BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 5/ 9/2019 2:00 PM
TOTAL $ 145.00
1 Pages

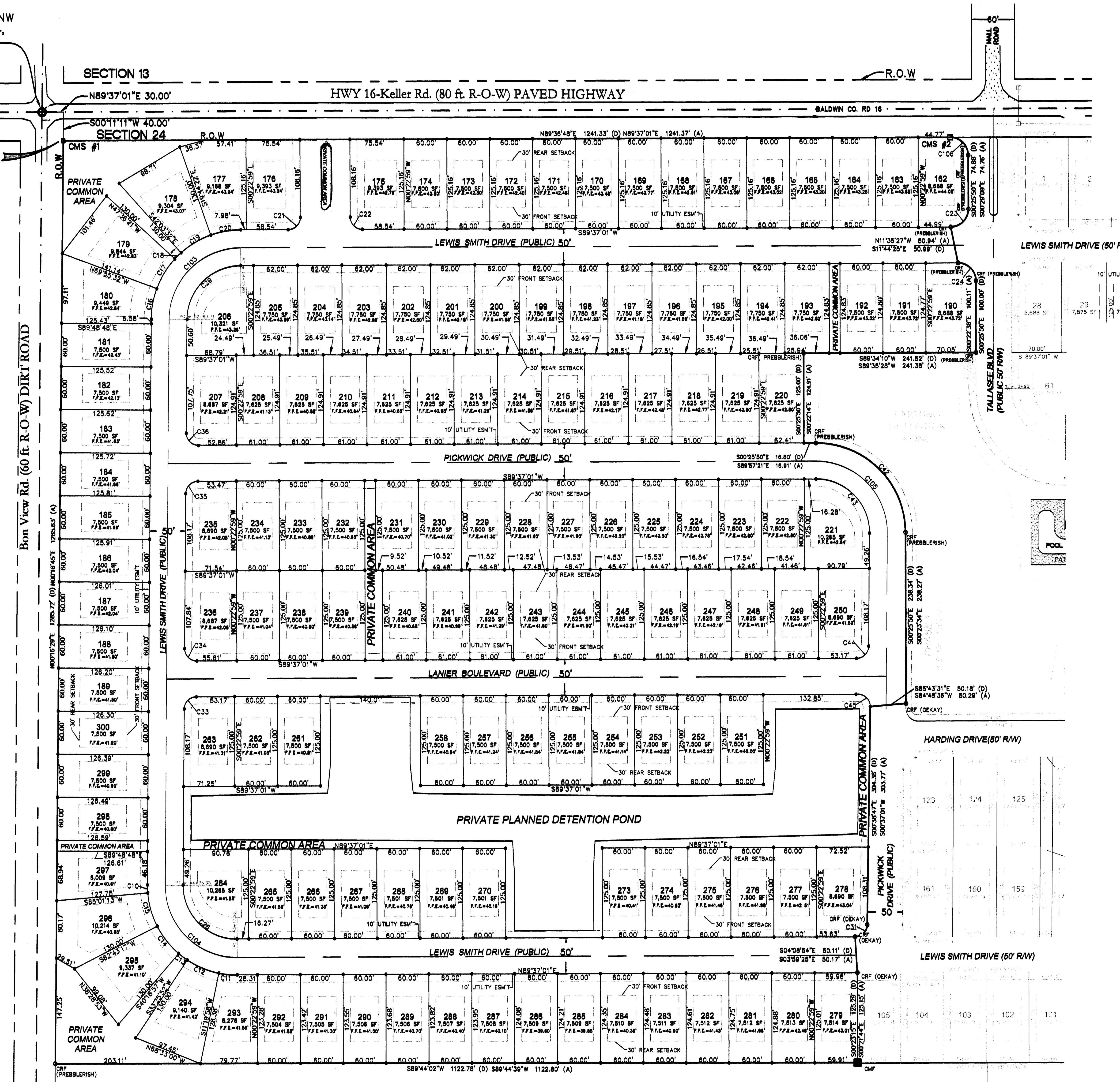
1758909

SLIDE 0002680-A

OWNER
D.R. HORTON, INC.-BIRMINGHAM
25366 PROFIT DRIVE #1
DAPHNE, AL 36526

SURVEYOR / ENGINEER
SEC DESIGN GROUP
316 S. MCKENZIE STR
FOLEY, AL 36535
PH: 251-978-2500
barry@thesecdesigngroup.com

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.



