

FRANK J. CARON, IN RECORDING THIS PLAN OF ONE ISLAND SUBDIVISION, UNIT FOURTEEN, HAS ESTABLISHED CERTAIN AREAS OF LAND AS ROADS, EASEMENTS FOR CANALS, AND EASEMENTS FOR UTILITIES, MAINTENANCE, REPAIR, DRAINAGE AND OTHER RELATED USES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT CERTAIN RIGHTS AND EASEMENTS OF USE AND ENJOYMENT OF SAID AREAS ARE GRANTED TO THE OWNERS OF LOTS AND LIVING UNITS IN ONE ISLAND SUBDIVISION AS MORE FULLY PROVIDED IN THE DECLARATION OF GENERAL COVENANTS AND RESTRICTIONS APPLICABLE TO THE ABOVE PLATTED LANDS AND LANDS TO BE ADDED THEREON; SAID DECLARATION OF GENERAL COVENANTS AND RESTRICTIONS BEING DATED BY THE 18TH DAY OF SEPTEMBER, 1979, AND RECORDED IN MISCELLANEOUS BOOK 22, PAGE 359, OF THE RECORDS IN THE OFFICE OF JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA, AND THE SAME ARE HEREBY INCORPORATED AND MADE A PART OF THIS PLAN AS FULLY AS THOUGH SET OUT HEREIN IN FULL.

FRANK J. CARON, RESERVES UNTO HIMSELF, HIS HEIRS AND ASSIGNS, A COMMON RIGHT OF WAY AND EASEMENTS FOR INGRESS AND EGRESS AND EASEMENTS FOR UTILITIES, DRAINAGE, MAINTENANCE, REPAIR AND OTHER RELATED USES OVER, ALONG, ACROSS AND UNDER ALL ROADS, EASEMENTS FOR CANALS AND ALL OTHER EASEMENTS SHOWN ON THIS PLAN FOR ALL PURPOSES RELATED IN ANY MANNER TO THE SUBDIVISION, DEVELOPING, OR AIDING IN THE SUBDIVISION OR DEVELOPMENT OF THIS SUBDIVISION UNIT, FRANK J. CARON, ALSO SPECIFICALLY RESERVES UNTO HIMSELF, HIS HEIRS AND ASSIGNS THE RIGHT TO TRANSFER AND ASSIGN FULL RIGHTS OF INGRESS AND EGRESS OVER, UPON AND ACROSS ALL CANALS LOCATED WITHIN THE CANAL EASEMENTS AS SHOWN ON THIS PLAN TO ANY AND ALL PARTIES AT HIS SOLE DISCRETION, REGARDLESS OF WHETHER SAID PARTIES OWN ANY RIGHT, TITLE OR INTEREST IN LANDS WITHIN THIS SUBDIVISION. IN ADDITION THEREON, FRANK J. CARON SPECIFICALLY RESERVES UNTO HIMSELF, HIS HEIRS AND ASSIGNS A FREE AND UNOBSTRUCTED RIGHT OF ACCESS AT ALL TIMES SUFFICIENT HEREON OVER, UPON AND ACROSS ANY AND ALL PARTS OF THE AREAS DESIGNATED UPON THIS PLAN AS CANAL EASEMENTS, TOGETHER WITH THE RIGHT AT ALL TIMES TO DIG, DREDGE, EXCAVATE AND REMOVE SAND, SOIL, VEGETATION, AND ALL OTHER TYPES OF MATERIAL LYING WITHIN THE AREA OF SAID CANAL EASEMENT; TOGETHER WITH THE RIGHT TO DEPOSIT SAID MATERIAL ON SPILL AREAS UPON ONE ISLAND OR OTHER LOCATIONS. FRANK J. CARON FURTHER RESERVES UNTO HIMSELF, HIS HEIRS AND ASSIGNS THE RIGHT, AT ALL TIMES SUBSEQUENT HERETO, TO WIDEN, DEEPEN, RELOCATE AND IN ALL OTHER WAYS ALTER OR CHANGE THE DESIGN, LOCATION AND BOUNDARIES OF CANALS OR WATERWAYS LOCATED WITHIN SAID CANAL EASEMENT, TOGETHER WITH THE SAME RIGHTS WITH REGARD TO THE RIGHTS EXTENDING INTO THE WATERS ADJACENT TO SAID SUBDIVISION. FRANK J. CARON RESERVES THE RIGHT TO GRANT TO OTHERS EASEMENTS OF INGRESS AND EGRESS AND EASEMENTS FOR UTILITIES, DRAINAGE, MAINTENANCE, REPAIR AND OTHER RELATED USES, AND RIGHTS OF USE AND ENJOYMENT OVER, ALONG ACROSS AND UNDER ALL ROADS, CANALS AND OTHER EASEMENTS SHOWN ON THIS PLAN, WHICH SUCH GRANTS SHALL TAKE SUCH FORM AND HAVE ATTACHED THERETO SUCH TERMS, CONDITIONS AND CHARGES AS FRANK J. CARON, SHALL FROM TIME TO TIME FIX AND DETERMINE. THE RIGHTS RESERVED BY FRANK J. CARON, IN AND TO SAID ROADS, CANALS AND OTHER EASEMENTS SHALL INCLUDE BUT NOT BE LIMITED TO, THE RIGHT TO LICENSE TO USE OF SAME, THE RIGHT TO GRANT EASEMENTS AND RIGHTS IN AND TO THE SAME, WHICH MAY RUN WITH THE LAND OF THE GRANTEE, THE RIGHT TO THE ENTIRE PROCEEDS OF ANY AWARD MADE IN EXISTENT DOMAIN PROCEEDING BY WHICH ANY RIGHT, TITLE OR INTEREST IN AND TO ANY ROAD, CANAL OR EASEMENT OR ANY PART OR ALL OF THE COMMON PROPERTIES OR COMMON PROPERTIES (LIMITED USE) IS CONDEMNATED, AND THE RIGHT TO DEDICATE THE SAME OR ANY PART THEREOF TO ANY PUBLIC AGENCY, OR UTILITY FOR SUCH PURPOSES AND SUBJECT TO SUCH CONDITIONS HE MAY FIX AND DETERMINE.

