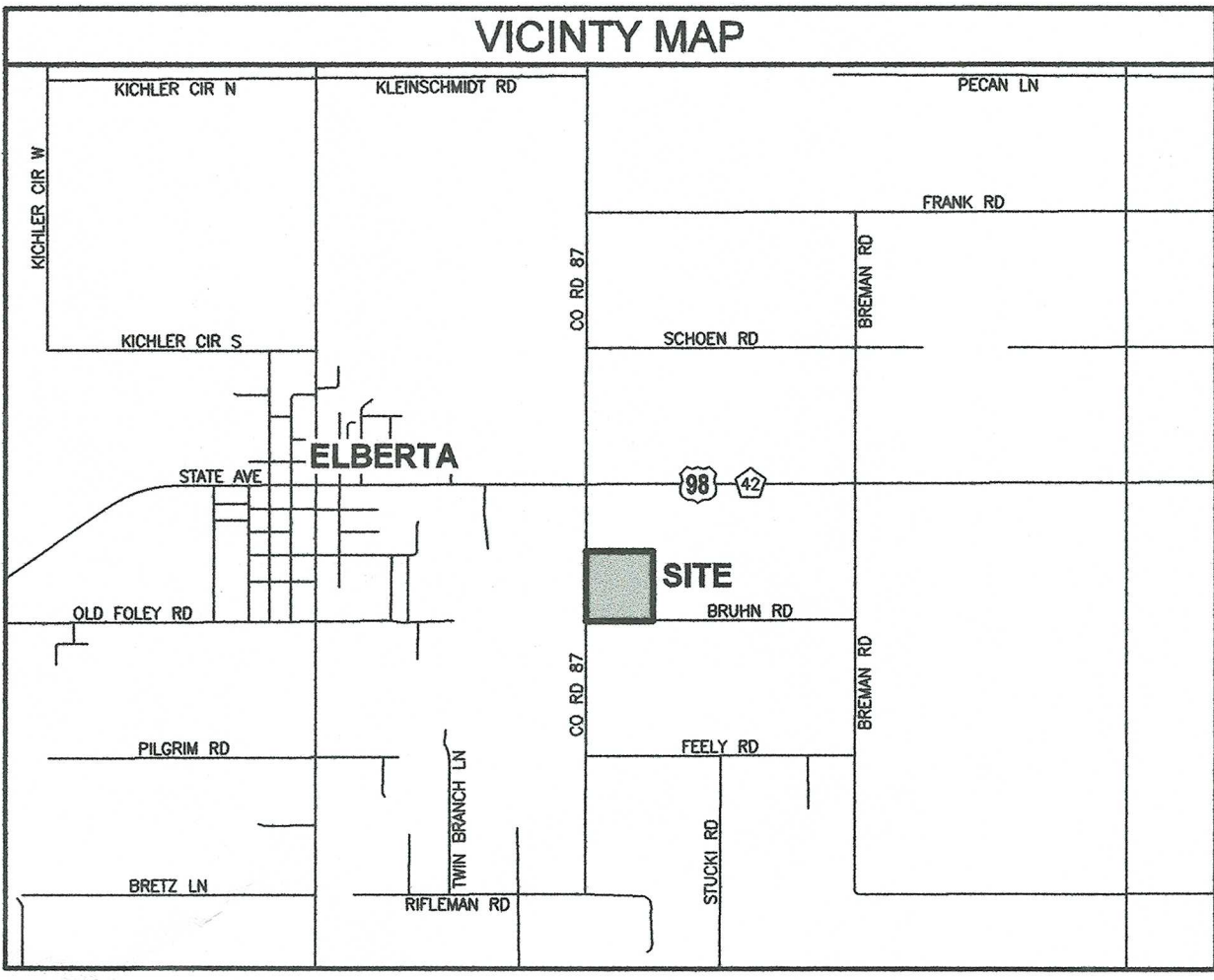