NOTES

1. THE STORMWATER DETENTION FACILITIES ARE NOT THE RESPONSIBILITY OF BALDWIN COUNTY.
2. ALL PUBLIC STREETS HAVE A 50' RIGHT OF WAY.
3. MINIMUM 10% CONSERVATION GREEN SPACE PROVIDED EXCLUSIVE OF STORMWATER AREAS.
4. THE HOME OWNERS ASSOCIATION SHALL ABIDE BY THE LANGUAGE PROVIDED IN THE OFF-SITE 10 FOOT WIDE STORM WATER PIPELINE EASEMENT, IN REGARDS TO ALL ASPECTS OF ACCESS AND MAINTENANCE.
5. THERE IS A DEDICATED HEREWITH A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES, COMMON AREAS AND PRIVATE COMMON AREAS ADJACENT TO THE RIGHT-OF-WAYS AND A 5 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT, COMMON AREAS AND PRIVATE COMMON AREAS UNLESS OTHERWISE NOTED.
6. 10' UTILITY EASEMENTS ARE REQUIRED FOR REAR YARDS.

UTILITY PROVIDERS

GOV./AGENCY/COMPANY	UTILITY
RIVERIA UTILITIES	WATER
BALDWIN COUNTY SEWER SERVICE	SEWER
BALDWIN EMC	ELECTRIC

SITE DATA TABLE

TOTAL ACREAGE	34.46 AC/1,501,057 SF
ZONING	UNZONED (COUNTY)
TOTAL NUMBER OF LOTS	135 LOTS
SMALLEST LOT	7,500 SF
LARGEST LOT	10,321 SF
LANIER BOULEVARD	1,008 LF
LEWIS SMITH DRIVE	3,160 LF
PICKWICK DRIVE	1,310 LF
SETBACK AND LANDSCAPE BUFFERS	
UTILITY EASEMENT	10 FT
LOT FRONT YARD	30 FT MIN
LOT SIDE YARD	10 FT MIN
LOT REAR YARD	30 FT MIN
CORNER SIDE YARD	20 FT

MONUMENTS SET

(CAPPED REBAR IN 6" ROUND CONCRETE MONUMENT)

CMS	NORTHING	EASTING	ELEVATION	LOCATION
#1	124031.50	1894716.05	39.83'	NW CORNER
#2	122745.69	1894709.79	41.19'	NE CORNER

CURVE DATA TABLE (ACTUAL)

CURVE	LENGTH	RADIUS	CH. DIST.	CH. BRNG.
C10	11.27	125.00	11.27	S02°23'47"E
C11	25.56	125.00	25.52	S84°31'30"E
C12	48.21	125.00	48.21	S67°37'05"E
C13	15.02	125.00	15.01	S53°07'35"E
C14	48.88	125.00	48.57	S38°28'53"E
C15	48.65	125.00	48.34	S16°07'45"E
C16	43.39	125.00	43.17	S10°07'50"W
C17	48.69	125.00	48.39	S31°14'04"W
C18	12.10	125.00	12.10	S45°10'04"W
C19	48.69	125.00	48.39	S59°06'03"W
C20	42.23	125.00	42.03	S79°56'20"W
C21	26.70	17.00	24.04	N44°37'01"E
C22	26.70	26.70	24.04	N45°22'59"E
C23	39.23	25.00	35.33	N44°33'43"E
C24	39.44	25.00	35.48	N45°33'51"W
C26	118.56	75.00	106.59	S44°54'07"W
C29	117.06	75.00	105.54	S44°05'54"E
C31	26.41	17.00	23.83	N45°07'01"E
C33	26.54	17.00	23.92	S44°54'07"W
C34	26.87	17.00	24.16	S45°05'53"E
C35	26.54	17.00	23.92	S45°54'07"W
C36	26.87	17.00	24.16	S45°05'53"E
C42	195.40	125.00	176.10	N45°10'28"W
C43	118.56	75.00	106.59	N45°05'53"W
C44	26.54	17.00	23.92	N44°54'07"E
C45	27.00	17.00	24.25	N44°52'59"W
C103	156.09	100.00	140.72	N44°54'07"E
C104	158.07	100.00	142.12	N45°05'54"W
C105	158.07	100.00	142.12	N45°05'53"E
C105	39.37	25.00	35.43	S45°22'02"E

CURVE DATA TABLE (DEED)

CURVE	LENGTH	RADIUS	CH. DIST.	CH. BRNG.
C106	39.24	25.00	35.34	S45°23'56"E
C23	39.28	25.00	35.36	S44°34'10"W
C24	39.28	25.00	35.36	S45°25'50"E
C42	196.35	125.00	176.78	S45°25'50"E
C31	26.40	17.00	23.82	S45°07'54"W

