

VICINITY MAP  
N.T.S.

**OWNER/DEVELOPER:**  
TURNBERRY DEVELOPMENT (2016) LLC  
24180 US HIGHWAY 98 SUITE B  
FAIRHOPE, AL 36532

**PROPERTY ADDRESS:**  
0 COUNTY ROAD 10  
FOLEY, AL 36535

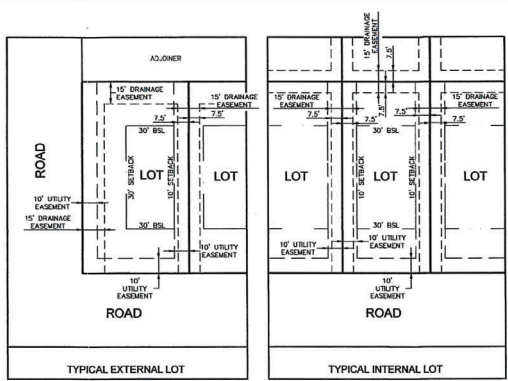
**SITE DATA:**  
60-06-39-0-000-001-000 PIN: 44483  
60-06-39-0-000-001-001 PIN: 113766  
TOTAL ACRES: 44.52  
ZONING: UNZONED  
B.C. PLANNING DISTRICT: 34  
TOTAL LOTS: 157  
SMALLEST LOT: 0.18 AC  
LARGEST LOT: 0.33 AC  
STREETS: 4.094 LF  
FRONT SETBACK: 30 FEET  
REAR SETBACK: 30 FEET  
SIDE SETBACK: 10 FEET  
SIDE STREET SETBACK: 30 FEET

**UTILITY PROVIDERS:**  
ELECTRIC: BALDWIN EMC  
WATER: RIVERIA UTILITIES  
SEWER: BCSS  
TELECOM: POINT BROADBAND

**UTILITY/DRAINAGE EASEMENTS:**  
EXTERNAL REAR LOT LINES: 15 FT  
SIDE BOUNDARY LOT LINES: 15 FT  
INTERIOR REAR LOT LINES: 7.5 FT  
SIDE LOT LINES: 7.5 FT

**\*NOTE:** BALDWIN EMC, THERE IS A DEDICATED 10' UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHT-OF-WAYS AND A 10' UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON AREAS, UNLESS OTHERWISE NOTED.

**\*NOTE:** BALDWIN COUNTY WILL NOT BE RESPONSIBLE FOR MAINTAINING ANY DRAINAGE EASEMENTS OR ANY COMMON AREAS OF DRAINAGE.



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF ALABAMA  
COUNTY OF BALDWIN

THIS IS TO CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN AND DESCRIBED IN THE WITHIN PLAT THAT I HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREOF, FOR THE USES AND PURPOSES HEREIN SET FORTH AND THAT I DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED, AND GRANT ALL EASEMENTS AND DEDICATE STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT

DATED THIS 16 DAY OF Aug. 2024

Rance Lebl 16  
TURNBERRY DEVELOPMENT (2016) LLC  
BY: Rance Lebl  
ITS: Its Owner



**CERTIFICATE OF APPROVAL BY NOTARY PUBLIC**

STATE OF ALABAMA  
COUNTY OF BALDWIN

I, Sabrina Tedder Kaiser NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT Rance Lebl (OWNERS NAME) WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL

THIS 16th DAY OF August 2024

Sabrina Tedder Kaiser  
SIGNATURE OF NOTARY PUBLIC



**CERTIFICATE OF MORTGAGE**

STATE OF ALABAMA  
COUNTY OF BALDWIN

I, Abad Clark as Vice President OF THE CITIZENS BANK, A ALABAMA BANKING CORPORATION, OWNER OF THE MORTGAGE ON BIENVILLE LANDING AS DESCRIBED HEREIN, AS RECORDED IN INSTRUMENT 2078743 IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY ALABAMA HAVE CAUSED OR ALLOWED THE HEREIN DESCRIBED LANDS TO BE SURVEYED, LAD OUT, AND PLATTED TO BE KNOWN AS BIENVILLE LANDING, A PART OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA AS TO BE EXECUTED BY THE UNDERSIGNED ON THIS 16th DAY OF August 2024.