APPROVAL OF ADDITION TO EXISTING PROPERTY

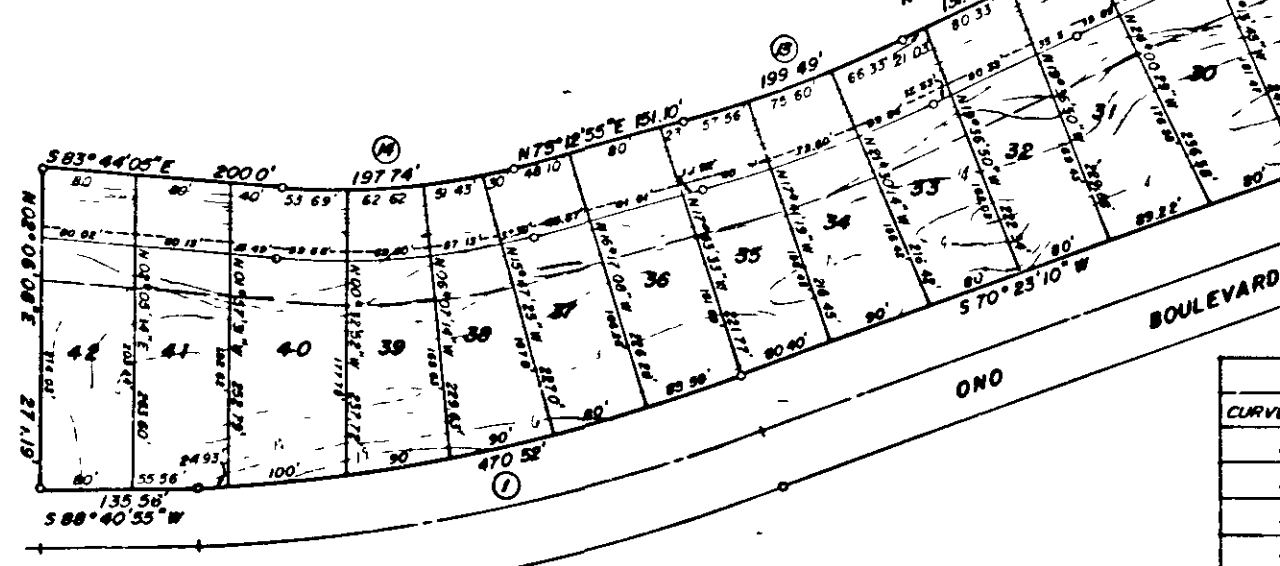
PURSUANT TO THE PROVISIONS OF THE DECLARATION OF GENERAL COVENANTS REFERRED TO UPON THIS PLAN, AND DEVELOPMENT CO., INC., DOES HEREBY GIVE ITS APPROVAL IN WRITING OF THE ADDITION OF THE LANDS COMPRISING ONE ISLAND SUBDIVISION, UNIT FOURTEEN TO THE "EXISTING PROPERTIES" AS DEFINED IN THE AFORESAID DECLARATION OF GENERAL COVENANTS.