FLOOD ZONE INFORMATION

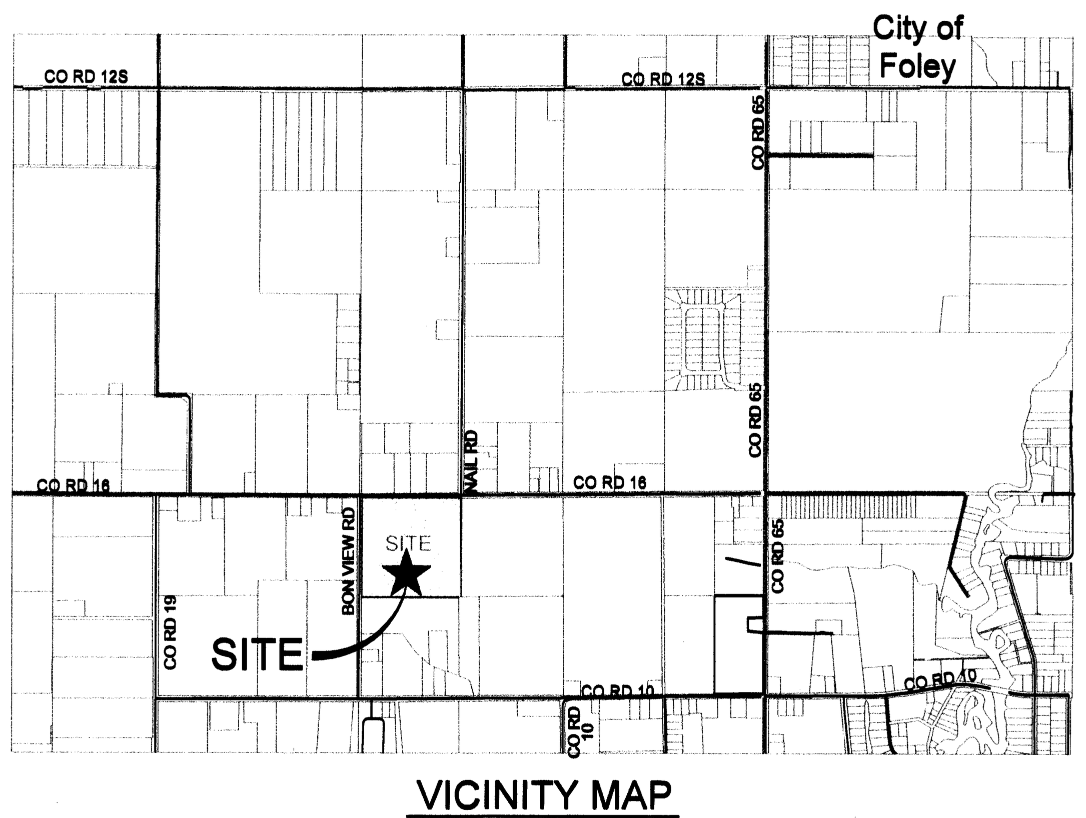
THE PROPERTY SHOWN HERON IS IN ZONE "X" AS SCALED FROM THE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PER NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. PANEL NO 01003C0928L, DATE: JULY 17, 2007.

SURVEYOR'S NOTES:

1. SOURCES OF ADDITIONAL INFORMATION USED WERE PREVIOUS SURVEYS BY THIS AND OTHER FIRMS AND THE RECORDED SUBDIVISION PLATS.
2. THE LINES SHOWN REPRESENTING THE CENTERLINE AND RIGHTS OF WAY OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WAS NOT SURVEYED UNLESS MONUMENTATION IS ALSO SHOWN.
3. BASIS OF BEARINGS ARE BASED ON 1983 STATE PLANE COORDINATE SYSTEM, ALABAMA WEST, 1988 NGVD.
4. THERE ARE NO BUILDINGS OBSERVED NOR ANY WETLANDS ON THE DESCRIBED PROPERTY.

LEGEND

- ● CRS – CAPPED REBAR SET
- ○ CRF – CAPPED REBAR FOUND (PREBBLE RISH OR DEKAY)
- ▣ CMS – CONCRETE MONUMENT SET
- ■ CMF – CONCRETE MONUMENT FOUND



VICINITY MAP
SCALE: 1"=2000'

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY E-911 ADDRESSING

THE UNDERSIGNED, AS AUTHORIZED BY THE 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 THE

25th DAY OF March, 2019.

