

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 6th DAY OF November, 2019.

Tom L. Schachle Jr.
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 6th DAY OF November, 2019.

Rob R.
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY
THE CITY OF FOLEY PLANNING COMMISSION
THE WITHIN PLAT OF TURNBERRY CROSSING, PHASES THREE AND FOUR, FOLEY, ALABAMA,
IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION, THIS 13th DAY
OF November, 2019.

Phillip D.
CITY PLANNING COMMISSION CHAIRMAN

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 13th DAY OF November, 2019.

Cliff P.
CITY ENGINEER

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (TELEPHONE):
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 6th DAY OF November, 2019.

Robert O. Clad
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 6th DAY OF November, 2019.

Tom L. Schachle Jr.
AUTHORIZED REPRESENTATIVE

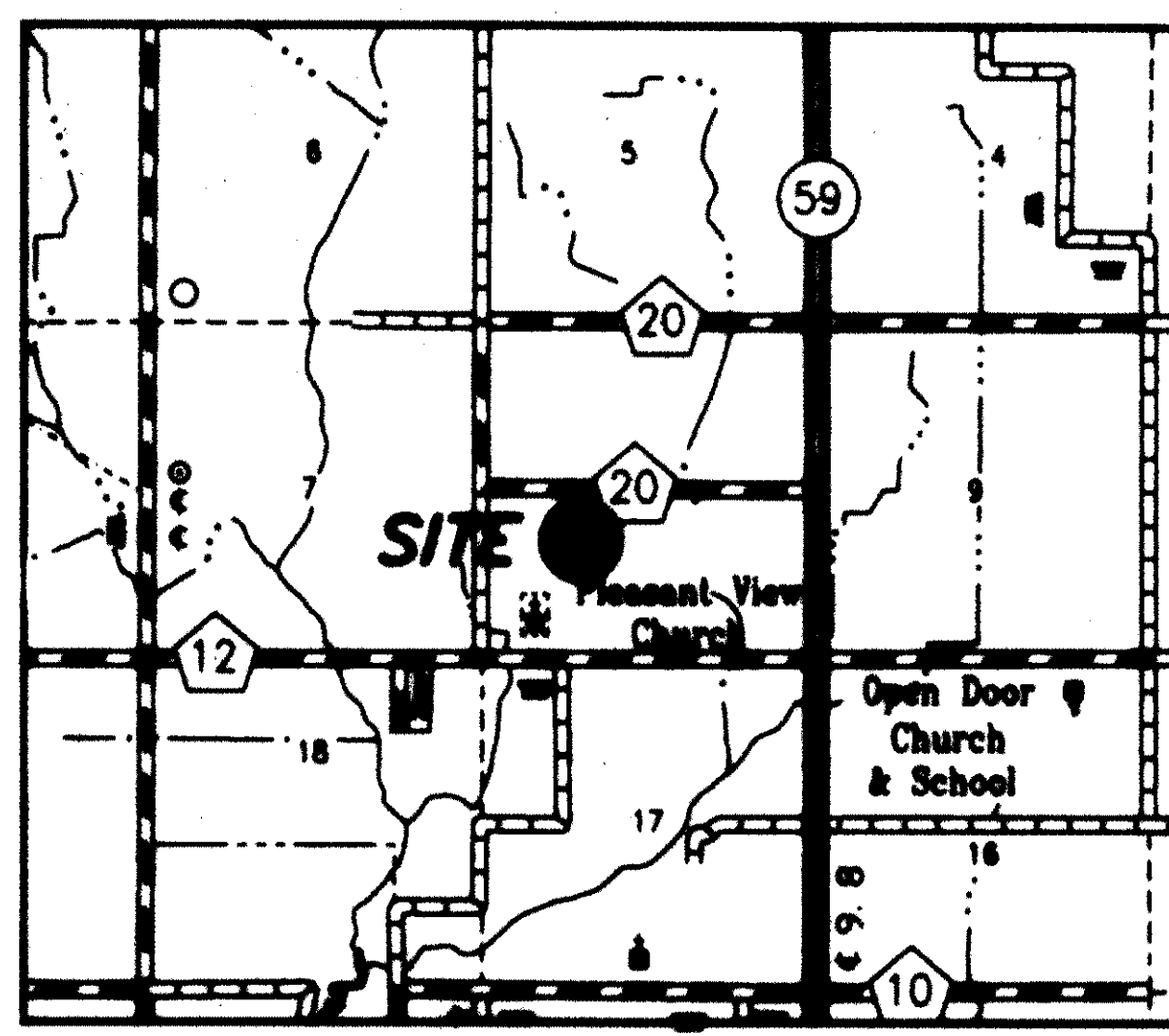
CERTIFICATE OF APPROVAL BY BALDWIN COUNTY E-911
THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES
THE ROAD NAMES AS DEPICTED ON THE WITHIN PLAT AND HEREBY APPROVES THE WITHIN
PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY,
ALABAMA, THIS 13th DAY OF November, 2019.