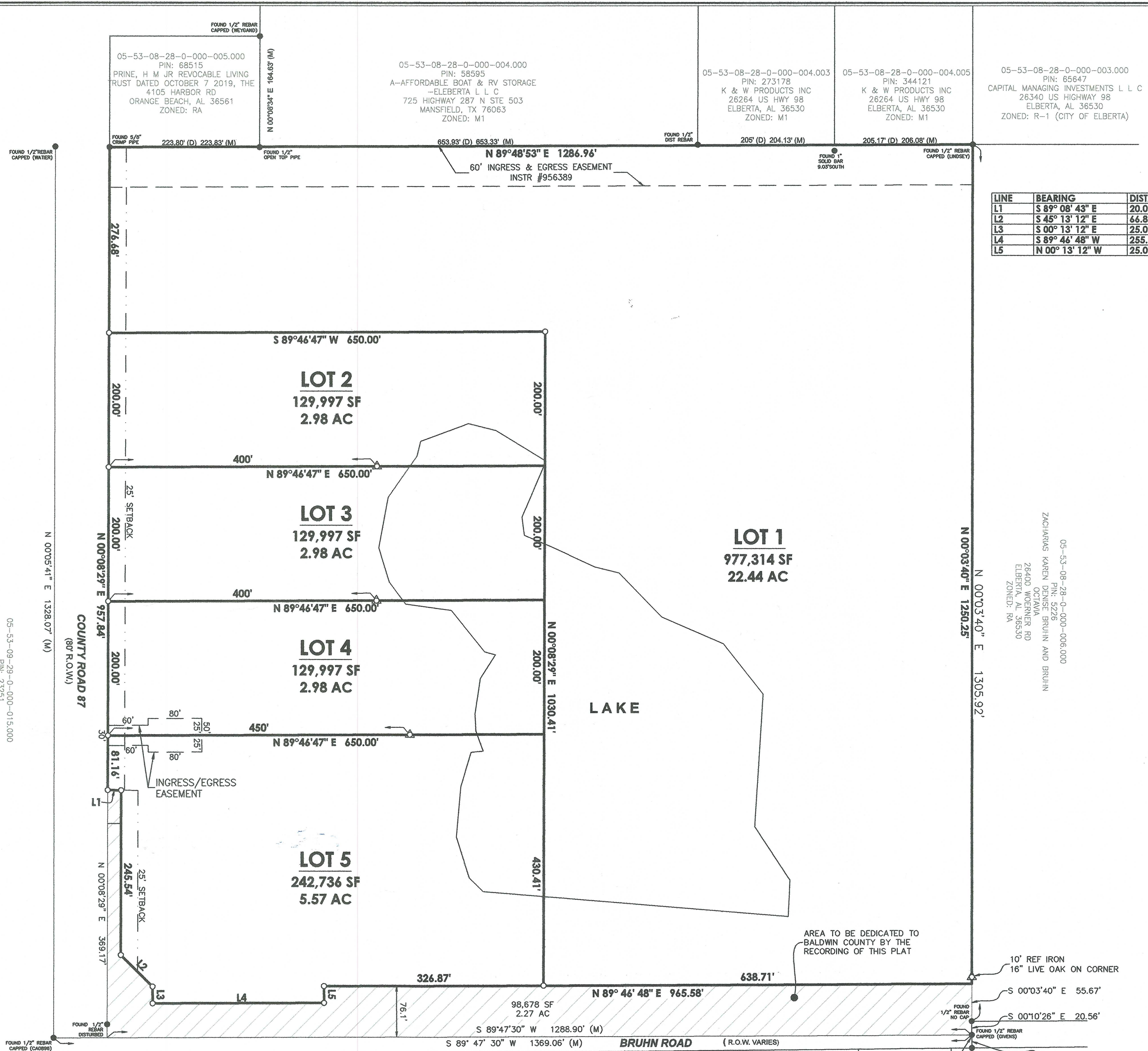