A. Lubertozzi
AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY BALDWIN EMC

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 THE

27th DAY OF March 2019.

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 THE

25th DAY OF March, 2019.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES

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 THE

25TH DAY OF MARCH, 20 19.

Tony L. Schachtl
AUTHORIZED REPRESENTATIVE

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF PROPERTY

STATE OF ALABAMA
COUNTY OF BALDWIN

I, B. CRAIG JOHNSON, A LICENSED SURVEYOR IN BALDWIN COUNTY, ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF THE D.R. HORTON, INC. - BIRMINGHAM, A CORPORATION, SITUATED IN BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

DEED OF RECORD

COMMENCE AT A RAILROAD SPIKE AT THE "LOCALLY ACCEPTED" NORTHWEST CORNER OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 3 EAST AND RUN THENCE NORTH 89° 36' 48" EAST, A DISTANCE OF 30.00 FEET; THENCE RUN SOUTH 00° 16' 29" WEST, A DISTANCE OF 40.00 FEET TO A CAPPED REBAR (CA-0951-LS) AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF BALDWIN COUNTY HIGHWAY 16 AND THE EAST RIGHT-OF- WAY OF BON VIEW LANE FOR A POINT OF BEGINNING: THENCE RUN NORTH 89° 36' 48" EAST, ALONG THE SOUTH RIGHT-OF-WAY OF SAID BALDWIN COUNTY HIGHWAY 16, A DISTANCE OF 1241.33 FEET TO A CAPPED REBAR (CA-0951-LS) AT THE NORTHWEST CORNER OF HIDDEN LAKES SUBDIVISION, PHASE IA, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED AT SLIDES 2350-A AND 2350-B, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTHERLY, ALONG THE WEST MARGIN OF SAID HIDDEN LAKES SUBDIVISION, PHASE IA, THE FOLLOWING COURSES; SOUTHEASTERLY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.24 FEET, (CHORD BEARS SOUTH 45° 23' 56" EAST, A DISTANCE OF 35.34 FEET) TO A CAPPED REBAR (CA-0951-LS); SOUTH 00° 25' 50" EAST, A DISTANCE OF 74.88 FEET TO A CAPPED REBAR (CA-0951-LS); SOUTHWESTERLY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.28 FEET, (CHORD BEARS SOUTH 44° 34' 10" WEST, A DISTANCE IF 35.36 FEET) TO A CAPPED REBAR (CA-0951-LS); SOUTH 11° 44' 25" EAST, A DISTANCE OF 50.99 FEET TO A CAPPED REBAR (CA-0951-LS); SOUTHEASTERLY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.28 FEET, (CHORD BEARS SOUTH 45° 25' 50" EAST, A DISTANCE OF 35.36 FEET) TO A CAPPED REBAR (CA-0951-LS); SOUTH 00° 25' 50" EAST, A DISTANCE OF 100.00 FEET TO A CAPPED REBAR (CA-0951-LS); SOUTH 89° 34' 10" WEST, A DISTANCE OF 241.52 FEET TO A CAPPED REBAR (CA- 0951-LS); SOUTH 00° 25' 50" EAST, A DISTANCE OF 125.00 FEET TO A CAPPED REBAR (CA-0951-LS); NORTH 89° 34' 10" EAST, A DISTANCE OF 16.80 FEET TO A CAPPED REBAR (CA-0951-LS); SOUTHEASTERLY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 196.35 FEET, (CHORD BEARS SOUTH 45° 25' 50" EAST, A DISTANCE OF 176.78 FEET) TO A CAPPED REBAR (CA-0951-LS); SOUTH 00° 25' 50" EAST, A DISTANCE OF 238.34 FEET TO A CAPPED REBAR (CA-0951-LS); THENCE RUN SOUTH 85° 43' 31" WEST, A DISTANCE OF 50.18 FEET TO A CAPPED REBAR (CA-0951-LS) AT THE NORTHWEST CORNER OF HIDDEN LAKES SUBDIVISION, PHASE 1B, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED AT SLIDES 2404-B AND 2404-C, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTHERLY, ALONG THE WEST MARGIN OF SAID HIDDEN LAKES SUBDIVISION, PHASE 1B, THE FOLLOWING COURSES; SOUTH 00° 38' 47" WEST, A DISTANCE OF 304.38 FEET TO A CAPPED REBAR (CA-0951-LS); SOUTHWESTERLY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 17.00 FEET, AN ARC LENGTH OF 26.40 FEET, (CHORD BEARS SOUTH 45° 07' 54" WEST, A DISTANCE OF 23.82 FEET) TO A CAPPED REBAR (CA-0951- LS); SOUTH 04° 08' 54" EAST, A DISTANCE OF 50.11 FEET TO A CAPPED REBAR (CA-0951-LS); SOUTH 00° 23' 15" EAST, A DISTANCE OF 125.29 FEET TO A CONCRETE MONUMENT (LS-26219) AT THE SOUTHWEST CORNER OF SAID HIDDEN LAKES SUBDIVISION, PHASE LB; THENCE RUN SOUTH 89° 44' 02" WEST, ALONG A BARBWIRE FENCE, A DISTANCE OF 1122.78 FEET TO A CAPPED REBAR (CA-0951-LS) ON THE EAST RIGHT-OF-WAY OF BON VIEW LANE; THENCE RUN NORTH 00° 16' 29" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 1285.72 FEET TO THE POINT OF BEGINNING. TRACT LIES IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.