SIGNED AND SEALED BY:

Abad Clark  
BY: Vice President Abad Clark  
ITS: Vice President



**CERTIFICATE OF APPROVAL BY NOTARY PUBLIC**

STATE OF ALABAMA  
COUNTY OF BALDWIN

I, Sabrina Tedder Kaiser NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT Abad Clark (OWNERS NAME) WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL

THIS 16th DAY OF August 2024

Sabrina Tedder Kaiser  
SIGNATURE OF NOTARY PUBLIC



**CERTIFICATE OF APPROVAL BY 9-11 GIS/DISASTER**

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY 9-11 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 21st DAY OF August 2024.

Sumner Roberts  
AUTHORIZED REPRESENTATIVE

**CERTIFICATE OF APPROVAL BY RIVERIA UTILITIES (WATER)**

THE UNDERSIGNED, AS AUTHORIZED BY RIVERIA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 7 DAY OF OCTOBER 2024

[Signature]  
AUTHORIZED SIGNATURE

**CERTIFICATE OF APPROVAL BY BALDWIN EMC (ELECTRIC)**

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN EMC, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 29 DAY OF August 2024

[Signature]  
AUTHORIZED SIGNATURE

**CERTIFICATE OF APPROVAL BY BALDWIN COUNTY SEWER SERVICES (SEWER)**

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY SEWER SERVICES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 21st DAY OF August 2024

[Signature]  
AUTHORIZED SIGNATURE

**CERTIFICATE OF APPROVAL BY POINT BROADBAND (TELECOM)**

THE UNDERSIGNED, AS AUTHORIZED BY POINT BROADBAND, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 26 DAY OF August 2024

[Signature]  
AUTHORIZED SIGNATURE

**CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION**

THE UNDERSIGNED, AS Chairman OF BALDWIN COUNTY PLANNING AND ZONING COMMISSION, HEREBY CERTIFIES THAT, AT ITS MEETING OF March 2024

THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION APPROVED THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, THIS THE 5 DAY OF November 2024

BALDWIN COUNTY PLANNING AND ZONING COMMISSION  
BY: [Signature]  
ITS: Chairman

**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.

SIGNED THIS 7th DAY OF November 2024

[Signature]  
COUNTY ENGINEER

**CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING DIRECTOR**

THE UNDERSIGNED, AS DIRECTOR OF THE PLANNING AND ZONING DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF

BALDWIN COUNTY, ALABAMA THIS 5th DAY OF November 2024

[Signature]  
PLANNING DIRECTOR

# FINAL PLAT OF BIENVILLE LANDING

SITUATED IN THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA

**2155988**  
BALDWIN COUNTY, ALABAMA  
BIRTH: 07/16/1978  
FIDELITY: 1/07/2024 11:33 AM  
TOTAL: 1166 4 Pages  
SLIDE: 002378-A

DEED DESCRIPTION (INST# 808518)

BEING A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 23, T-8-S, R-3-E, BALDWIN COUNTY, ALABAMA, AND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23, THENCE SOUTH 32°06'40" WEST, 47.13 FEET TO THE WEST RIGHT-OF-WAY OF BONVIEW ROAD, A DIRT COUNTY ROAD; THENCE SOUTH 0°04'43" WEST, ALONG SAID WEST RIGHT-OF-WAY, 1090.75 FEET TO THE POINT-OF-BEGINNING OF THE PARCEL, HEREIN DESCRIBED; THENCE CONTINUING SOUTH 0°04'43" WEST, ALONG SAID WEST RIGHT-OF-WAY, 1486.48 FEET TO THE POINT-OF-INTERSECTION OF SAID WEST RIGHT-OF-WAY WITH THE NORTH RIGHT-OF-WAY OF BALDWIN COUNTY ROAD NO. 10; THENCE SOUTH 89°56'29" WEST, ALONG SAID NORTH RIGHT-OF-WAY, 653.85'; THENCE NORTH 0°07'39" EAST, 1486.79 FEET; THENCE NORTH 89°59'04" EAST, 652.56' TO THE POINT-OF-BEGINNING OF THE PARCEL, HEREIN DESCRIBED AND CONTAINING 22.29 ACRES OF LAND MORE OR LESS.