Table with columns: LINE, BEARING, DISTANCE. Rows L1 to L5 with bearings and distances.



CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER. THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA. SIGNED THIS 27th DAY OF August, 2025.

- NOTES: 1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE ALABAMA STATE PLANE COORDINATE SYSTEM GRID AZIMUTH (ALABAMA WEST ZONE) (NAD 83) AND WERE DETERMINED USING GPS OBSERVATION. 2. ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR ALABAMA (COMMUNITY PANEL 0100300958M, EFFECTIVE DATE APRIL 19, 2019), THIS SITE LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". 3. ALL EASEMENTS AND RIGHT-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HERON. 4. ANY FUTURE SUBDIVISION OR DEVELOPMENT OF LOTS SHALL COMPLY WITH THE WETLAND REQUIREMENTS OF THE SUBDIVISION REGULATIONS OR ZONING ORDINANCE APPLICABLE AT THE TIME OF SUCH FUTURE SUBDIVISION OR DEVELOPMENT, WHICH MAY INCLUDE COMPLETING A WETLAND DELINEATION AND USACE JURISDICTIONAL DETERMINATION.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, ME KETTELSON INC., P.O. BOX 1899, ORANGE BEACH, ALABAMA, AS PROPRIETOR(S), HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS KETTELSON SUBDIVISION, A PART OF SECTION 28, TOWNSHIP 7S, RANGE 5E, 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. DATED THIS 7 DAY OF July, 2025.

CERTIFICATE OF APPROVAL BY NOTARY PUBLIC

STATE OF ALABAMA COUNTY OF Baldwin. I, Courtney Harris, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT Dan Kettelson (OWNERS NAME) WHOSE NAME AS Kettelson Inc. (TITLE) OF KETTELSON INC. IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

COURTNEY HARRIS, My Commission Expires June 6, 2027. SIGNATURE OF NOTARY PUBLIC.

CERTIFICATE OF MORTGAGE

IN WITNESS WHEREOF, Hugh C. Davis, Jr. AS Vice President OF HANCOCK BANK, A TRADE NAME OF WHITNEY BANK, THE OWNERS OF THE MORTGAGE ON THE ATTACHED DESCRIBED PROPERTY, HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY THE UNDERSIGNED OFFICER(S), THEREUNTO DULY AUTHORIZED ON THIS 26th DAY OF June, 2025. MORTGAGEE: HANCOCK BANK, A TRADE NAME OF WHITNEY BANK.

CERTIFICATE OF APPROVAL BY NOTARY PUBLIC

STATE OF ALABAMA COUNTY OF Baldwin. I, Tammy W. Asseman, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT Hugh C. Davis, Jr. (NAME), WHOSE NAME AS Vice President (TITLE) OF THE HANCOCK BANK, A TRADE NAME OF WHITNEY BANK, IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

TAMMY W. ASSEMAN, My Comm. Expires OCT. 7, 2025. SIGNATURE OF NOTARY PUBLIC.

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY PLANNING AND ZONING COMMISSION

THE UNDERSIGNED, AS Vice-Chairman OF BALDWIN COUNTY PLANNING AND ZONING COMMISSION, HEREBY CERTIFIES THAT, AT ITS MEETING OF 6 June 2025 THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION APPROVED THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, THIS THE 25 DAY OF August, 2025.

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY SEWER SERVICE (SEWER)

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY SEWER SERVICE, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA. THIS 20th DAY OF August, 2025.

CERTIFICATE OF APPROVAL BY BALDWIN EMC (ELECTRIC)

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN EMC, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA. THIS THE 24th DAY OF July, 2025.

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY E-911 ADDRESSING

THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA. THIS THE 10 DAY OF July, 2025.

