CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	25.00'	39.27'	35.36'	S45°00'00"E
C2	25.00'	39.27'	35.36'	S45°00'00"W
C3	25.00'	39.27'	35.36'	N45°00'00"E
C4	25.00'	39.27'	35.36'	S45°00'00"E

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 8/ 8/2018 9:22 AM
TOTAL $ 45.00
1 Pages

1712661

SLIDE 0002650-F

FLOOD CERTIFICATE:
THIS PROPERTY LIES WITHIN ZONE "X" (UNSHADED) AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF BALDWIN COUNTY, ALABAMA, MAP NUMBER 01003C0930L, COMMUNITY NUMBER 15000, PANEL NUMBER 0930, SUFFIX L, MAP REVISED DATE JULY 17, 2007.

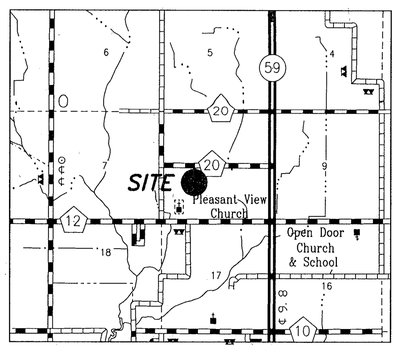
SURVEYOR:
DEWBERRY
25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
DAVID E. DIEHL, PLS AL LIC. 26014

OWNER/DEVELOPER:
TURNBERRY DEVELOPMENT 2016, LLC
29891 WOODROW LANE, STE. 300
SPANISH FORT, AL 36527

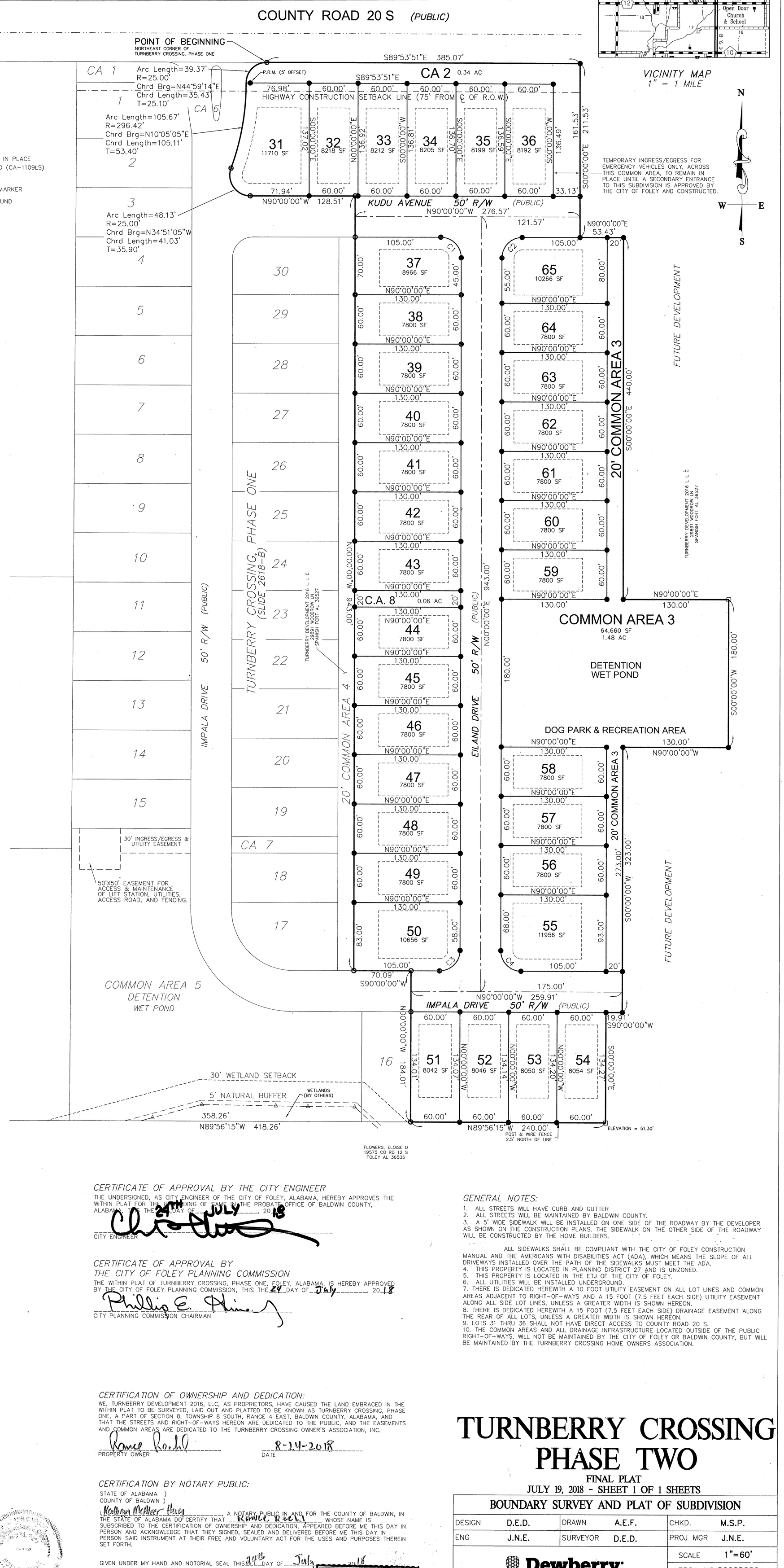
GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