BEING A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 23, T-8-S, R-3-E, BALDWIN COUNTY, ALABAMA, AND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23; THENCE SOUTH 32°06'40" WEST, 47.13 FEET TO THE WEST RIGHT-OF-WAY OF BONVIEW ROAD, A DIRT COUNTY ROAD; THENCE SOUTH 0°04'43" WEST, ALONG SAID WEST RIGHT-OF-WAY, 1090.75 FEET; THENCE SOUTH 89°56'29" WEST, 652.56' TO THE POINT-OF-BEGINNING OF THE PARCEL, HEREIN DESCRIBED; THENCE SOUTH 0°07'39" WEST, 1486.79 FEET TO THE NORTH RIGHT-OF-WAY OF BALDWIN COUNTY ROAD NO. 10; THENCE SOUTH 89°56'29" WEST, ALONG SAID NORTH RIGHT-OF-WAY, 652.96 FEET; THENCE NORTH 0°07'39" EAST, 1487.10 FEET; THENCE NORTH 89°59'04" EAST, 652.96 FEET TO THE POINT-OF-BEGINNING OF THE PARCEL, HEREIN DESCRIBED AND CONTAINING 22.29 ACRES OF LAND MORE OR LESS.

COMBINED PARCELS BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE PURPORTED NORTHEAST CORNER OF SECTION 23, T-8-S, R-3-E, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 31°09'23" WEST, 46.06 FEET TO THE WEST RIGHT-OF-WAY OF BONVIEW ROAD ( ) THENCE RUN ALONG SAID WEST RW SOUTH 0°07'07" WEST, 1090.80 FEET TO A 1/2" REBAR FOR THE POINT-OF-BEGINNING OF THE PARCEL, HEREIN DESCRIBED; THENCE CONTINUE ALONG SAID WEST RW SOUTH 0°16'33" WEST, 1486.26 FEET TO AN EDS CAPPED REBAR AT THE POINT-OF-INTERSECTION OF SAID WEST RIGHT-OF-WAY WITH THE NORTH RIGHT-OF-WAY OF BALDWIN COUNTY ROAD NO. 10 (80' RW); THENCE ALONG SAID NORTH RIGHT-OF-WAY RUN NORTH 89°50' WEST, 1305.16 FEET TO A LINDSEY CAPPED REBAR; THENCE LEAVING SAID NORTH RW RUN NORTH 0°27'01" EAST, 1291.14 FEET TO A CAPPED REBAR (LS 17838); THENCE RUN NORTH 0°08'40" EAST, 198.28 FEET TO A 1/2" REBAR; THENCE RUN SOUTH 89°54'42" EAST, 384.51 FEET TO A 1/2" REBAR; THENCE RUN SOUTH 89°57'40" EAST, 820.84 FEET TO THE POINT OF BEGINNING CONTAINING 44.52 ACRES MORE OR LESS AND LYING IN THE NORTHEAST 1/4 OF SECTION 23, T-8-S, R-3-E, BALDWIN COUNTY, ALABAMA.

- NOTES:
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE ALABAMA STATE PLANE COORDINATE SYSTEM GRID AZIMUTH (ALABAMA WEST ZONE) (NAD 83) AND WERE DETERMINED USING GPS OBSERVATION.
  - ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR ALABAMA (COMMUNITY PANEL 0100302628M, EFFECTIVE DATE APRIL 16, 2019), THIS SITE LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
  - ALL EASEMENTS AND RIGHT-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HERON.
  - ZONING: THIS SITE IS ZONED FOR UNZONED BALDWIN COUNTY AND IS SUBJECT TO CHANGE.
  - LOTS WITH DOUBLE FRONTAGES CAN ONLY HAVE ONE ACCESS ONTO THE PUBLIC RIGHT-OF-WAY AND SHALL ACCESS INTERNAL TO THE PROPOSED SUBDIVISION.
  - HCS ALONG COUNTY ROAD 10 IS 49 FEET FROM CENTERLINE OF RIGHT-OF-WAY AT TIME OF RECORDING.
  - HCS ALONG BONVIEW ROAD IS 40 FEET FROM CENTERLINE OF RIGHT-OF-WAY AT TIME OF RECORDING.

