



OWNERS:
CELESTE HILLS LLC.
5588 JACKSON ROAD
MOBILE AL. 36619

BLACKBEAR L.L.C.
4636 BITT & SPUR RD. STE B.
MOBILE, AL. 36606

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4636 BIT & SPUR RD. STE B.
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CELESTE RD (80' R/W)

ALABAMA POWER COMPANY (100' R/W)



SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED
STATE OF ALABAMA
COUNTY OF MOBILE
I, SIDNEY J. ORRELL, JR., A REGISTERED LAND SURVEYOR (ALABAMA, REG. NO. 9982) HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF CELESTE HILLS, LLC, A CORPORATION SITUATED IN MOBILE COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 2, CELESTE RIDGE AS PER PLAT RECORDED IN MAP BOOK 68, PAGE 78, PROBATE RECORDS, MOBILE COUNTY, ALABAMA; THENCE RUN S83°03'01"E, ALONG THE NORTH LINE OF SAID LOT 467.61 FEET TO A POINT; THENCE RUN N06°50'07"E, 565.67 FEET TO A POINT; THENCE RUN N83°07'36"W, 167.62 FEET TO A POINT; THENCE RUN N06°51'19"E, 235.51 FEET TO A POINT; THENCE RUN EAST 427.71 FEET TO A POINT; THENCE RUN S55°59'10"E, 105.72 FEET TO A POINT; THENCE RUN N50°18'24"E, 145.00 FEET TO A POINT; THENCE RUN N71°10'38"E, 173.31 FEET TO A POINT; THENCE RUN S49°08'19"E, 250.00 FEET TO A POINT; THENCE RUN N50°20'56"E, 172.32 FEET TO A POINT; THENCE RUN S42°26'39"E, 173.87 FEET TO A POINT; THENCE RUN S71°45'40"E, 58.25 FEET TO A POINT; THENCE RUN S43°59'55"E, 192.94 FEET TO A POINT; THENCE RUN N47°44'57"E, 109.26 FEET TO A POINT; THENCE RUN S48°17'59"E, 224.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF ALABAMA POWER COMPANY EASEMENT; THENCE RUN S42°02'10"W, ALONG SAID EASEMENT 1633.23 FEET TO A POINT; THENCE RUN N83°10'44"W, 817.23 FEET TO A POINT; THENCE RUN N06°50'07"E, ALONG THE EAST LINE OF MAJESTIC MANOR AND SAID CELESTE RIDGE 699.09 FEET TO A POINT; THENCE RUN N02°56'39"W, ALONG THE SOUTH LINE OF SAID LOT 2, CELESTE RIDGE 467.63 FEET TO A POINT ON THE EAST RIGHT OF WAY OF CELESTE ROAD; THENCE RUN N06°50'24"E, ALONG SAID ROAD 132.16 FEET TO THE POINT OF BEGINNING.

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 EASEMENTS AND ITS NUMBER AND LENGTH, WIDTH AND NAME OF THE STREETS, 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.

WITNESS MY HAND THIS _____ DAY OF _____, 2007.

SIDNEY J. ORRELL, JR., ALA. REG. NO. 9982, COUNTY SURVEYOR
DEDICATION, BY OWNER

WE CELESTE HILLS, LLC, AS PROPRIETORS HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS CHARLESTON RIDGE, MOBILE COUNTY, ALABAMA, AND THAT THE (STREETS, DRIVES, ALLEYS, EASEMENTS, ECT.) AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

SIGNED AND SEALED IN THE PRESENCE OF:
WITNESS _____ MANAGING MEMBER CELESTE HILL, L.L.C.

ACKNOWLEDGMENT
STATE OF ALABAMA
COUNTY OF MOBILE

I, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, DO HEREBY STATE THAT S. MATTHEW ORRELL, WHOSE NAME AS MANAGING MEMBER OF CELESTE HILLS, LLC, IS SIGNED TO THE ACCEPTANCE BY OWNERS, SHOWN HEREON, AND WHO ARE KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT HE HAS BEEN INFORMED OF THE CONTENTS OF SAID ACCEPTANCE BY OWNERS AND HE, AS PRESIDENT, WITH FULL AUTHORITY EXECUTED SAME VOLUNTARILY ON THE DAY SAME BEARS DATE.
GIVEN UNDER MY HAND AND SEAL THIS, _____ DAY OF _____, 2007.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
CERTIFICATE OF APPROVAL BY THE SARALAND UTILITIES BOARD

THE UNDERSIGNED, AS AUTHORIZED BY THE SARALAND UTILITIES BOARD HEREBY APPROVED THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF MOBILE COUNTY, ALABAMA THIS THE _____ DAY OF _____, 2007.