THE LANDS DELINEATED ON THIS PLAN ARE AN ADDITION TO THE "EXISTING PROPERTIES" OF ONE ISLAND SUBDIVISION AS DEFINED IN ARTICLE 11, SECTION 1, OF THE DECLARATION OF GENERAL COVENANTS AND RESTRICTIONS APPLICABLE TO ONE ISLAND SUBDIVISION. OWNERS OF ANY INTEREST IN SAID LANDS WILL AUTOMATICALLY BE MEMBERS OF PROPERTY OWNERS ASSOCIATION OF ONE ISLAND, AND SUBJECT TO ASSESSMENT FOR THEIR JUST SHARE OF ASSOCIATION EXPENSES.

ONE DEVELOPMENT COMPANY, INC.

BY: *[Signature]*
JERE AUSTILL, JR., AS ITS PRESIDENT

ATTEST BY: *[Signature]*
EVAN AUSTILL, AS ITS SECRETARY



ALL OF THIS SUBDIVISION (ONE ISLAND, UNIT FOURTEEN) IS LOCATED IN FLOOD HAZARD AREA ZONE "A-4" AS DEFINED BY THE FEDERAL INSURANCE ADMINISTRATION BALDWIN COUNTY, ALABAMA (F.I.A. FLOOD HAZARD BOUNDARY MAPS, DATE OF IDENTIFICATION JANUARY 3, 1983.)

DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, ONE ISLAND UNIT SEVEN, AS PER PLAN RECORDED IN THE OFFICE OF JUDGE OF PROBATE BALDWIN COUNTY, ALABAMA, IN MAP BOOK 10, PAGE 91; THENCE RUN SOUTHEASTWARD ALONG THE SOUTHERLY RIGHT OF WAY LINE OF HERON COURT 24.93 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE RUNNING SOUTHEASTWARD AND NORTHEASTWARD ALONG THE SOUTHERLY RIGHT OF WAY LINE OF HERON COURT AS SHOWN ON SAID PLAN THE FOLLOWING COURSE: SOUTHWARD ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 78.54 FEET, 84.23 FEET TO THE P.T.; THEREOF, THENCE 327° 37' 13" E 40.12 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 97.49 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE 173.24 FEET TO THE P.T.; THEREOF, THENCE RUN N40° 32' 47" E 179.18 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 54.79 FEET; THENCE RUN SOUTHEASTWARD ALONG THE ARC OF SAID CURVE 44.97 FEET TO THE P.T.; THEREOF, THENCE RUN SOUTHWARD ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 17.97 FEET; THENCE RUN SOUTHWARD ALONG THE ARC OF SAID CURVE 29.23 FEET TO THE P.C.C. BEING LOCATED ON THE NORTHEASTLY RIGHT OF WAY LINE OF ONE BOULEVARD AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 754.51 FEET; THENCE RUN SOUTHWARD ALONG THE ARC OF SAID CURVE AND SAID ONE BOULEVARD 44.71 FEET TO THE P.T.; THEREOF, THENCE RUN S13° 04' 40" W CONTINUING ALONG ONE BOULEVARD SAID RIGHT OF WAY 210.8 FEET TO A POINT; THENCE RUN S73° 04' 40" W 263.81 FEET TO A POINT ON THE EASTERLY LINE OF A 168 FOOT WIDE CANAL EASEMENT; THENCE RUN SOUTHWARD ALONG SAID EASEMENT LINE AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 750.00 FEET AN ARC DISTANCE OF 143.5 FEET; THENCE RUN S37° 04' 16" E 277.51 FEET TO A POINT ON THE SAID NORTHEASTLY RIGHT OF WAY LINE OF ONE BOULEVARD; THENCE RUN S40° 32' 55" W ALONG SAID ONE BOULEVARD, 42.44 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 770.54 FEET; THENCE RUN SOUTHWARD ALONG SAID ONE BOULEVARD AND ALONG SAID CURVE AN ARC DISTANCE OF 348.79 FEET TO THE P.T.; THEREOF, THENCE CONTINUING ALONG SAID ONE BOULEVARD RUN S47° 57' 55" W 249.44 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 9,374.51 FEET; THENCE RUN SOUTHWARD ALONG THE SAID ONE BOULEVARD AND ALONG THE ARC OF SAID CURVE A DISTANCE OF 374.07 FEET TO THE P.T.; THEREOF, THENCE 570° 23' 18" W CONTINUING ALONG ONE BOULEVARD 744.25 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,479.34 FEET; THENCE RUN SOUTHWARD ALONG SAID ONE BOULEVARD AN ARC DISTANCE OF 479.52 FEET TO THE P.T.; THEREOF, THENCE CONTINUING ALONG SAID ONE BOULEVARD, S88° 48' 54" W 135.34 FEET TO A POINT; THENCE RUN N02° 04' 08" E 274.19 FEET TO THE CENTERLINE OF CANAL (18'-11"); THENCE RUNNING NORTHEASTWARD ALONG SAID CENTERLINE OF CANAL (18'-11"); THENCE RUN N02° 04' 08" E 274.19 FEET TO THE P.C. OF A CURVE TO THE LEFT, HAVING A RADIUS OF 538.02 FEET; THENCE RUN NORTHEASTWARD ALONG THE ARC OF SAID CURVE 197.74 FEET TO THE P.T.; THEREOF, THENCE RUN N73° 12' 55" E 131.18 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,135.43 FEET; THENCE RUN NORTHEASTWARD ALONG THE ARC OF SAID CURVE 189.49 FEET TO THE P.T.; THEREOF, THENCE RUN N43° 08' 55" E 131.34 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2,810.13 FEET; THENCE RUN NORTHEASTWARD ALONG THE ARC OF SAID CURVE 478.67 FEET TO THE P.T.; THEREOF, THENCE RUN N73° 18' 55" E 224.14 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 422.18 FEET; THENCE RUN NORTHEASTWARD ALONG THE ARC OF SAID CURVE 198.30 FEET TO THE P.C.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 780.80 FEET; THENCE RUN NORTHEASTWARD ALONG THE ARC OF SAID CURVE 814.81 FEET TO THE P.T.; THEREOF, THENCE RUN S89° 32' 03" W 100.43 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 182.18 FEET; THENCE RUNNING NORTHEASTWARD ALONG THE ARC OF SAID CURVE 337.73 FEET TO THE P.T.; THEREOF, THENCE RUN S52° 49' 03" W 448 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY MARGIN OF BAYOU ST. JOHN; THENCE RUN NORTHEASTWARD ALONG SAID BAYOU ST. JOHN 448 FEET TO A POINT THAT BEARS N64° 10' 25" W FROM THE POINT OF BEGINNING; THENCE RUN S04° 10' 25" E 347.8 FEET MORE OR LESS TO THE POINT OF BEGINNING.

NOTES AND LIMITING CONDITIONS:

1. SHADED AREA DELINEATES THE EXTENT OF THE CANAL EASEMENT.
2. IRON PIPES SET AT LOT CORNERS ADJACENT TO STREET AND AS REFERENCE POINTS AT THE INTERSECTION OF EACH LOT LINE WITH THE CANAL EASEMENT.
3. THE U.S. CORPS OF ENGINEERS MAINTAINS THE AUTHORITY TO CLOSE OFF THE CANALS WITHIN THIS SUBDIVISION FROM BAYOU ST. JOHN IF WATER QUALITY PROBLEMS DEVELOPE WHICH CANNOT BE SATISFACTORILY REMEDIED.