AND THAT THE PLAT OR MAP CONTAINED HEREON IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED IS DIVIDED GIVING THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND EASEMENT AND ITS NUMBER AND SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS AND GIVING THE BEARINGS, LENGTH, WIDTH AND NAMES OF THE STREETS, SAID MAP FURTHER SHOWS THE RELATION OF THE LAND SO PLATTED TO THE GOVERNMENT SURVEY, AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT POINTS MARKED THUS (●) AS HEREON SHOWN. I FURTHER CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

WITNESS MY HAND THIS THEDAY OF March 25, 20 19.

SURVEYOR ALABAMA LICENSE # 23004

LICENSED ENGINEER'S CERTIFICATION OF IMPROVEMENTS

I, BARRY E. DEES, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA WITH A LICENSE NUMBER OF 22484, HEREBY CERTIFY THAT I HAVE DESIGNED THE WITHIN IMPROVEMENTS IN CONFORMITY WITH APPLICABLE CODES AND LAWS AND WITH THE PRINCIPLES OF GOOD ENGINEERING PRACTICE INCLUDING THE DRAINAGE DESIGN REQUIREMENTS OF THE BALDWIN COUNTY SUBDIVISION REGULATIONS. I FURTHER CERTIFY THAT I HAVE PROVIDED OVERSIGHT OF THE CONSTRUCTION TO MY DESIGN, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE WITHIN IS A TRUE AND ACCURATE REPRESENTATION OF IMPROVEMENTS AS INSTALLED.

ENGINEER	DATE: MARCH 25, 2019	FIRM: SOUTHEAST CONSULTING & DESIGN GROUP, LLC

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

27TH DAY OF MARCH, 20 19.

CITY ENGINEER

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION

THE WITHIN PLAT OF (INSERT SUBDIVISION NAME), FOLEY, ALABAMA, IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION, THIS THE

21st DAY OF March, 2019.

CITY PLANNING COMMISSION 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, THIS THE

9th DAY OF May, 20 19.

COUNTY ENGINEER

CERTIFICATION OF OWNERSHIP AND DEDICATION

I, D.R. HORTON, INC. - BIRMINGHAM, AS PROPRIETOR, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS HIDDEN LAKES PHASE 2, A PART OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA, AND THAT THE) STREETS, DRIVES, ALLEYS, EASEMENTS, ETC.) AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

D. Joel Coleman
D.R. HORTON, INC. - BIRMINGHAM

SIGNED AND SEALED IN THE PRESENCE OF :

Lisa Henderson
WITNESS

ACKNOWLEDGMENT

I, Kelli E. Jones, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT D. JOEL COLEMAN, WHOSE NAME, AS ASSISTANT VICE PRESIDENT, NCG, 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 CONTENTS 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 OFFICIAL SEAL THIS 26th DAY OF March, 20 19.

NOTARY PUBLIC

KELLI E. JONES
MY COMMISSION EXPIRES APRIL 6, 2021
NOTARY PUBLIC, STATE OF ALABAMA

HIDDEN LAKES PH II
AT BON SECOUR

SEC Design Group
316 S. McKenzie St.
Ste 174.
Foley, Alabama 36535
(251) 978-2500
Barry E. Dees, P.E.

DATA
SCALE:
FILE NAME:
REVISIONS

FINAL PLAT

DOCUMENT RELEASE
MARCH 20, 2019

F:\3702-01 DR HORTON - HIDDEN LAKES 2\DWG\FINAL PLAT.DWG