FLOWERS, JAMES A
17689 CO RD 16
FOLEY, AL 36535

STEWART, LILY FLOWERS
17619 CO RD 10
FOLEY AL 36535



VICINITY MAP
1" = 1 MILE



SITE DATA:
BALDWIN COUNTY PLANNING DISTRICT 27 (UNZONED)
CITY OF FOLEY EXTRA-TERRITORIAL JURISDICTION
TOTAL AREA: 10.20 ACRES
NUMBER OF LOTS: 35 LOTS

DENSITY: 3.43 LOTS / ACRE
SMALLEST LOT: 7,800 S.F.
LARGEST LOT: 11,956 S.F. (LOT 55)
COMMON AREA: 1.88 ACRES
LINEAR FEET OF STREETS: 1,479 LF

LEGEND:
◆ = POST
△ = WETLAND MARKER
◐ = REBAR FOUND
○ = CAPPED IRON PIN FOUND IN PLACE
● = CAPPED IRON PIN PLACED (CA-1109LS)
= WIRE FENCE
P.R.M. = PERMANENT REFERENCE MARKER
⊡ = CONCRETE MONUMENT FOUND

REQUIRED SETBACKS:
FRONT: 15 FEET
REAR: 30 FEET
SIDE: 10 FEET
STREET SIDE: 15 FEET

WATER SERVICE: RIVIERA UTILITIES
SEWER SERVICE: RIVIERA UTILITIES
ELECTRIC SERVICE: BALDWIN EMC
TELEPHONE SERVICE: CENTURYLINK

SURVEYOR'S CERTIFICATE:

STATE OF ALABAMA
COUNTY OF BALDWIN

WE, DEBERRY, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF DAPHNE, ALABAMA, HEREBY STATE THAT THE ABOVE IS A CORRECT MAP OR PLAT OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA, TO-WIT:

BEGIN AT THE NORTHEAST CORNER OF TURNBERRY CROSSING, PHASE ONE, AS SHOWN BY MAP THEREOF RECORDED AT SLIDE 2618-B, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE RUN SOUTH 89 DEGREES 53 MINUTES 51 SECONDS EAST, A DISTANCE OF 385.07 FEET; THENCE RUN SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 211.53 FEET; THENCE RUN SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 53.43 FEET; THENCE RUN SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 440.00 FEET; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 130.00 FEET; THENCE RUN SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 180.00 FEET; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 130.00 FEET; THENCE RUN SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 323.00 FEET; THENCE RUN SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 19.91 FEET; THENCE RUN SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 134.27 FEET; THENCE RUN NORTH 89 DEGREES 56 MINUTES 15 SECONDS WEST, A DISTANCE OF 240.00 FEET; THENCE RUN NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 184.01 FEET; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 70.09 FEET; THENCE RUN NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 943.00 FEET; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 128.51 FEET; THENCE ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 48.12 FEET, HAVING A RADIUS OF 25.00 FEET, (CHORD BEARS NORTH 34 DEGREES 51 MINUTES 05 SECONDS WEST, A DISTANCE OF 41.03 FEET); THENCE WITH A REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 105.67 FEET, HAVING A RADIUS OF 296.42 FEET, (CHORD BEARS NORTH 10 DEGREES 05 MINUTES 05 SECONDS EAST, A DISTANCE OF 105.11 FEET); THENCE WITH A REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 39.37 FEET, HAVING A RADIUS OF 25.00 FEET, (CHORD BEARS NORTH 44 DEGREES 59 MINUTES 14 SECONDS EAST, A DISTANCE OF 35.43 FEET) TO THE POINT OF BEGINNING. TRACT CONTAINS 10.20 ACRES, MORE OR LESS, AND LIES IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.

(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY).

WE FURTHER STATE THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE MAY 7, 2002.

07-19-2018

DEWBERRY
DAVID E. DIEHL AL. P.L.S. No. 26014

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

ALABAMA LICENSED NO.26014 PROFESSIONAL LAND SURVEYOR DAVID E. DIEHL

SURVEYOR'S NOTES:
1. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
2. DESCRIPTION AS FURNISHED BY CLIENT.
3. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
4. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES, OTHER THAN MARKED BY UTILITY COMPANIES.
5. THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
6. SURVEY WAS CONDUCTED SEPTEMBER & OCTOBER, 2016; AND IS RECORDED IN FIELD BOOK #305, AT PAGES 12-15, AND IN AN ELECTRONIC DATA FILE.
7. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES.
8. THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A RETRACEMENT AND PROPORTIONING OF THE ORIGINAL GOVERNMENT SURVEY.
9. BEARINGS BASED ON STATE PLANE GRID, ALABAMA WEST ZONE.

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 24th DAY OF July, 2018.

AUTHORIZED REPRESENTATIVE

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 24th DAY OF July, 2018.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (SEWER):
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 24th DAY OF July, 2018.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BALDWIN EMC (ELECTRIC):
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 24TH DAY OF JULY, 2018.

AUTHORIZED REPRESENTATIVE

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, THIS THE 7 DAY OF August, 2018

COUNTY ENGINEER SLP

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY E-911
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 22 DAY OF July, 2018.

AUTHORIZED REPRESENTATIVE

MORTGAGEE'S ACCEPTANCE:
IN WITNESS WHEREOF D. Joel Coleman OF D.R. HORTON, INC. -BIRMINGHAM, THE OWNERS OF THE MORTGAGE (INST. #1615266) ON THE ATTACHED DESCRIBED PROPERTY HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY THE UNDERSIGNED OFFICERS, THEREUNTO DULY AUTHORIZED ON THIS THE 23 DAY OF July, 2018.

BY: D. Joel Coleman
AS ITS: Assistant Vice-President, NGC

CERTIFICATION BY NOTARY PUBLIC:
STATE OF Alabama
COUNTY OF Baldwin

I, Leigh-Ann Capocci, NOTARY PUBLIC IN AND FOR THE COUNTY OF Baldwin, IN THE STATE OF Al, HEREBY CERTIFY THAT D. Joel Coleman, WHOSE NAME AS Asst. Vice President OF D.R. HORTON, INC. -BIRMINGHAM 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, AND AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS 23rd DAY OF July, 2018.

NOTARY PUBLIC

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 THE 24TH DAY OF JULY, 2018

CITY ENGINEER

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION
THE WITHIN PLAT OF TURNBERRY CROSSING, PHASE ONE, FOLEY, ALABAMA, IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION, THIS THE 24 DAY OF July, 2018.

