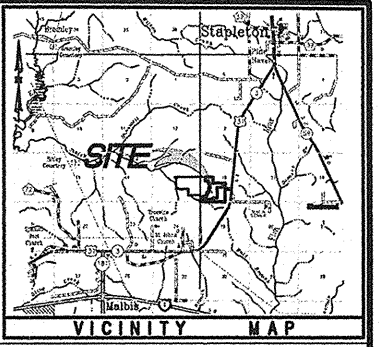


# Cambron Phase Two

- NOTES**
1. ALL LOTS SHALL HAVE A MINIMUM OF 30 FEET FOR FRONT AND REAR BUILDING SETBACKS AND A MINIMUM OF 10 FEET FOR SIDE BUILDING SETBACKS UNLESS OTHERWISE NOTED.
  2. ALL LOTS HAVE A 10 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES UNLESS OTHERWISE NOTED. ALL EASEMENTS SHALL HAVE CLEAR ACCESS AT ALL TIMES (FOR MAINTENANCE PURPOSES).
  3. ALL LOT CORNERS ARE MARKED WITH CAPPED REBARS STAMPED, HMR CA 0604 LS.
  4. SIDEWALKS WILL BE INSTALLED AT THE TIME OF RESIDENTIAL CONSTRUCTION.
  5. THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN AS INDICATED ON THE FEMA FLOOD INSURANCE RATE MAP NUMBERS 01003C0410 K AND 01003C0405 K, DATED JUNE 17, 2002.
  6. SEE CONSTRUCTION PLANS FOR ALL UTILITY LOCATIONS.



- LEGEND**
- OTF OPEN TOP IRON FOUND
  - CTF CRIMP TOP IRON FOUND
  - CFP CAPPED REBAR FOUND
  - RF REBAR FOUND
  - CRS CAPPED REBAR SET
  - CMS CONCRETE MONUMENT SET
  - R.O.W. RIGHT-OF-WAY
  - PROPERTY LINE
  - 100' 5' CONTOUR
  - 99' 1' CONTOUR

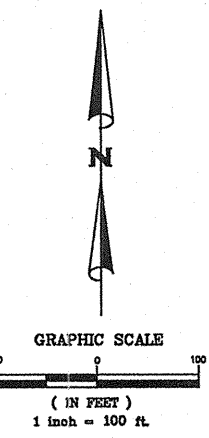
**FUTURE PHASE 3**

33-04-18-0-000-005.000  
Cambron Investments, LLC  
28720 U.S. Highway 98, Suite One  
Daphne, Alabama 36526