CURVE DATA				
CURVE NO	DELTA	TANGENT	RADIUS	LENGTH
1	18°17'45"	237.28'	1,437.50'	470.56'
2	2°25'15"	198.07'	9,574.31'	396.07'
3	27°25'20"	188.00'	770.56'	368.79'
4	27°28'15"	64.62'	264.37'	128.75'
5	85°44'40"	19.55'	54.19'	66.97'
6	70°02'	38.39'	54.19'	66.97'
7	81°50'	50.0'E	37.68'E	82.40'E
8	128°12'	100'E	48.56'E	108.65'E
9	108°15'	242.72'	182.18'	337.73'
10	66°38'	457.48'	700.00'	810.48'
11	18°16'	100.00'	622.00'	198.30'
12	10°10'	100.00'	2,810.13'	498.69'
13	10°04'	100.00'	1,135.40'	199.49'
14	21°03'	100.00'	538.02'	197.74'

BY: *[Signature]*
JERE AUSTILL, JR., AS ITS PRESIDENT
ATTEST BY: *[Signature]*
EVAN AUSTILL, AS ITS SECRETARY

ACCEPTANCE OF LEIENHOLDER

THE UNDERSIGNED OWNER OF A LEIN COVERING THE LAND SHOWN IN THIS PLAN OF SURVEY HEREBY ACCEPTS THIS PLAN OF SURVEY TO BE TRUE AND CORRECT, AND DOES HEREBY CONSENT AND AGREE TO THE SUBDIVISION OF THE PROPERTY AND CONSENTS THAT SUCH USES AND PURPOSES MAY BE MADE OF ALL STREETS, ALLEYS, CORNERS AND EASEMENTS SHOWN HEREON, AS ARE INTENDED OR SET FORTH IN THIS PLAN OF SURVEY OF AS SET FORTH IN THE DECLARATION OF GENERAL COVENANTS AND RESTRICTIONS APPLICABLE TO ONE ISLAND SUBDIVISION, BALDWIN COUNTY, ALABAMA, OR THE DECLARATION OF LOCAL COVENANTS AND RESTRICTIONS APPLICABLE TO ONE ISLAND SUBDIVISION, UNIT FOURTEEN BALDWIN COUNTY, ALABAMA.

ONE DEVELOPMENT CO., INC.

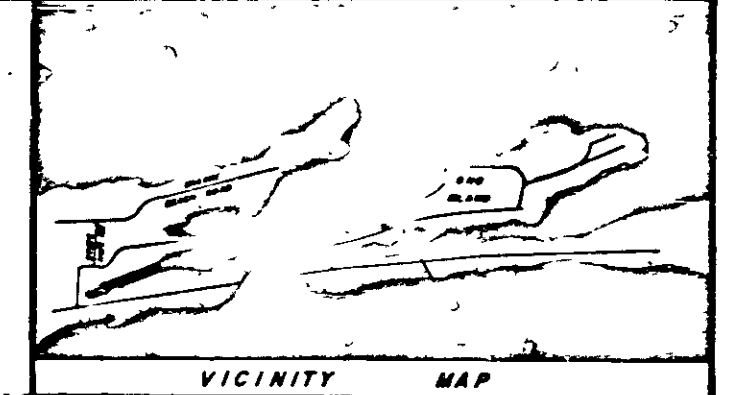
BY: *[Signature]*
JERE AUSTILL, JR., AS ITS PRESIDENT
ATTEST BY: *[Signature]*
EVAN AUSTILL, AS ITS SECRETARY

STATE OF ALABAMA
COUNTY OF MOBILE

I, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, DO HEREBY CERTIFY THAT JERE AUSTILL, JR., AND EVAN AUSTILL, WHOSE NAMES AS PRESIDENT AND SECRETARY RESPECTIVELY OF ONE DEVELOPMENT CO., INC., AN ALABAMA CORPORATION, ARE SIGNED TO THE FOREGOING INSTRUMENT AND WHO ARE KNOWN TO ME, AND WHOSE NAMES ARE SIGNED TO THE FOREGOING INSTRUMENT, AS SUCH OFFICERS AND WITH FULL AUTHORITY OF THE CONTENTS OF SAID INSTRUMENT, FOR AND AS THE ACT OF SAID CORPORATION ON THE DAY THE DATE BEARS DATE.