Phillip E. Hines
CITY PLANNING COMMISSION CHAIRMAN

CERTIFICATION OF OWNERSHIP AND DEDICATION:
WE, TURNBERRY DEVELOPMENT 2016, LLC, AS PROPRIETORS, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS TURNBERRY CROSSING, PHASE ONE, A PART OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, AND THAT THE STREETS AND RIGHT-OF-WAYS HEREON ARE DEDICATED TO THE PUBLIC, AND THE EASEMENTS AND COMMON AREAS ARE DEDICATED TO THE TURNBERRY CROSSING OWNER'S ASSOCIATION, INC.

Ronnie Reehl
PROPERTY OWNER

8-24-2018
DATE

CERTIFICATION BY NOTARY PUBLIC:
STATE OF ALABAMA)
COUNTY OF BALDWIN)

I, Kathryn McAleer Huey, A NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN, IN THE STATE OF ALABAMA DO CERTIFY THAT Ronnie Reehl WHOSE NAME IS SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT THEY SIGNED, SEALED AND DELIVERED BEFORE ME THIS DAY IN PERSON SAID INSTRUMENT AT THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS 24th DAY OF July, 2018

NOTARY PUBLIC

KATHRYN MCALEER HUEY
My Commission Expires
May 23, 2022

GENERAL NOTES:
1. ALL STREETS WILL HAVE CURB AND GUTTER
2. ALL STREETS WILL BE MAINTAINED BY BALDWIN COUNTY.
3. A 5' WIDE SIDEWALK WILL BE INSTALLED ON ONE SIDE OF THE ROADWAY BY THE DEVELOPER AS SHOWN ON THE CONSTRUCTION PLANS. THE SIDEWALK ON THE OTHER SIDE OF THE ROADWAY WILL BE CONSTRUCTED BY THE HOME BUILDERS.

ALL SIDEWALKS SHALL BE COMPLIANT WITH THE CITY OF FOLEY CONSTRUCTION MANUAL AND THE AMERICANS WITH DISABILITIES ACT (ADA), WHICH MEANS THE SLOPE OF ALL DRIVEWAYS INSTALLED OVER THE PATH OF THE SIDEWALKS MUST MEET THE ADA.
4. THIS PROPERTY IS LOCATED IN PLANNING DISTRICT 27 AND IS UNZONED.
5. THIS PROPERTY IS LOCATED IN THE ETJ OF THE CITY OF FOLEY.
6. ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
7. THERE IS DEDICATED HEREWITH A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO RIGHT-OF-WAYS AND A 15 FOOT (7.5 FEET EACH SIDE) UTILITY EASEMENT ALONG ALL SIDE LOT LINES, UNLESS A GREATER WIDTH IS SHOWN HEREON.
8. THERE IS DEDICATED HEREWITH A 15 FOOT (7.5 FEET EACH SIDE) DRAINAGE EASEMENT ALONG THE REAR OF ALL LOTS, UNLESS A GREATER WIDTH IS SHOWN HEREON.
9. LOTS 31 THRU 36 SHALL NOT HAVE DIRECT ACCESS TO COUNTY ROAD 20 S.
10. THE COMMON AREAS AND ALL DRAINAGE INFRASTRUCTURE LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAYS, WILL NOT BE MAINTAINED BY THE CITY OF FOLEY OR BALDWIN COUNTY, BUT WILL BE MAINTAINED BY THE TURNBERRY CROSSING HOME OWNERS ASSOCIATION.

TURNBERRY CROSSING PHASE TWO

FINAL PLAT
JULY 19, 2018 - SHEET 1 OF 1 SHEETS

BOUNDARY SURVEY AND PLAT OF SUBDIVISION

DESIGN	D.E.D.	DRAWN	A.E.F.	CHKD.	M.S.P.
ENG	J.N.E.	SURVEYOR	D.E.D.	PROJ MGR	J.N.E.
				SCALE	1"=60'
				PROJ. NO.	50085280
				FILE	50085280FINAL
				SHEET	1 OF 1

Dewberry
25353 Friendship Road Daphne, AL 36526
251.990.9950 fax 251.929-9815

N:\RANCE REEHL\50085280-TURNBERRY CROSSING\PLN\50085280_FINAL PH 2.dwg, 7/19/2018 11:20:58 AM