JUDGE OF PROBATE

**CURVE TABLE**

NUMBER	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH	TANGENT
C1	200.00	13'35"11"	N-82°50'00"-W	47.31	47.43	23.82
C1	200.00	13'35"11"	S-82°50'00"-E	47.31	47.43	23.82
C2	35.00	45°05'57"	S-81°24'37"-W	26.84	27.55	14.53
C3	35.00	45°05'57"	S-53°29'26"-E	26.84	27.55	14.53
C4	25.00	89°58'08"	N-44°38'31"-W	35.35	39.26	24.99
C5	25.00	90°01'52"	N-45°21'29"-E	35.36	39.28	25.01
C6	100.00	90°04'02"	S-45°22'34"-W	141.50	157.20	100.12
C7	35.00	45°05'57"	N-67°51'36"-E	26.84	27.55	14.53
C8	35.00	45°05'57"	N-67°02'27"-W	26.84	27.55	14.53
C9	25.00	90°10'29"	S-45°19'53"-W	35.41	39.35	25.08
C10	25.00	86°21'35"	N-42°56'09"-W	34.21	37.68	23.46
C11	35.00	45°05'57"	S-22°18'20"-E	26.84	27.55	14.53
C12	35.00	45°05'57"	N-22°47'37"-E	26.84	27.55	14.53
C13	1000.00	15°20'09"	S-81°54'48"-E	266.86	267.66	134.63
C14	25.00	89°12'48"	S-61°08'52"-W	35.11	38.93	24.66
C15	25.00	90°00'00"	N-29°14'44"-W	35.36	39.27	25.00
C16	500.00	15°26'07"	S-08°02'13"-W	134.29	134.70	67.76
C17	35.00	45°05'57"	S-22°13'49"-E	26.84	27.55	14.53
C18	35.00	45°05'57"	N-22°52'07"-E	26.84	27.55	14.53
C19	105.00	89°27'57"	N-44°38'40"-W	147.80	163.95	104.03
C20	350.00	89°47'49"	S-44°28'44"-E	494.10	548.54	348.76
C20	35.00	45°05'57"	N-67°02'27"-W	26.84	27.55	14.53
C21	105.00	89°48'17"	N-44°28'58"-W	148.24	164.58	104.64
C22	25.00	83°26'29"	N-42°08'24"-E	33.27	36.41	22.29
C23	25.00	82°49'09"	N-54°43'47"-W	33.07	36.14	22.05
C24	50.00	27°01'15"	S-13°57'35"-W	70.59	235.79	-49.83
C24	35.00	45°05'57"	S-81°24'37"-E	26.84	27.55	14.53
C25	50.00	27°01'15"	N-00°24'35"-E	70.59	235.79	-49.83
C26	50.00	27°01'15"	S-89°45'21"-E	70.59	235.79	-49.83
C27	50.00	27°01'15"	S-89°40'51"-E	70.59	235.79	-49.83



## CAMBRON PHASE 1

THE MAINTENANCE OF ALL COMMON AREAS, INCLUDING WETLANDS AND THE DETENTION AREAS, SHOWN ON THIS PLAT SHALL NOT BE THE RESPONSIBILITY OF BALDWIN COUNTY.

WETLANDS: THE PROPERTY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE PERIODIC REMOVAL OF ERODED SEDIMENTS, DEBRIS, OR OTHER OBSTRUCTIONS FROM THE WETLANDS. THE PROPERTY OWNERS ASSOCIATION WILL PERFORM QUARTERLY INSPECTIONS OF WETLAND AREAS. ALL INFORMATIONAL SIGNS REGARDING THE IMPORTANCE OF WETLAND FUNCTIONS THAT ARE PLACED IN THE COMMON AREA WILL BE PERMANENTLY MAINTAINED AND KEPT READILY VISIBLE BY THE PROPERTY OWNERS ASSOCIATION.

**SITE DATA**

TOTAL SITE = 62.6± ACRES  
TOTAL LOTS = 104  
SMALLEST LOT SIZE = 13,000 S.F.  
LINEAR FEET OF ROADWAY = 5976± L.F.  
PARCEL NO. 05-33-04-18-0-000-005.000  
SINGLE FAMILY RESIDENTIAL

**CURRENT ZONING**

UNZONED BALDWIN COUNTY

**POWER:** RIVIERA UTILITIES  
**WATER:** CITY OF BAY MINNETE  
**SEWER:** BALDWIN COUNTY SEWER  
**TELEPHONE:** BELLSOUTH

**OWNER**

CAMBRON INVESTMENTS, LLC  
28720 U.S. HIGHWAY 98, SUITE ONE  
DAPHNE, ALABAMA 36526

**ENGINEER**

SCOTT A. HUTCHINSON, P.E.  
ALA. LIC. NO. 21830

**SURVEYOR**

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

NO.	REVISION	DATE	ENGR.



### HUTCHINSON, MOORE & RAUCH, LLC

2039 MAIN STREET DAPHNE, ALABAMA 36526  
ENGINEERS & SURVEYORS LAND PLANNERS  
TEL (251) 626-2626 FAX (251) 626-6934 daphne@hmrengineers.com

1936-PRNPL12B  
P6901-1936-10.02

### CAMBRON - PHASE 2 PRELIMINARY PLAT

### CAMBRON INVESTMENTS, LLC

SCALE	DATE	DRAWN BY	CHECKED BY	SHEET
1" = 100'	NOVEMBER 2005	TDL		38BOF 46