

Recorded
Copy

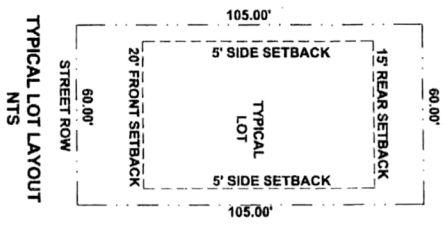
RESUBDIVISION OF LOT 1 KENNEDY PARK - PHASE 2

A RESIDENTIAL DEVELOPMENT SITUATED IN THE
SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 4 EAST,
BALDWIN COUNTY, ALABAMA.

2856-000
State of Alabama, Baldwin County
1. Certified by the County Clerk
and taken collected on: 04/11/20
Instrument Number: 2020-000
Recording: 04/11/2020
Page: 2
Book: 112
Sheet: 5, 6
Architect: J. Moore, J. Bass
J. Moore & J. Bass, Inc.

KENNEDY PARK
SUBDIVISION
LOT 2
8.16 AC +/-
ZONING: BIA

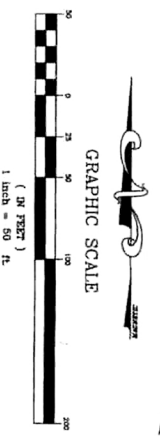
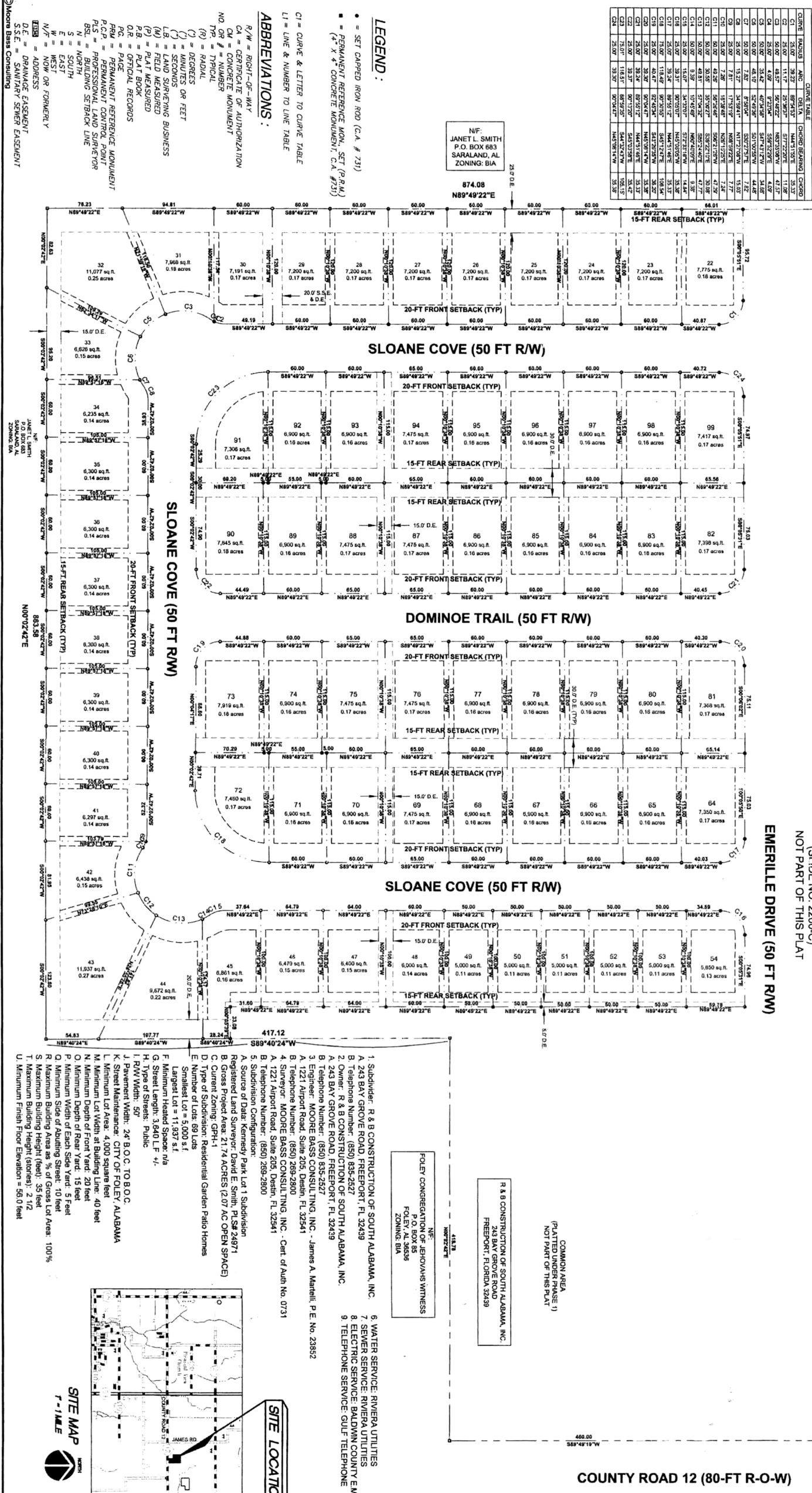
1281.31 500'05.11'E