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS FOR PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SURVEYOR:  
[Signature]  
MICHAEL A. JOHNSON DATE: July 16, 2024  
ALABAMA LICENSE NO. 31573

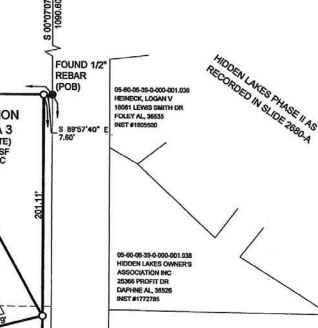


DATE	
REVIEWS	
PROJECT	BIENVILLE LANDING
DRAWN BY:	DAJ
CHECKED BY:	MAJ
PROJECT NO.:	L_Dimochos00
DATE:	July 16, 2024
SCALE:	1" = 60'
FILE	
FINAL PLAT	
1000 E. LAUREL AVENUE (FOLEY)	
FAIRHOPE, ALABAMA 36532	
(251) 948-8989	
120 BISHOP CIRCLE, SUITE 300 (PELHAM)	
PELHAM, AL 35124	
(205) 405-9158	
EDG ENGINEERING & DESIGN GROUP, LLC	
CIVIL, MECHANICAL & LAND SURVEYING	
STATE LICENSE #188	
SHEET NO.	1 OF 3

# FINAL PLAT OF BIENVILLE LANDING

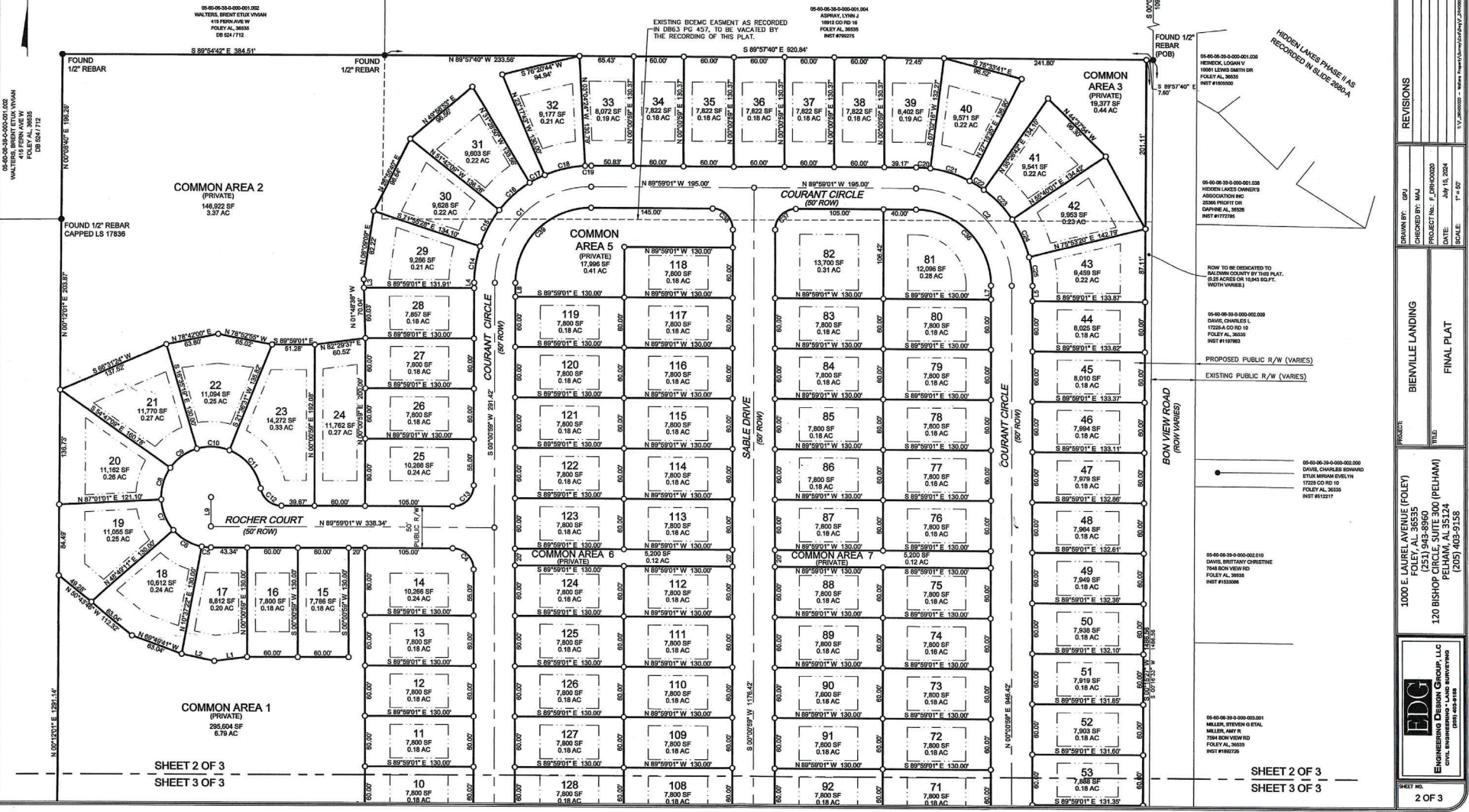
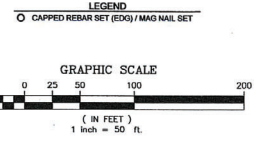
SITUATED IN THE NORTHEAST 1/4 OF SECTION 23,  
TOWNSHIP 8 SOUTH, RANGE 3 EAST,  
BALDWIN COUNTY, ALABAMA

