

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

DATED THIS 24th DAY OF October 2022
COUNTY ENGINEER

CERTIFICATE OF APPROVAL BY THE PLANNING DIRECTOR

THE UNDERSIGNED, AS DIRECTOR OF THE BALDWIN COUNTY PLANNING AND ZONING DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 24th DAY OF October 2022.

PLANNING DIRECTOR

CERTIFICATE OF APPROVAL BY THE E-911 ADDRESSING:

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 24th DAY OF October 2022.

Samantha Roberts
AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF FOLEY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 24th DAY OF October 2022.

CITY ENGINEER

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION

THE WITHIN PLAT OF KIPLING MEADOWS, PHASE TWO, IN FOLEY, ALABAMA, IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION, THIS 24th DAY OF October 2022.

CITY PLANNING COMMISSION

CERTIFICATION OF OWNERSHIP AND DEDICATION:

Y/N/E, THE UNDERSIGNED, THE OWNER OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, DOES HEREBY ACKNOWLEDGE AND ADMIT THAT THE SAME WERE SURVEYED AND SUBDIVIDED AS INDICATED, AND DEDICATES ALL EASEMENTS FOR THE PURPOSES HEREIN SET FORTH, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED HEREIN OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS 24th DAY OF October 2022

TURNBERRY DEVELOPMENT 2016, LLC

BY: *Romeo Leal*

ITS: *Manager*

ACKNOWLEDGEMENT OF NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Patricia L. Morris, a Notary Public in and for said County and State, do hereby certify that the foregoing instrument, which contains the plat of Kipling Meadows, Phase Two, was duly executed by the undersigned, and that the same was acknowledged before me this 24th day of October 2022, in person, said instrument at her free and voluntary act for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 24th DAY OF October 2022

Patricia L. Morris
NOTARY PUBLIC MY COMMISSION EXPIRES: 01/01/24

MORTGAGEE'S ACCEPTANCE:

IN WITNESS WHEREOF, D.R. HORTON, INC., a Birmingham, Alabama corporation, has caused this instrument to be executed by its duly authorized officer, and the same was acknowledged before me this 24th day of October 2022, in person, said instrument at its free and voluntary act for the uses and purposes therein set forth.

BY: *Michael L. Horton*
ITS: *Assistant Secretary*

ACKNOWLEDGEMENT:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Patricia L. Morris, a Notary Public in and for the County of Baldwin, in the State of Alabama, do hereby certify that the foregoing instrument, which contains the plat of Kipling Meadows, Phase Two, was duly executed by the undersigned, and that the same was acknowledged before me this 24th day of October 2022, in person, said instrument at its free and voluntary act for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 24th DAY OF October 2022

Patricia L. Morris
NOTARY PUBLIC MY COMMISSION EXPIRES: 01/01/24

MORTGAGEE'S ACCEPTANCE:

IN WITNESS WHEREOF, THE CITIZENS BANK, THE OWNERS OF THE MORTGAGE OF KIPING MEADOWS, PHASE TWO SHOWN HEREON, HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY THE UNDERSIGNED, AND THE SAME WAS ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID BANK.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 24th DAY OF October 2022

Patricia L. Morris
NOTARY PUBLIC MY COMMISSION EXPIRES: 01/01/24

ACKNOWLEDGEMENT:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Patricia L. Morris, a Notary Public in and for the County of Baldwin, in the State of Alabama, do hereby certify that the foregoing instrument, which contains the plat of Kipling Meadows, Phase Two, was duly executed by the undersigned, and that the same was acknowledged before me this 24th day of October 2022, in person, said instrument at its free and voluntary act for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 24th DAY OF October 2022

Patricia L. Morris
NOTARY PUBLIC MY COMMISSION EXPIRES: 01/01/24

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (WATER):

THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 15th DAY OF November 2022.

Tom L. Schuchle, Jr.
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY SEWER SERVICE:

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY SEWER SERVICE HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 15th DAY OF November 2022.

Authorized Representative

CERTIFICATE OF APPROVAL BY BALDWIN EMC (POWER):

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN EMC HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 15th DAY OF November 2022.

