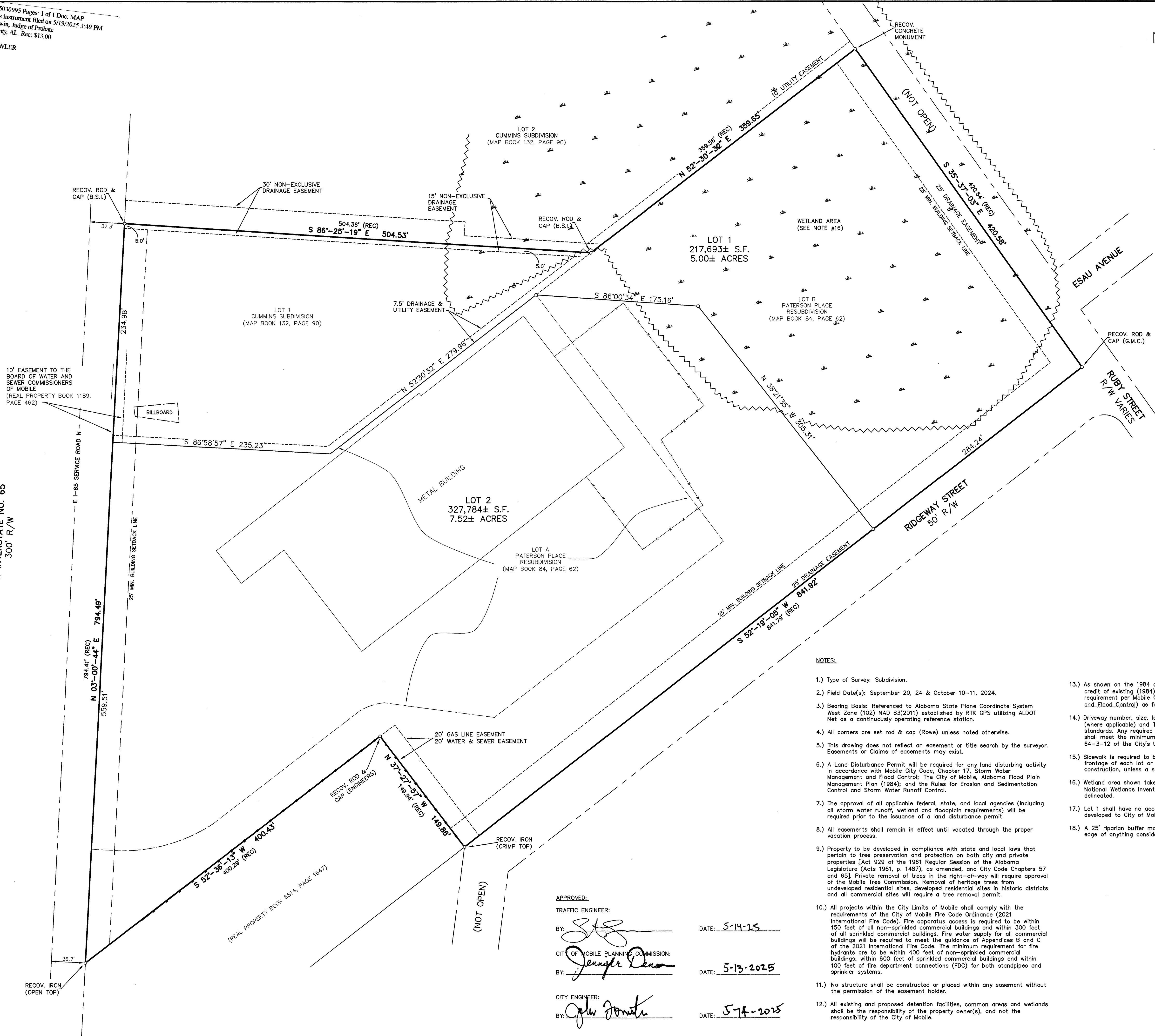


Clerk: BTOWLER

U.S. INTERSTATE NO. 65
300' R/W



NOTES:

- 1.) Type of Survey: Subdivision.
- 2.) Field Date(s): September 20, 24 & October 10-11, 2024.
- 3.) Bearing Basis: Referenced to Alabama State Plane Coordinate System West Zone (102) NAD 83(2011) established by RTK GPS utilizing ALDOT Net as a continuously operating reference station.
- 4.) All corners are set rod & cap (Rowe) unless noted otherwise.
- 5.) This drawing does not reflect an easement or title search by the surveyor. Easements or Claims of easements may exist.
- 6.) 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.
- 7.) 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.
- 8.) All easements shall remain in effect until vacated through the proper vacation process.
- 9.) Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts and all commercial sites will require a tree removal permit.
- 10.) All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2021 International Fire Code). Fire apparatus access is required to be within 150 feet of all non-sprinkled commercial buildings and within 300 feet of all sprinkled commercial buildings. Fire water supply for all commercial buildings will be required to meet the guidance of Appendices B and C of the 2021 International Fire Code. The minimum requirement for fire hydrants are to be within 400 feet of non-sprinkled commercial buildings, within 600 feet of sprinkled commercial buildings and within 100 feet of fire department connections (FDC) for both standpipes and sprinkler systems.
- 11.) No structure shall be constructed or placed within any easement without the permission of the easement holder.
- 12.) 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.
- 13.) As shown on the 1984 aerial photo LOTS 1 and 2 will receive historical credit of existing (1984) impervious area towards storm water detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control as follows: LOT 1 - NONE AND LOT 2 - 74,000 sf.
- 14.) Driveway number, size, location, and design to be approved by ALDOT (where applicable) and 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 Unified Development Code.
- 15.) 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.
- 16.) Wetland area shown taken from the U.S. Fish and Wildlife Service National Wetlands Inventory (NWI) mapper service and have not been delineated.
- 17.) Lot 1 shall have no access to Ruby Street until such a time as it is developed to City of Mobile standards.
- 18.) A 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.

APPROVED:

TRAFFIC ENGINEER:

BY: *[Signature]*

CITY OF MOBILE PLANNING COMMISSION:

BY: *[Signature]*

CITY ENGINEER:

BY: *[Signature]*

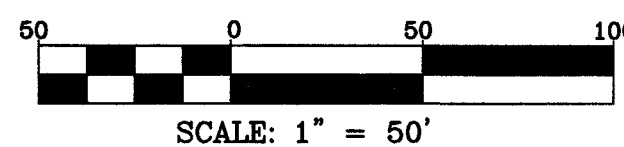
DATE: 5-14-25

DATE: 5-13-2025

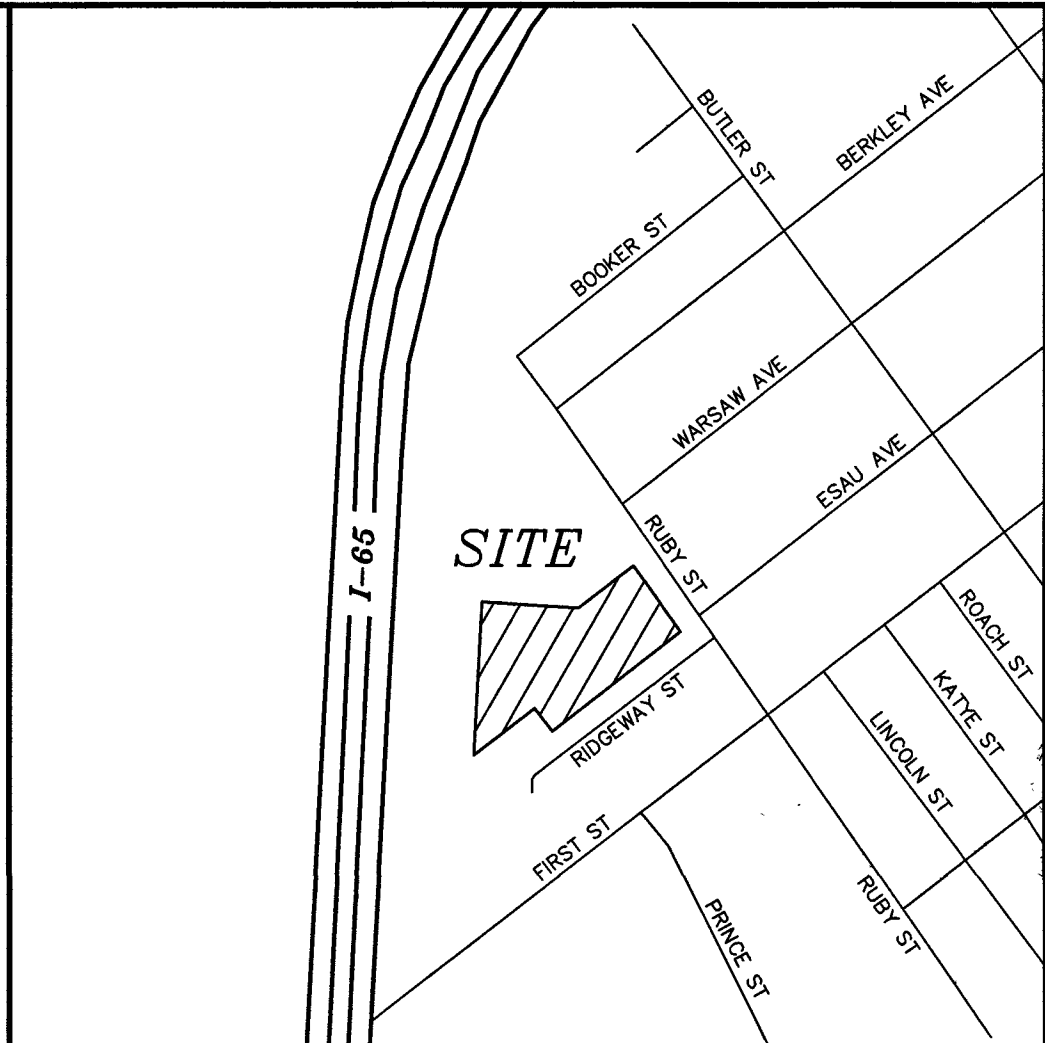
DATE: 5-14-2025

LEGEND

R/W RIGHT-OF-WAY
(REC) RECORD
--- RIGHT-OF-WAY-LINE
- - - CENTER LINE
- - - FORESHORTENED LINE
- X - FENCE LINE



Inst # 2025030995



VICINITY MAP

OWNER(S) ACCEPTANCE:

The undersigned owner, The Paterson Company, Inc., does hereby accept and approve this plat and subdivision.

By: *Keith Clement*
Keith Clement, Secretary
The Paterson Company, Inc.

STATE OF ALABAMA
COUNTY OF MOBILE)

I, *Angela M. Williams*, a Notary Public in and for said County and State, do hereby certify that Keith Clement, whose name, as authorized by The Paterson Company, Inc., is signed to the foregoing certificate and who is known to me, acknowledged before me on this day, that, being informed of the contents of said certificate, he executed the same voluntarily on the day the same bears date for and as an act of said Paterson Company, Inc.

Given under my hand and seal this the 21st day of April, 2025.

Angela M. Williams
NOTARY PUBLIC My Commission Expires: 5/17/2026

OWNER(S) ACCEPTANCE:

The undersigned owner, Riverside Materials, Inc., does hereby accept and approve this plat and subdivision.

By: *Brian W. Pipkin*
Brian W. Pipkin, President
Riverside Materials, Inc.

STATE OF ALABAMA
COUNTY OF MOBILE)

I, *Angela M. Williams*, a Notary Public in and for said County and State, do hereby certify that Brian W. Pipkin, whose name, as authorized by Riverside Materials, Inc., is signed to the foregoing certificate and who is known to me, acknowledged before me on this day, that, being informed of the contents of said certificate, he executed the same voluntarily on the day the same bears date for and as an act of said Paterson Company, Inc.

Given under my hand and seal this the 8th day of May, 2025.

Angela M. Williams
NOTARY PUBLIC My Commission Expires: 5/17/2026

LEGAL DESCRIPTION

STATE OF ALABAMA
COUNTY OF MOBILE)

Lots A & B, Paterson Place Resubdivision, as recorded in Map Book 84, Page 62, Probate Court Records, Mobile County, Alabama.

Lot 1, Cummins Subdivision, as recorded in Map Book 132, Page 90, Probate Court Records, Mobile County, Alabama.

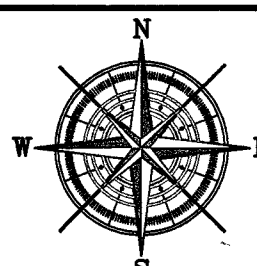
I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

This is to state that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map No. 01097C0551 L, and dated June 05, 2020, and found that the above described property now is located in Flood Hazard Area "X-Unshaded", as determined by graphic scaling.

Cecil T. Hudson, PLS
Alabama Licensed Professional
Land Surveyor No. 29983-S
Prints not valid unless
they bear an original seal

Date: 5/11/2024

PATERSON PLACE PHASE II



ROWE
ENGINEERING & SURVEYING
CONSULTING ENGINEERS

3502 LAUGHLIN DR. • SUITE B • MOBILE, AL 36693
PHONE 251-666-2766 • FAX 251-660-1040

REVISIONS:

DRAWING: 63209-SUB-SED
DRAWN BY: SED
CHECKED BY: CTH

JOB: 63209
FB: 2096/47.67 2060/76
2099/13 2089/63

PLAT DATE:
October 14, 2024

SCALE:
1" = 50'