P.O.C.  
NORTHEAST CORNER  
SEC. 23, T-8-S, R-3-E  
BALDWIN COUNTY, AL.



**2155988**  
BALDWIN COUNTY, ALABAMA  
MARTY J. BOYD, REGISTRAR  
FILE #11577224 11/31 AM  
TOTAL 1158.89 4 Pages  
SLIDE 0002978-8

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C01	115.07	180.84	S 45°59'59" W	182.85	90°00'00"
C02	115.07	180.84	S 45°59'59" E	182.85	90°00'00"
C03	115.07	180.84	S 45°59'59" W	182.85	90°00'00"
C04	115.07	180.84	S 45°59'59" E	182.85	90°00'00"
C05	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C06	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C07	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C08	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C09	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C10	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C11	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C12	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C13	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C14	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C15	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C16	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C17	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C18	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C19	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C20	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C21	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C22	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C23	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C24	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C25	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C26	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C27	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C28	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C29	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C30	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C31	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C32	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C33	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C34	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C35	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C36	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C37	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C38	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C39	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C40	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C41	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C42	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C43	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C44	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C45	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C46	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C47	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C48	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C49	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C50	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C51	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C52	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C53	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C54	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C55	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C56	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C57	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C58	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C59	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C60	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C61	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C62	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C63	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C64	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C65	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C66	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C67	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C68	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C69	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C70	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C71	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C72	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C73	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C74	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C75	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C76	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C77	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C78	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C79	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C80	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C81	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C82	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C83	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C84	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C85	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C86	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C87	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C88	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C89	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C90	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C91	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C92	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C93	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C94	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C95	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C96	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C97	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C98	60.00	41.00	S 89°59'01" W	39.92	89°59'01"
C99	60.00	41.00	N 89°59'01" E	39.92	89°59'01"
C100	60.00	41.00	S 89°59'01" W	39.92	89°59'01"