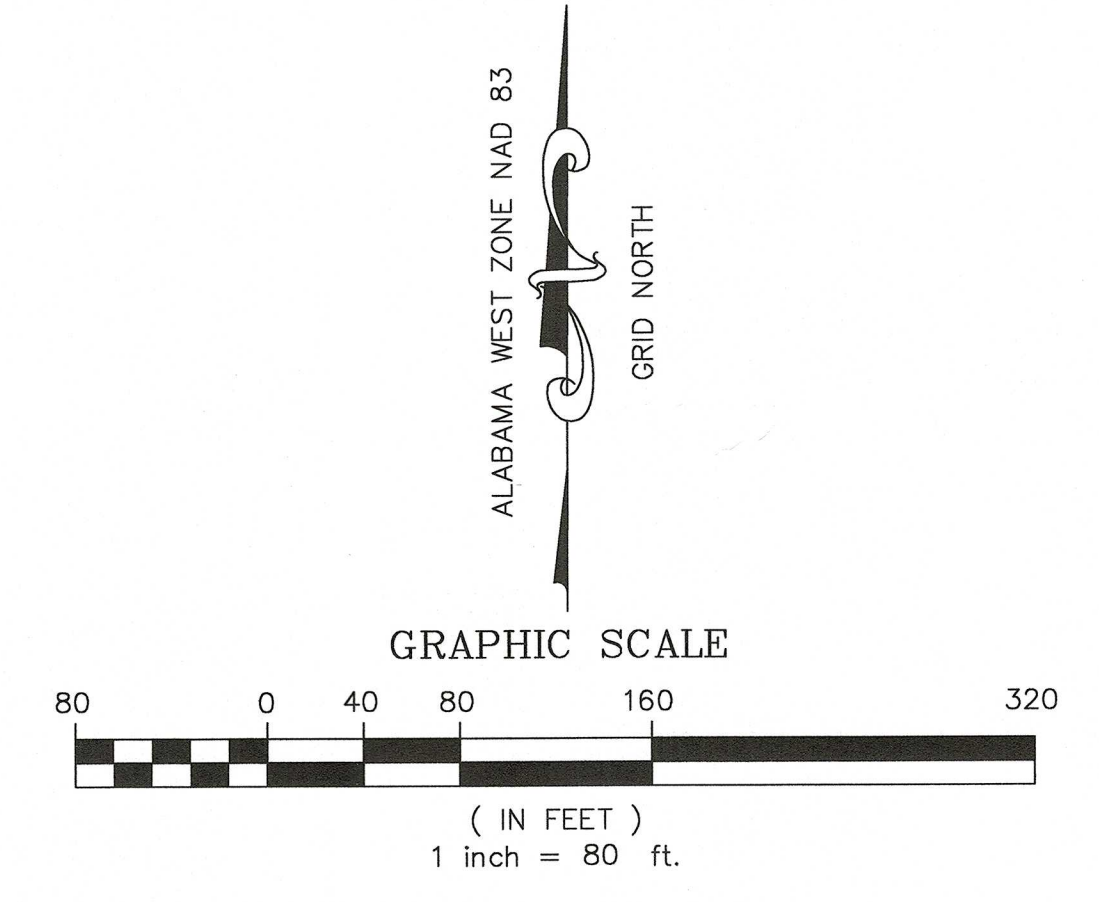
PROJECT: 1000 E. LAUREL AVENUE (FOLEY) FOLEY, AL. 36535 (251) 943-8960. TITLE: 120 BISHOP CIRCLE, SUITE 300 (PELHAM) PELHAM, AL 35124 (205) 403-9158

EDG ENGINEERING DESIGN GROUP, LLC CIVIL ENGINEERING - LAND SURVEYING (205) 403-9158. SHEET NO. 1 OF 2

220774 BALDWIN COUNTY, ALABAMA HARRY D'OLIVE, JR. PROBATE JUDGE Filed/cert. 08/02/2025 08:17 AM TOTAL \$40.00 2 Pages SLIDE 30226