GIVEN UNDER MY HAND AND SEAL THIS 2nd DAY OF July 1985.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-1-86



SURVEYOR'S CERTIFICATE - SIGNED BY OWNER

I, SIDNEY J. ORRELL, JR., A REGISTERED LAND SURVEYOR (ALA. REG. NO. 9982) HEREBY CERTIFY THAT AT THE INSTANCE OF FRANK J. CARON, OWNER OF THE LANDS SHOWN WITHIN THIS PLAN, I HAVE SURVEYED SAID LANDS AND HAVE PREPARED THIS PLAN OR MAP THEREOF, SHOWING THE SUBDIVISIONS INTO WHICH SAID LANDS HAVE BEEN DIVIDED, GIVING THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER, AND SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS (THERE WILL BE NO STREETS, ALLEYS OR PUBLIC GROUNDS INTENDED TO BE DEDICATED TO THE PUBLIC IN THIS SUBDIVISION) AND GIVING THE BEARINGS, LENGTH, WIDTH AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK, AND ALSO SHOWING THE RELATION OF THE LANDS SO PLATTED OR MAPPED TO THE EXISTENT SURVEY, AND I FURTHER CERTIFY THAT THIS PLAN OR MAP IS TRUE, CORRECT AND COMPLETED, AND THAT THIS CERTIFICATE IS ALSO SIGNED AND ACKNOWLEDGED AND ACCEPTED BY SAID OWNER.

[Signature]
SIDNEY J. ORRELL, JR., A REGISTERED LAND SURVEYOR (ALA. REG. NO. 9982)

ACCEPTED BY OWNER
[Signature]
FRANK J. CARON

FRANK J. CARON, OWNER OF THE LANDS SHOWN ON THIS PLAN, HEREBY CERTIFIES THAT IT HAS CAUSED THE SAME TO BE SURVEYED BY SIDNEY J. ORRELL, JR., A REGISTERED LAND SURVEYOR (ALA. REG. NO. 9982) AND HAS CAUSED THIS PLAN OR MAP OF SAID LAND TO BE MADE, SHOWING THE SUBDIVISIONS INTO WHICH IT IS DIVIDED, AND HEREBY ACCEPTS THIS PLAN OR MAP AS A TRUE, CORRECT AND COMPLETED PLAN OF SAID LANDS.

BY: *[Signature]*
FRANK J. CARON

STATE OF ALABAMA
COUNTY OF MOBILE

I, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, DO HEREBY CERTIFY THAT FRANK J. CARON, WHOSE NAME IS SIGNED TO THE ACCEPTANCE BY OWNER, SHOWN HEREON, AND WHO IS KNOWN TO ME, HAS BEEN INFORMED OF THE CONTENTS OF SAID ACCEPTANCE BY OWNER, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND SEAL THIS 2nd DAY OF July 1985.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-1-86

APPROVED: ONE WATER AND SEWER AUTHORITY, INC.

BY: *[Signature]*
DATE: 6-27-85

APPROVED: BALDWIN COUNTY BUILDING INSPECTOR

BY: *[Signature]*
DATE: 6-27-85

APPROVED: BALDWIN COUNTY PLANNING COMMISSION

BY: *[Signature]*
DATE: 6-27-85

APPROVED: BALDWIN COUNTY HEALTH DEPARTMENT

BY: *[Signature]*
DATE: 6-27-85

APPROVED: BALDWIN COUNTY ENGINEERING DEPARTMENT

BY: *[Signature]*
DATE: 6-27-85

APPROVED: BALDWIN COUNTY ELECTRIC MEMBERSHIP CORPORATION

BY: *[Signature]*
DATE: 6-27-85

ONE ISLAND SUBDIVISION, UNIT FOURTEEN
LOCATED IN BALDWIN COUNTY, ALABAMA

POLYSURVEYING OF MOBILE
2400 GOVERNMENT BOULEVARD
MOBILE, ALABAMA

NUMBER OF LOTS - 42
SHEET 1 OF 1
SCALE - 1" = 100'
DATE - MAY 1985