CURVE	BOUNDARY	ARC	DATA	CHORD BEARING	CHORD
C1	25.00'	25.00'	89°49'22"E	N44°51'05"E	15.38'
C2	50.00'	48.57'	89°49'22"E	N44°51'05"E	15.38'
C3	50.00'	4.09'	87°23'04"E	N44°51'05"E	4.09'
C4	50.00'	32.42'	40°34'56"E	S47°43'27"W	34.48'
C5	50.00'	48.43'	32°03'53"E	S50°00'00"W	44.48'
C6	50.00'	15.27'	34°59'41"E	N17°23'08"W	15.57'
C7	25.00'	7.81'	17°53'16"W	N44°51'05"E	7.77'
C8	25.00'	7.26'	18°38'46"W	N44°51'05"E	7.22'
C9	25.00'	30.00'	30°00'00"E	S50°00'00"W	30.00'
C10	50.00'	48.81'	57°34'46"E	S50°00'00"W	47.77'
C11	50.00'	8.39'	10°49'46"E	S50°00'00"W	8.39'
C12	25.00'	38.24'	86°55'12"E	N44°51'05"E	35.33'
C13	25.00'	118.49'	87°45'34"E	S47°43'27"W	105.54'
C14	25.00'	40.47'	90°30'05"E	S47°43'27"W	35.33'
C15	25.00'	38.24'	86°55'12"E	N44°51'05"E	35.33'
C16	25.00'	38.24'	86°55'12"E	N44°51'05"E	35.33'
C17	25.00'	38.24'	86°55'12"E	N44°51'05"E	35.33'
C18	25.00'	38.24'	86°55'12"E	N44°51'05"E	35.33'
C19	25.00'	38.24'	86°55'12"E	N44°51'05"E	35.33'
C20	25.00'	38.24'	86°55'12"E	N44°51'05"E	35.33'
C21	25.00'	38.24'	86°55'12"E	N44°51'05"E	35.33'
C22	25.00'	38.24'	86°55'12"E	N44°51'05"E	35.33'
C23	25.00'	38.24'	86°55'12"E	N44°51'05"E	35.33'
C24	25.00'	38.24'	86°55'12"E	N44°51'05"E	35.33'

RESUBDIVISION OF LOT 1 KENNEDY PARK - PHASE 1
(SIDE NO. 2200-C)
NOT PART OF THIS PLAT

EMERILLE DRIVE (50 FT RW)



POINT OF COMMENCEMENT
CAPPED IRON (STAMPED)
10679 PER KENNEDY PARK
SUBDIVISION PLAT

1429.68 (P)
N89°49'22"E

COUNTY ROAD 12 (80-FT R-O-W)

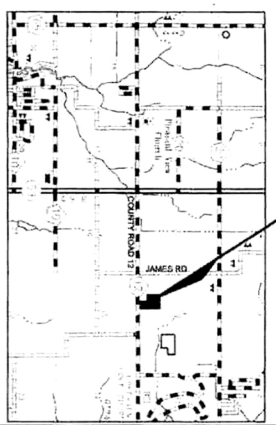
N/P: PREMIER PARTNERS III LIMITED PA C/O WESTCHESTER REAL ESTATE P.O. BOX 3009
CHAMPAIGN, IL 61826-3009

1. Subdivider: R & B CONSTRUCTION OF SOUTH ALABAMA, INC.
2. Registered Land Surveyor: David E. Smith, P.L.S. 32439
3. Owner: R & B CONSTRUCTION OF SOUTH ALABAMA, INC.
4. Telephone Number: (850) 835-2827
5. Engineer: MOORE BASS CONSULTING, INC. - James A. Moore, P.E. No. 23852
6. Telephone Number: (850) 289-2800
7. Subdivision Configuration: A. Source of Data: Kennedy Park Lot 1 Subdivision B. Registered Land Surveyor: David E. Smith, P.L.S. 32439 C. Cross Project Area: 21.74 ACRES (2.07 AC OPEN SPACE) D. Current Zoning: (GPH) E. Type of Subdivision: Residential Garden Patio Homes F. Subdivision Lot: 54 G. Smallest Lot: 13,007 sq. ft. H. Smallest Lot: 13,007 sq. ft. I. Smallest Lot: 13,007 sq. ft. J. Smallest Lot: 13,007 sq. ft. K. Smallest Lot: 13,007 sq. ft. L. Smallest Lot: 13,007 sq. ft. M. Smallest Lot: 13,007 sq. ft. N. Smallest Lot: 13,007 sq. ft. O. Smallest Lot: 13,007 sq. ft. P. Smallest Lot: 13,007 sq. ft. Q. Smallest Lot: 13,007 sq. ft. R. Smallest Lot: 13,007 sq. ft. S. Smallest Lot: 13,007 sq. ft. T. Smallest Lot: 13,007 sq. ft. U. Minimum Finish Floor Elevation = 56.0 feet
8. WATER SERVICE: RIVERA UTILITIES
9. SEWER SERVICE: RIVERA UTILITIES
10. ELECTRIC SERVICE: BALDWIN COUNTY E.M.C.
11. TELEPHONE SERVICE: GULF TELEPHONE

NOTED:
POLY CONGREGATION OF JEROME'S WITNESS
P.O. BOX 55
ZONING: BIA

COMMON AREA
(PLATTED UNDER PHASE 1)
NOT PART OF THIS PLAT

SITE LOCATION



REVISIONS

DATE

10-01-20

FILE #

10.0

CONTRACT #

JAN

MB

Kennedy Park-Phase 2-Part 2

10-01-20

10.0

JAN

PROJECT NAME

RESUBDIVISION OF LOT 1 KENNEDY PARK PHASE 2

CLIENT NAME

R & B CONSTRUCTION OF SOUTH ALABAMA, INC.
243 BAY GROVE ROAD
FREEPORT, FLORIDA 32439

Moore Bass

C O N S U L T I N G

TALLAHASSEE DESTIN ATLANTA

CERTIFICATE OF AUTHORIZATION #7245