EXHIBIT MAP FOR BALDWIN COUNTY KETTELSON SUBDIVISION

SITUATED IN SECTION 28,
TOWNSHIP 7 SOUTH, RANGE 5 EAST,
BALDWIN COUNTY, ALABAMA

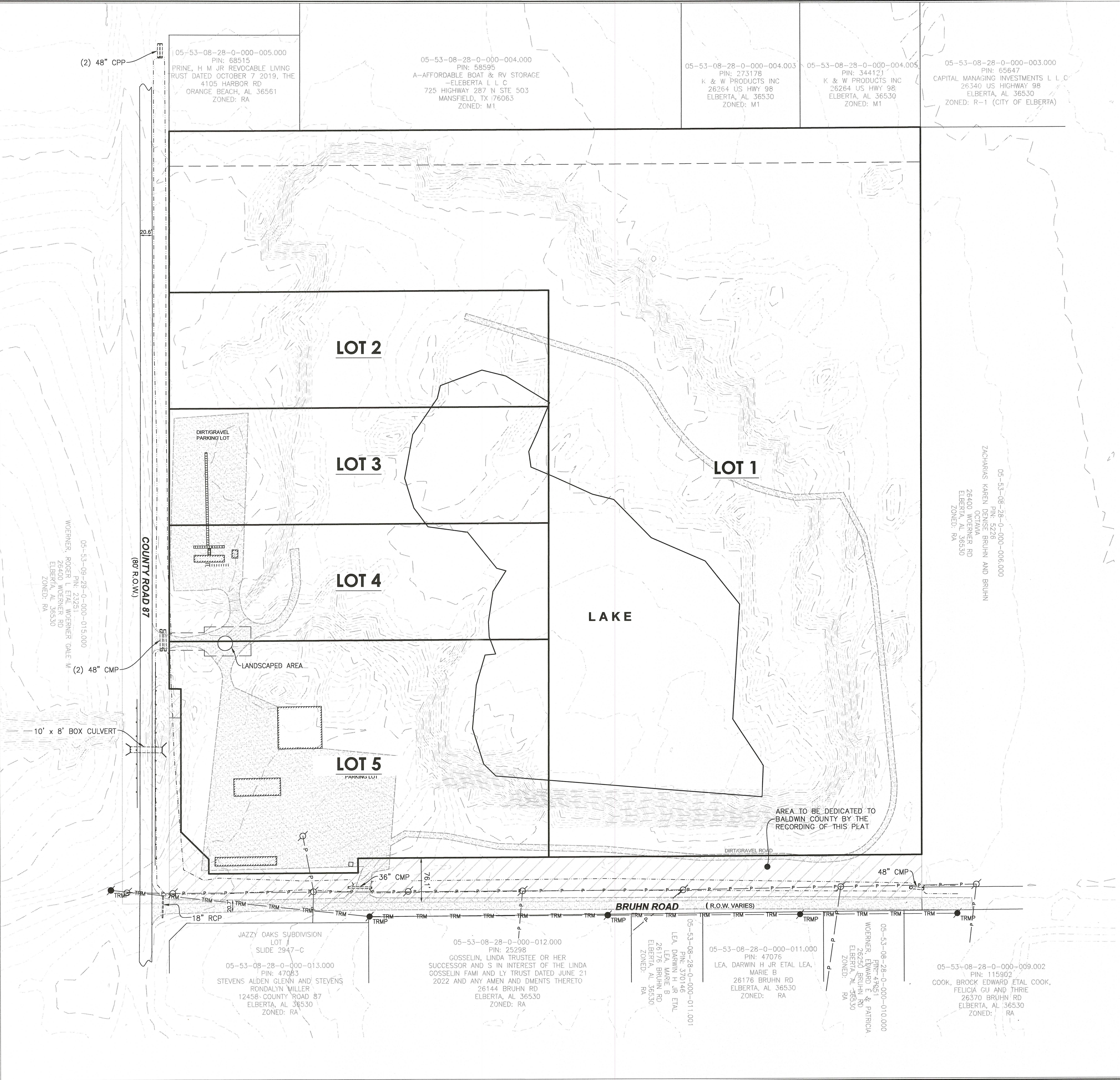


THIS IS NOT A SURVEY
THE INTENT OF THIS EXHIBIT IS TO SHOW AN
OVERALL VIEW OF THE SUBDIVISION AND THE
EXISTING ROAD CONDITIONS.

NOTE:
CONTOURS AND ELEVATIONS ARE TAKEN FROM AUTODESK INFRAWORKS.

LEGEND

- POWER POLE
- TRANSMISSION LINE POLE
- BOX CULVERT
- STORM PIPE
- POWER LINE
- TRANSMISSION LINE
- GUARDRAIL
- TOP OF DITCH
- EDGE OF GRAVEL
- ASPHALT
- GRAVEL



DATE	REVISIONS	PROJECT	TITLE
		1000 E. LAUREL AVENUE (FOLEY) FOLEY, AL 36535 (251) 943-8960	KETTELSON SUBDIVISION
		120 BISHOP CIRCLE, SUITE 300 (PELHAM) PELHAM, AL 35124 (205) 403-9158	EXHIBIT MAP FOR BALDWIN COUNTY
		EDG ENGINEERING • LAND SURVEYING (205) 403-9158	ENGINEERING DESIGN GROUP, LLC CIVIL ENGINEERING • LAND SURVEYING

2207774
BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/Cert. 09/02/2025 08:17 AM
TOTAL \$40.00 2 Pages
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