

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.

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, HEREBY CERTIFY THAT I AM THE NOTARY PUBLIC WHOSE NAME IS SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY 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., BIRMINGHAM, THE OWNER OF THE MORTGAGE OF KIPING MEADOWS, PHASE TWO SHOWN HEREON, HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ME, THE UNDERSIGNED, HEREIN TO BE AUTHORIZED ON THIS 24th DAY OF October 2022.

BY: *Michaela*
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, HEREBY CERTIFY THAT I AM THE NOTARY PUBLIC WHOSE NAME IS SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY 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, THE CITIZENS BANK, THE OWNERS OF THE MORTGAGE OF KIPING MEADOWS, PHASE TWO SHOWN HEREON, HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ME, THE UNDERSIGNED, HEREIN TO BE AUTHORIZED ON THIS 24th DAY OF October 2022.

BY: *Bridget C. G. Smith*
ITS: *Branch Manager*

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, HEREBY CERTIFY THAT I AM THE NOTARY PUBLIC WHOSE NAME IS SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY 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

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.

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 PARCEL (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

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, HEREBY CERTIFY THAT I AM THE NOTARY PUBLIC WHOSE NAME IS SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY 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

ACKNOWLEDGEMENT:

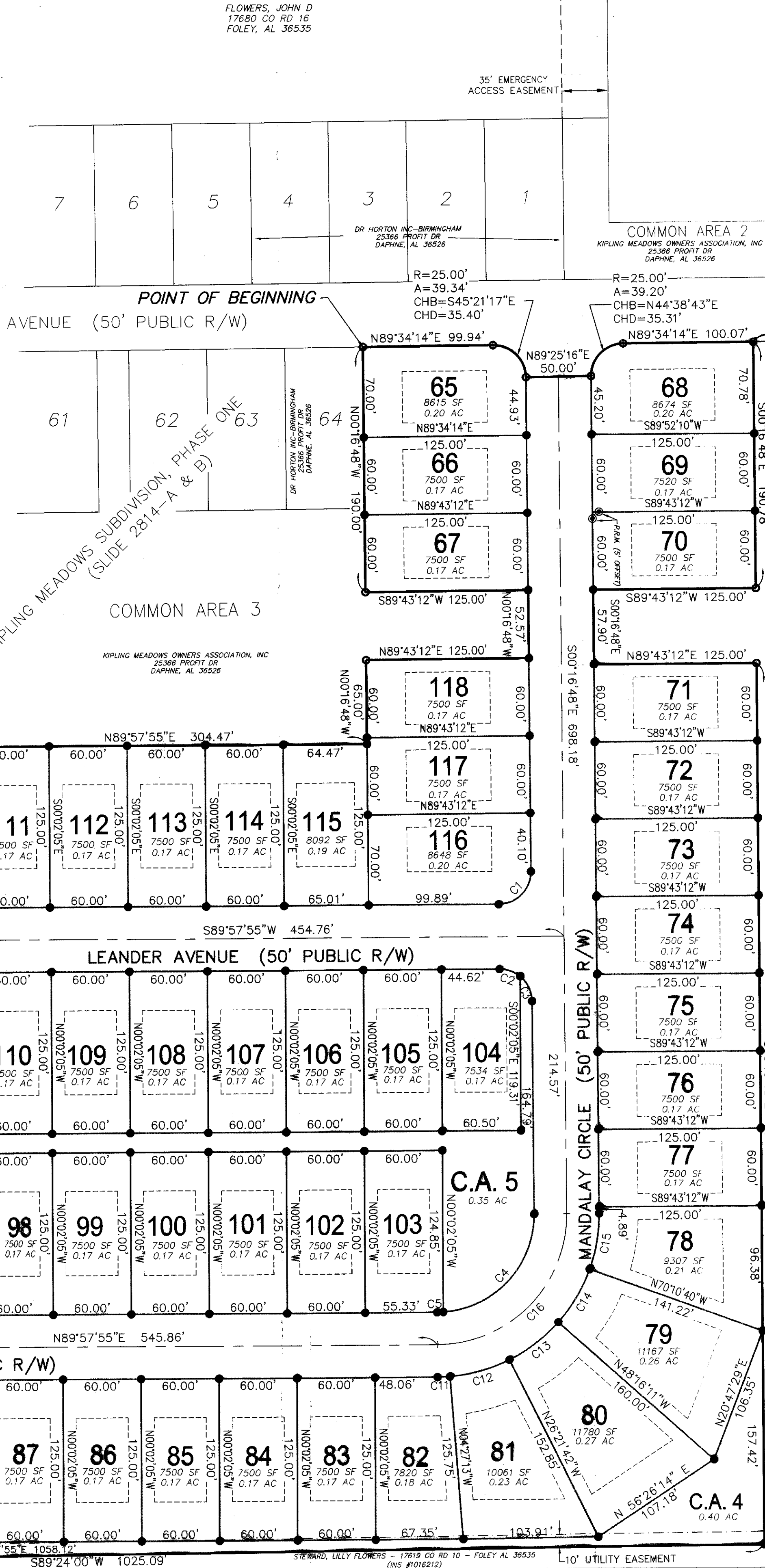
STATE OF ALABAMA
COUNTY OF BALDWIN

I, *Patricia L. Morris*, A NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN, IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT I AM THE NOTARY PUBLIC WHOSE NAME IS SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON, SAID INSTRUMENT AT HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