Samantha Roberto
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 22nd DAY OF November, 2019.

John P.
COUNTY ENGINEER

- 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. THE DEVELOPER WILL PROVIDE A 2 YEAR PERFORMANCE BOND TO THE COUNTY FOR THE COMPLETION OF ANY REMAINING UNINSTALLED SIDEWALKS. 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. ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
 6. 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.
 7. 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.
 8. LOTS 66 THRU 72 SHALL NOT HAVE DIRECT ACCESS TO COUNTY ROAD 20 S.
 9. 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.
 10. THE PRELIMINARY PLAT WAS APPROVED BY THE CITY OF FOLEY ON SEPTEMBER 18, 2018.



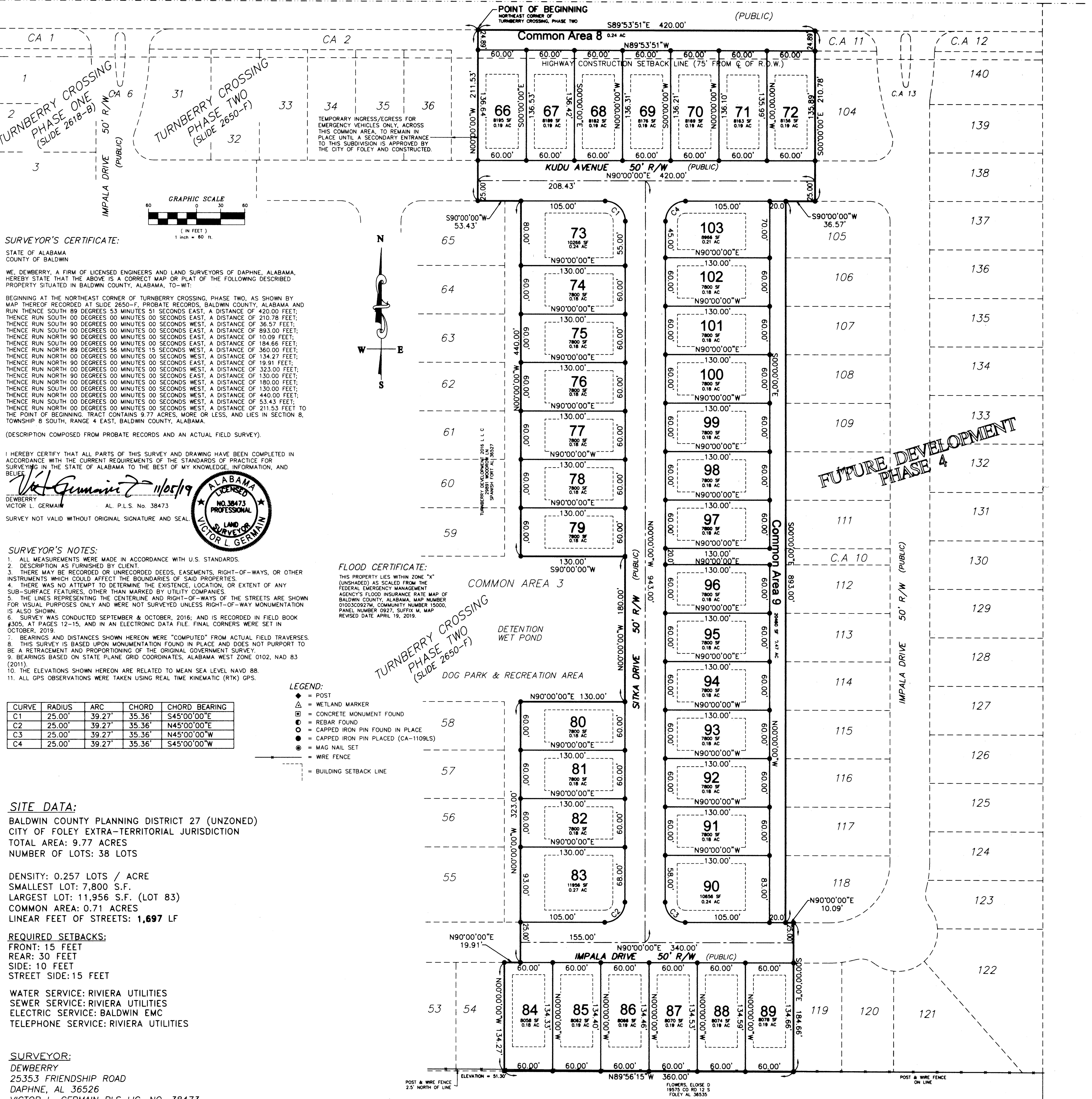
VICINITY MAP
1" = 1 MILE

GRANT, TERRY CLETON
17000 RD 20 S, UNIT 100
FOLEY, AL 36526
AP 186 PG 1273

STEWART, LILY FLOWERS
17819 CO RD 10
FOLEY, AL 36525
INS 1212898

WTSC LAND DEVELOPMENT LLC
3944 1000 LN #600
GULF SHORES, AL 36526
INS 1534124

COUNTY ROAD 20 S



SURVEYOR'S CERTIFICATE:

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:

BEGINNING AT THE NORTHEAST CORNER OF TURNBERRY CROSSING, PHASE TWO, AS SHOWN BY MAP THEREOF RECORDED AT SLIDE 2650-F, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE SOUTH 89 DEGREES 53 MINUTES 51 SECONDS EAST, A DISTANCE OF 420.00 FEET; THENCE RUN SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 210.78 FEET; THENCE RUN SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 36.57 FEET; THENCE RUN SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 893.00 FEET; THENCE RUN NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 10.09 FEET; THENCE RUN SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 184.66 FEET; THENCE RUN NORTH 89 DEGREES 53 MINUTES 51 SECONDS WEST, A DISTANCE OF 360.00 FEET; THENCE RUN NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 134.27 FEET; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 19.91 FEET; THENCE RUN NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 323.00 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 WEST, A DISTANCE OF 180.00 FEET; THENCE RUN SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 130.00 FEET; THENCE RUN NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 440.00 FEET; THENCE RUN SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 53.43 FEET; THENCE RUN SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 211.53 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 9.77 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).

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

V.L. Germain 11/05/19
DEWBERRY
VICTOR L. GERMAIN
AL PLS. NO. 38473

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

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. FINAL CORNERS WERE SET IN OCTOBER, 2018.
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 COORDINATES, ALABAMA WEST ZONE 0102, NAD 83 (2011).
10. THE ELEVATIONS SHOWN HEREON ARE RELATED TO MEAN SEA LEVEL NAVD 88.
11. ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC (RTK) GPS.

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

LEGEND:

- ▲ = POST
- ◆ = WETLAND MARKER
- = CONCRETE MONUMENT FOUND
- = REBAR FOUND
- = CAPPED IRON PIN FOUND IN PLACE
- = CAPPED IRON PIN PLACED (CA-1109LS)
- = MAG NAIL SET
- = WIRE FENCE
- = BUILDING SETBACK LINE

SITE DATA:

BALDWIN COUNTY PLANNING DISTRICT 27 (UNZONED)
CITY OF FOLEY EXTRA-TERRITORIAL JURISDICTION
TOTAL AREA: 9.77 ACRES
NUMBER OF LOTS: 38 LOTS

DENSITY: 0.257 LOTS / ACRE
SMALLEST LOT: 7,800 S.F.
LARGEST LOT: 11,956 S.F. (LOT 83)
COMMON AREA: 0.71 ACRES
LINEAR FEET OF STREETS: 1,697 LF

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: RIVIERA UTILITIES

SURVEYOR:

DEWBERRY
25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
VICTOR L. GERMAIN PLS LIC. NO. 38473

OWNER/DEVELOPER:

TURNBERRY DEVELOPMENT 2016, LLC
29891 WOODROW LANE, STE. 300
SPANISH FORT, AL 36527

MORTGAGEE'S ACCEPTANCE:

IN WITNESS WHEREOF, *R. Bel 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 SIGNED BY THE UNDERSIGNED OFFICERS, THEREUNTO DULY AUTHORIZED ON THIS 13th DAY OF November, 2019.

D.R. HORTON, INC. -BIRMINGHAM

BY: *R. Bel Coleman*

D. BEL COLEMAN, AS ITS ASSISTANT VICE PRESIDENT, NGC

CERTIFICATION BY NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, *Wanda LaCote*, NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN, IN THE STATE OF ALABAMA DO CERTIFY THAT *R. Bel Coleman* WHOSE NAME AS *R. Bel Coleman* HAS BEEN SUBSCRIBED 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 NOTARIAL SEAL THIS 13th DAY OF November, 2019.

Wanda LaCote
NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY 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 11th DAY OF November, 2019.

Tim S.
PLANNING DIRECTOR

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 THREE, 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.

Rance Reel
PROPERTY OWNER

11-4-19
DATE

CERTIFICATION BY NOTARY PUBLIC:

STATE OF ALABAMA)
COUNTY OF BALDWIN)

I, *Wanda LaCote*, A NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN, IN THE STATE OF ALABAMA DO CERTIFY THAT *Rance Reel* WHOSE NAME AS *Rance Reel* HAS BEEN SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED 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 NOTARIAL SEAL THIS 5th DAY OF November, 2019.

Wanda LaCote
NOTARY PUBLIC

BALDWIN COUNTY, ALABAMA
HARRY D. OLIVE, JR., PROBATE JUDGE
Filed Oct. 11/22/2019 11:54 AM
TOTAL \$ 48.00
1 Pages

SLIDE 0002704-D

TURNBERRY CROSSING PHASE THREE FINAL PLAT NOVEMBER 5, 2019 - 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	V.L.G.	PROJ. MGR	M.S.P.
					SCALE 1"=60'
25353 Friendship Road Daphne, AL 36526 251-990-9950 fax 251-929-9815					PROJ. NO. 50103574
					FILE 50103574.FINAL
					SHEET 1 of 1