MANAGER
CERTIFICATION OF THE APPROVAL OF STREET AND UTILITIES

I HEREBY CERTIFY (1) THAT STREETS, UTILITIES, AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER ACCORDING TO CITY SPECIFICATIONS IN THE SUBDIVISION ENTITLED CHARLESTON RIDGE, (2) THAT A SECURITY BOND IN THE AMOUNT OF _____ HAS BEEN POSTED WITH THE SARALAND CITY COUNCIL TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
_____, 2007.

CITY ENGINEER

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER
THE UNDERSIGNED, AS COUNTY ENGINEER OF MOBILE COUNTY, ALABAMA, HEREBY APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF MOBILE COUNTY, ALABAMA, THIS THE _____ DAY OF _____, 2007.

COUNTY ENGINEER

CERTIFICATE OF APPROVAL BY THE MOBILE COUNTY HEALTH DEPARTMENT
THE UNDERSIGNED, AS AUTHORIZED BY THE MOBILE COUNTY HEALTH DEPARTMENT, HEREBY APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF MOBILE COUNTY, ALABAMA, THIS THE _____ DAY OF _____, 2007.

HEALTH OFFICER

CERTIFICATE OF APPROVAL BY THE SARALAND PLANNING COMMISSION
THE WITHIN PLAT OF CHARLESTON RIDGE IN MOBILE COUNTY, ALABAMA IS HEREBY APPROVED BY THE SARALAND PLANNING COMMISSION OF THE CITY OF SARALAND, ALABAMA, THIS THE _____ DAY OF _____, 2007.

CHAIRMAN

CERTIFICATE OF CONSTRUCTION FOR ACCEPTANCE OF A SUBDIVISION IN SARALAND, ALABAMA (TO BE FILED WITH "AS BUILT" ENGINEERING PLANS)

1, VINCE LACOSTE, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF ALABAMA, REGISTRATION NUMBER 24712, DO HEREBY CERTIFY THAT THE STREETS AND DRAINAGE SYSTEM FOR CHARLESTON RIDGE HAVE BEEN CONSTRUCTED UNDER MY SUPERVISION IN ACCORDANCE WITH CONSTRUCTION PLANS APPROVED BY THE CITY ENGINEER.

I FURTHER CERTIFY THAT I HAVE CHECKED ALL TEST REPORTS AND THAT ALL BASE MATERIAL, CONCRETE AND ASPHALT HAVE BEEN INSTALLED IN ACCORDANCE WITH THE TYPICAL SECTIONS, PROFILES AND PLAN DETAILS AND MEET MINIMUM REQUIREMENTS AS SET OUT IN THE CITY OF SARALAND'S STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF ROADWAY AND DRAINAGE IMPROVEMENTS LATEST EDITION AND CURRENT REVISIONS.

I ACKNOWLEDGE THAT IN THE EVENT THAT THE CERTIFICATION GIVEN HEREIN SHALL BE DETERMINED BY THE CITY TO BE GROSSLY INCORRECT THE CITY MAY THEREAFTER REFUSE TO ACCEPT THE CERTIFICATION OF THE UNDERSIGNED.

NAME: VINCE LACOSTE, P.E.
P.E.#: 24712
DATE:
TITLE: DESIGN ENGINEER
FIRM: POLYSURVEYING

MINIMUM BUILDING SETBACK	
FRONT	30
REAR	15
SIDE	10

SITE DATA	
TOTAL ACRES	33.58
SMALLEST LOT	14,562 square feet
TOTAL NO. LOTS	47
LINEAR FEET OF STREETS	4293
ZONING	RESIDENTIAL

**NOTE: THIS PROPERTY LOCATED IN ZONE "X" AS LOCATED BY ELEVATION FROM FEDERAL FLOOD HAZARD MAP PANEL NO. 01097C0427 J DATE: 07-06-98.

NOT FOR RECORDING

CHARLESTON RIDGE
SUBDIVISION PLAT
MOBILE COUNTY, ALABAMA

POLYSURVEYING
ENGINEERING-LAND SURVEYING

5588 JACKSON RD. MOBILE, AL 36619	PHONE: (251) 666-2010 FAX: (251) 666-1792	E-MAIL: MAIL@Polysurveying.com InterNet: www.Polysurveying.com
FIELD BOOK: 07-2006	DRAWN BY: JOE	DATE: 07-2006
DATA FILE: ALVA-TOPG	CHECKED BY: V.D.L.	SURVEY DATE: 07-2006
SCALE: 1"=100'		SHEET NO. 1A

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