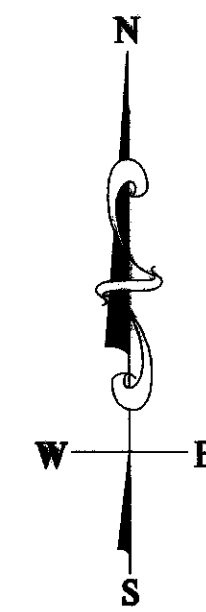
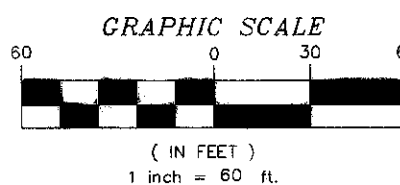
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 24th DAY OF October 2022

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

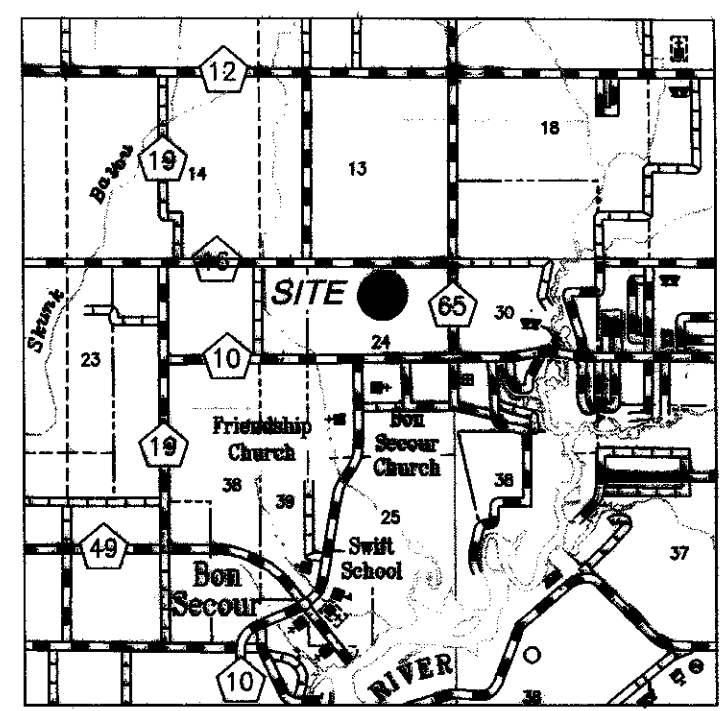
LOT 2 OF FLOWERS PROPERTY SUBDIVISION
(SLIDE 2751-B)



PERMANENT CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA



PROPERTY IS LOCATED IN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.



SURVEYOR/ENGINEER:

DEWBERRY
2555 FRIENDSHIP ROAD, DAPHNE, AL 36526
VICTOR L. GERMAIN, PLS LIC. NO. 38473
JASON N. ESTES, PE LIC. NO. 22714

OWNER:
TURNBERRY DEVELOPMENT 2016 L.L.C.
20851 WOODROW LN
SPANISH FORT, AL 36527
PARCEL ID#: 05-60-06-24-0-000-007.002

LEGEND:

- CMF = CONCRETE MONUMENT FOUND
- CRF = CAPPED REBAR FOUND
- RFB = REBAR FOUND
- CTIF = CRIMP TOP IRON FOUND
- CRS = CAPPED REBAR SET (CA-1109-LS)
- P.R.M. = PERMANENT REFERENCE MARKER
- C.A. = COMMON AREA
- (R) = RECORDED BEARING AND DISTANCE
- (M) = MEASURED BEARING AND DISTANCE
- (P) = PLAT BEARING AND DISTANCE
- (C) = CALCULATED BEARING AND DISTANCE
- CA = CERTIFICATE OF AUTHORIZATION
- LS = LAND SURVEYING
- INS = INSTRUMENT
- R = RADIUS
- A = ARC DISTANCE
- CHB = CHORD BEARING
- CHD = CHORD DISTANCE

SURVEYORS NOTES:

1. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
2. BEARINGS SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES.
3. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON STATE PLANE GRID COORDINATES, ALABAMA STATE WEST ZONE 0102, NAD 83 (2011).
4. ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC (RTK) GPS.
5. THERE MAY BE RECORDS OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
6. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUBSURFACE FEATURES.
7. SURVEY WAS CONDUCTED ON FEBRUARY 5TH-12TH, 2020, AND IS RECORDED IN FIELD BOOK #329 AT PAGES 7-8 AND IN AN ELECTRONIC DATA FILE.
8. UNDERGROUND UTILITIES SHOWN HEREON WERE MARKED BY OTHERS AND LOCATED AS PART OF THIS SURVEY. NO SOFT DIG EXERCISES WERE PERFORMED TO VERIFY SIZE OR DEPTH OF UTILITY.
9. THERE ARE NO VISIBLE ACRES OR GROUND ENCROACHMENTS, EITHER FROM THE SUBJECT PARCEL OR ONTO THE SUBJECT PARCEL.
10. IMPROVEMENTS MAY BE EXAGGERATED FOR CLARITY.

LEGAL DESCRIPTION:

STATE OF ALABAMA
COUNTY OF BALDWIN

WE, DEWBERRY, 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:

A PORTION OF LOT 1, FLOWERS PROPERTY SUBDIVISION, ACCORDING TO THAT CERTAIN MAP OR PLAT THEREOF RECORDED IN SLIDE 2751-B IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 64, KIPING MEADOWS, PHASE ONE SUBDIVISION, ACCORDING TO THAT CERTAIN MAP OR PLAT THEREOF RECORDED IN SLIDE 2814-A & B IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA; RUN THENCE NORTH 89°34'14" EAST, A DISTANCE OF 99.94 FEET; THENCE RUN ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.34 FEET, (CHORD BEARS SOUTH 45°21'17" EAST, 35.40 FEET); THENCE RUN NORTH 89°25'16" EAST, A DISTANCE OF 50.00 FEET; THENCE RUN ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.20 FEET, (CHORD BEARS NORTH 44°38'43" EAST, 35.31 FEET); THENCE RUN NORTH 89°34'14" EAST, A DISTANCE OF 100.07 FEET; THENCE RUN SOUTH 00°16'48" EAST, A DISTANCE OF 190.78 FEET; THENCE RUN SOUTH 89°43'12" WEST, A DISTANCE OF 125.00 FEET; THENCE RUN SOUTH 00°16'48" EAST, A DISTANCE OF 57.90 FEET; THENCE RUN NORTH 89°43'12" EAST, A DISTANCE OF 125.00 FEET; THENCE RUN SOUTH 00°16'48" EAST, A DISTANCE OF 68.23 FEET; THENCE RUN SOUTH 89°24'00" WEST, A DISTANCE OF 1026.09 FEET; THENCE RUN NORTH 26°04'27" EAST, A DISTANCE OF 193.27 FEET; THENCE RUN NORTH 32°57'29" EAST, A DISTANCE OF 50.43 FEET; THENCE RUN NORTH 24°48'53" EAST, A DISTANCE OF 109.70 FEET; THENCE RUN NORTH 89°57'55" EAST, A DISTANCE OF 260.00 FEET; THENCE RUN NORTH 00°02'05" WEST, A DISTANCE OF 140.00 FEET; THENCE RUN NORTH 00°50'44" WEST, A DISTANCE OF 50.01 FEET; THENCE RUN NORTH 00°02'05" WEST, A DISTANCE OF 125.00 FEET; THENCE RUN NORTH 89°57'55" EAST, A DISTANCE OF 304.47 FEET; THENCE RUN NORTH 00°16'48" WEST, A DISTANCE OF 65.00 FEET; THENCE RUN NORTH 89°43'12" EAST, A DISTANCE OF 125.00 FEET; THENCE RUN NORTH 00°16'48" WEST, A DISTANCE OF 52.57 FEET; THENCE RUN SOUTH 89°43'12" WEST, A DISTANCE OF 125.00 FEET; THENCE RUN NORTH 00°16'48" WEST, A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 12.87 ACRES, MORE OR LESS, AND LIES IN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.

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

Victor L. Germain 9/30/22
DEWBERRY DATE
VICTOR L. GERMAIN AL PLS. NO. 38473

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.



KIPLING MEADOWS SUBDIVISION
PHASE TWO

(A RE-SUBDIVISION OF A PORTION OF LOT 1,
FLOWERS PROPERTY SUBDIVISION, SLIDE 2751-B)

FINAL PLAT SEPTEMBER 27, 2022 - SHEET 1 OF 1			
BOUNDARY SURVEY AND PLAT OF SUBDIVISION			
DESIGN	CKH	DRAWN	AEF
ENG	JNE	SURVEYOR	VLG
CHKD.	VLG	PROJ MGR	J.N.E.
SCALE	1"=60'		
PROJ. NO.	50141264		
FILE	50125421FINAL PH2		
SHEET	1 OF 1		



2555 Friendship Road, Daphne, AL 36526
251-990-9950 Fax 251-929-9915