Authorized Representative

CERTIFICATE OF APPROVAL BY CENTURYLINK (TELEPHONE):

THE UNDERSIGNED, AS AUTHORIZED BY CENTURYLINK HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 15th DAY OF November 2022.

Authorized Representative

GENERAL NOTES:

1. THERE IS DEDICATED HERewith A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHT-OF-WAYS AND A 5 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON AREA LINES, UNLESS OTHERWISE NOTED.
2. THERE IS DEDICATED HERewith A 15 FOOT (7.5 FOOT EACH SIDE) UTILITY EASEMENT ALONG ALL SIDE LOT LINES, UNLESS A GREATER WIDTH IS SHOWN HEREON.
3. THERE IS DEDICATED HERewith A 15 FOOT (7.5 FEET EACH SIDE) DRAINAGE EASEMENT ALONG THE SIDE AND REAR OF ALL LOTS, UNLESS A GREATER WIDTH IS SHOWN HEREON.
4. DRAINAGE EASEMENTS AND COMMON AREAS ARE NOT THE RESPONSIBILITY OF BALDWIN COUNTY TO MAINTAIN.
5. THE PROPERTY OWNERS ASSOCIATION IS REQUIRED TO MAINTAIN ANY AND ALL DRAINAGE EASEMENTS AND COMMON AREAS.
6. ALL LOTS SHALL BE ACCESS VIA INTERNAL SUBDIVISION ROADS.
7. THERE IS DEDICATED HERewith A 10 FOOT UTILITY EASEMENT AROUND THE PERIMETER OF THE PARENT PARCELS (LOT ONE OF FLOWERS PROPERTY SUBDIVISION).
8. ALL COMMON AREAS AND PRIVATE EASEMENTS ARE HEREBY DEDICATED TO THE KIPING MEADOWS OWNERS ASSOCIATION, INC.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.38'	S44°50'33"W	35.43'
C2	25.00'	17.21'	S70°19'03"E	16.87'
C3	25.00'	21.96'	N25°26'25"W	21.26'
C4	75.00'	113.45'	N43°03'22"E	102.94'
C5	75.00'	4.68'	N88°10'43"E	4.68'
C6	275.00'	9.97'	N88°59'46"W	9.97'
C7	275.00'	109.30'	S76°34'17"E	108.58'
C8	325.00'	54.79'	S68°45'21"E	54.73'
C9	325.00'	54.79'	N78°24'57"W	54.73'
C10	325.00'	38.51'	N86°38'25"W	38.49'
C11	125.00'	9.64'	S87°45'21"W	9.64'
C12	125.00'	47.80'	S74°35'33"W	47.51'
C13	125.00'	47.80'	S52°41'03"W	47.51'
C14	125.00'	47.80'	S30°46'34"W	47.51'
C15	125.00'	43.86'	S09°46'16"W	43.63'
C16	100.00'	157.51'	S44°50'33"W	141.72'
C17	300.00'	133.69'	N77°16'07"W	132.58'

SITE DATA

CURRENT ZONING: UNZONED *PLANNING DIST. 31

LIN. FT. STREETS PLATTED: 1,940 L.F.

LIN. FT. ASPHALT (COUNTY MAINTAINED): 1,930 L.F.

NUMBER OF LOTS: 54

DENSITY: 4.2 UNITS/AC

SMALLEST LOT: 7,500 SF

LARGEST LOT: 11,780 SF (LOT 80)

COMMON AREA: 0.81 AC

TOTAL AREA: 12.87 AC

REQUIRED SETBACKS:

FRONT: 30 FT

REAR: 30 FT

SIDE: 10 FT

SIDE STREET: 20 FT

WATER SERVICE: RIVIERA UTILITIES

SEWER SERVICE: BALDWIN COUNTY SEWER

ELECTRIC SERVICE: BALDWIN EMC

TELEPHONE SERVICE: CENTURYLINK

COMMON AREA 5

COMMON AREA 6

COMMON AREA 7

COMMON AREA 8

COMMON AREA 9

COMMON AREA 10

COMMON AREA 11

COMMON AREA 12

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