HOW TO BE DEDICATED TO BALDWIN COUNTY BY THIS PLAT:  
0.28 ACRES ON 10-24 SOUTH.  
SECTION 23, TOWNSHIP 8 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA

PROPOSED PUBLIC R/W (VARIES)  
EXISTING PUBLIC R/W (VARIES)

ROW VIEW ROAD (ROW VARIES)

05-00-00-38-0-000-001.002  
WALTERS, BRENT ETUX VIVIAN  
418 RIVER AVE W  
FOLEY, AL 36535  
DB 8241712

05-00-00-38-0-000-001.004  
ADRIAN, LYNN J  
10812 CED RD W  
FOLEY, AL 36535  
DBT #7922715

05-00-00-38-0-000-001.003  
HOOKE LAKES OWNERS  
ASSOCIATION INC  
2026 FRONT DR  
FOLEY, AL 36535  
DBT #1300000

05-00-00-38-0-000-001.003  
HOOKE LAKES OWNERS  
ASSOCIATION INC  
2026 FRONT DR  
FOLEY, AL 36535  
DBT #1300000

05-00-00-38-0-000-002.000  
DAVIS, CHARLES L  
17224 CO RD 10  
FOLEY, AL 36535  
DBT #1197863

05-00-00-38-0-000-002.000  
DAVIS, CHARLES EDWARD  
ETUX MERIAM EVELYN  
17224 CO RD 10  
FOLEY, AL 36535  
DBT #5121217

05-00-00-38-0-000-002.010  
DAVIS, BRITTANY CHRISTINE  
7504 BOY NEWBIRD  
FOLEY, AL 36535  
DBT #1333056

05-00-00-38-0-000-003.001  
MILLER, STEVEN G ETAL  
MILLER, AMY R  
7504 BOY NEWBIRD  
FOLEY, AL 36535  
DBT #1876028

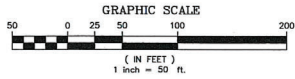
DATE	REVISIONS
1-1-07 <td>SCALE</td>	SCALE
JULY 15, 2024 <td>DATE</td>	DATE
FJRH00020 <td>PROJECT NO.</td>	PROJECT NO.
MAJ <td>DRAWN BY</td>	DRAWN BY
05-00-00-38-0-000-001.002 <td>PROJECT</td>	PROJECT
BIENVILLE LANDING <td>PROJECT TITLE</td>	PROJECT TITLE
FINAL PLAT <td>TITLE</td>	TITLE
1000 E LAUREL AVENUE (FOLEY) <td>PROJECT ADDRESS</td>	PROJECT ADDRESS
2511/433-8950	PHONE
120 BISHOP CIRCLE SUITE 300 (PELHAM)	PROJECT ADDRESS
PELHAM, AL 35124	PROJECT ADDRESS
(205) 403-9158	PHONE
EDG	ENGINEER
ENGINEERING DESIGN GROUP LLC	ENGINEER FIRM
CIVIL ENGINEERING • LAND SURVEYING	ENGINEER FIRM
2 OF 3	SHEET NO.

# FINAL PLAT OF BIENVILLE LANDING

SITUATED IN THE NORTHEAST 1/4 OF SECTION 23,  
TOWNSHIP 8 SOUTH, RANGE 3 EAST,  
BALDWIN COUNTY, ALABAMA

2155988  
BALDWIN COUNTY, ALABAMA  
INSTRUMENT NO. 2155988  
RECORDED 11/07/2024 11:03 AM  
TOTAL \$395.00 - 4 Pages  
SLIDE 0002978 - c

LEGEND  
O CAPPED REBAR SET (EDG) / MAG NAIL SET



SHEET 2 OF 3  
SHEET 3 OF 3

SHEET 2 OF 3  
SHEET 3 OF 3

COMMON AREA 1  
(PRIVATE)  
295,804 SF  
6.78 AC

COMMON AREA 9  
(PRIVATE)  
5,200 SF  
0.12 AC

COMMON AREA 8  
(PRIVATE)  
5,200 SF  
0.12 AC

COMMON AREA 11  
(PRIVATE)  
5,200 SF  
0.12 AC

COMMON AREA 10  
(PRIVATE)  
8,854 SF  
0.20 AC

COMMON AREA 4  
(PRIVATE)  
18,588 SF  
0.43 AC

05-60-06-38-0-000-007-000 HERRERT  
7211 DICKENS EYEWOLLY  
FOLEY AL 36535  
DB 1527 549

05-60-06-38-0-000-009-001  
WALTERS, HAROLD HOMER  
1020 MOBLEY RD  
FAIRHOPE AL 36532  
DB 137 143

05-60-06-38-0-000-009-000  
DARAWICH, THOMAS P  
112 SHIRWOOD PARK  
PEACHTREE CITY, GA 30209  
DB 525 / 1245

05-60-06-38-0-000-009-004  
JONES, STONY  
18950 CO RD 19  
FOLEY AL 36535  
INST #

05-60-06-38-0-000-009-002  
COCCO, DANNYELLE  
30990 CO RD 16  
FOLEY AL 36535  
INST #2012686

05-60-06-38-0-000-009-003  
ENGLE ET AL  
1 ENGLE ST STE 201  
ENGLWOOD, NJ 07631  
INST #1971226

05-60-06-38-0-000-004-000  
DOLPHIN MHP L L C  
1 ENGLE ST STE 201  
ENGLWOOD, NJ 07631  
INST #1971226

DATE	REVISIONS
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PROJECT: BIENVILLE LANDING  
TITLE: FINAL PLAT  
DRAWN BY: GRU  
CHECKED BY: MAJ  
PROJECT NO.: F. JRD0020  
DATE: JUL 15, 2024  
SCALE: 1" = 60'

1000 E LAUREL AVENUE (FOLEY)  
FOLEY AL 36535  
(251) 943-8950

120 BISHOP CIRCLE, SUITE 300 (PELHAM)  
PELHAM, AL 35124  
(205) 403-9158

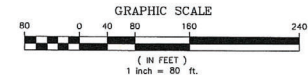
**EDG**  
Engineering Design Group, LLC  
ENGINEERING & LAND SURVEYING  
1000 E LAUREL AVENUE  
FOLEY, AL 36535  
PH: 251-943-8950

SHEET NO.  
3 OF 3

# EXHIBIT MAP FOR BALDWIN COUNTY BIENVILLE LANDING

SITUATED IN THE NORTHEAST 1/4 OF SECTION 23,  
TOWNSHIP 8 SOUTH, RANGE 3 EAST,  
BALDWIN COUNTY, ALABAMA

2155988  
BALDWIN COUNTY, ALABAMA  
HARRY D'AVALE, JR. PROBATE JUDGE  
FILED FOR RECORD 11:30 AM  
TOTAL \$165.00 4 Pages  
BLDG 002575-0



**THIS IS NOT A SURVEY**  
THE INTENT OF THIS EXHIBIT IS TO SHOW AN  
OVERALL VIEW OF THE SUBDIVISION AND THE  
EXISTING ROAD CONDITIONS.

- LEGEND**
- SINGLE WING INLET
  - DOUBLE WING INLET
  - SLOPED PAVED HEADWALL
  - HEADWALL
  - OUTLET CONTROL STRUCTURE
  - PAINTED CROSSWALK
  - SOG OF CURB
  - CP EDGE OF PAVEMENT

DATE

REVISIONS

DRAWN BY: G/FJ  
CHECKED BY: MAJ  
PROJECT NO.: E-PR000020  
DATE: October 23, 2024  
SCALE: 1" = 80'

BIENVILLE LANDING

EXHIBIT MAP FOR BALDWIN COUNTY

PROJECT:  
1000 E. LAUREL AVENUE (FOLEY)  
FOLEY, AL 36535  
(251) 943-8560  
120 BISHOP CIRCLE SUITE 300 (PELHAM)  
PELHAM, AL 36564  
(205) 403-9158

**EDG**  
ENGINEERING DESIGN GROUP, LLC  
CIVIL ENGINEERING  
(205) 464-8100

SHEET NO.  
1 OF 1

