BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
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TOTAL $ 94.00
1 Pages

2009642

SLIDE 0002927 – B

FINAL PLAT
ABERDEEN PLACE
City of Foley, Baldwin County, Alabama
SECTION 8, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA

SITE DATA

CURRENT ZONING:	TH-1
MINIMUM LOT SIZE:	2,400 SF
LIN. FT. STREETS:	4,510 LF
NUMBER OF LOTS:	84 (4.24 Units/Acre)
COMMON AREAS:	6.67 +/- AC
PERCENTAGE:	33.7 %
POND AREA:	2.95 +/- AC
TOTAL AREA:	19.77 +/- AC

REQUIRED SETBACKS:

FRONT:	20 FEET
REAR:	15 FEET
SIDE:	16 FEET
SIDE STREET:	16 FEET

WATER SERVICE:	RIVIERA UTILITIES
SEWER SERVICE:	RIVIERA UTILITIES
ELECTRIC SERVICE:	BALDWIN EMC
TELEPHONE SERVICE:	AT&T

GENERAL NOTES:

1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
2. ALL COMMON AREAS, INCLUDING DRAINAGE FACILITIES OUTSIDE THE R/W's, ARE NOT THE RESPONSIBILITY OF CITY OF FOLEY TO MAINTAIN, BUT SHALL BE OWNED AND MAINTAINED BY THE ABERDEEN PLACE PROPERTY OWNERS ASSOCIATION, AS OUTLINED IN THE COVENANTS AND RESTRICTIONS, RECORDED IN THE BALDWIN COUNTY PROBATE RECORDS.
3. ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
4. THERE IS DEDICATED HEREWITH A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES ADJACENT TO RIGHTS-OF-WAY AND A 10 FOOT (5 FEET EACH SIDE) UTILITY EASEMENT ALONG ALL SIDE LOT LINES AND A 10' UTILITY EASEMENT ALONG ALL COMMON AREA RIGHT-OF-WAYS, UNLESS OTHERWISE SHOWN HEREON.
5. THERE IS DEDICATED HEREWITH A 10 FOOT (5 FEET EACH SIDE) DRAINAGE EASEMENT ALONG THE SIDE AND REAR OF ALL LOTS, UNLESS OTHERWISE SHOWN HEREON.
6. THERE IS DEDICATED HEREWITH A 10 FOOT (5 FEET EACH SIDE) DRAINAGE AND UTILITY EASEMENT WHERE REAR LOT LINES ABUT SIDE LOT LINES.
7. THERE IS DEDICATED HEREWITH A 5 FOOT SIDEWALK EASEMENT ON ALL LOT LINES ADJACENT TO RIGHTS OF WAY.

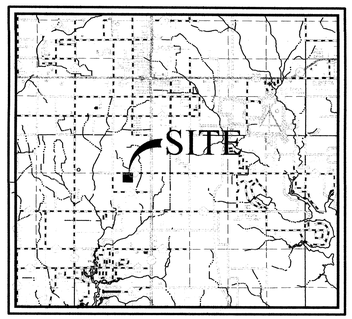
N

0 25 50

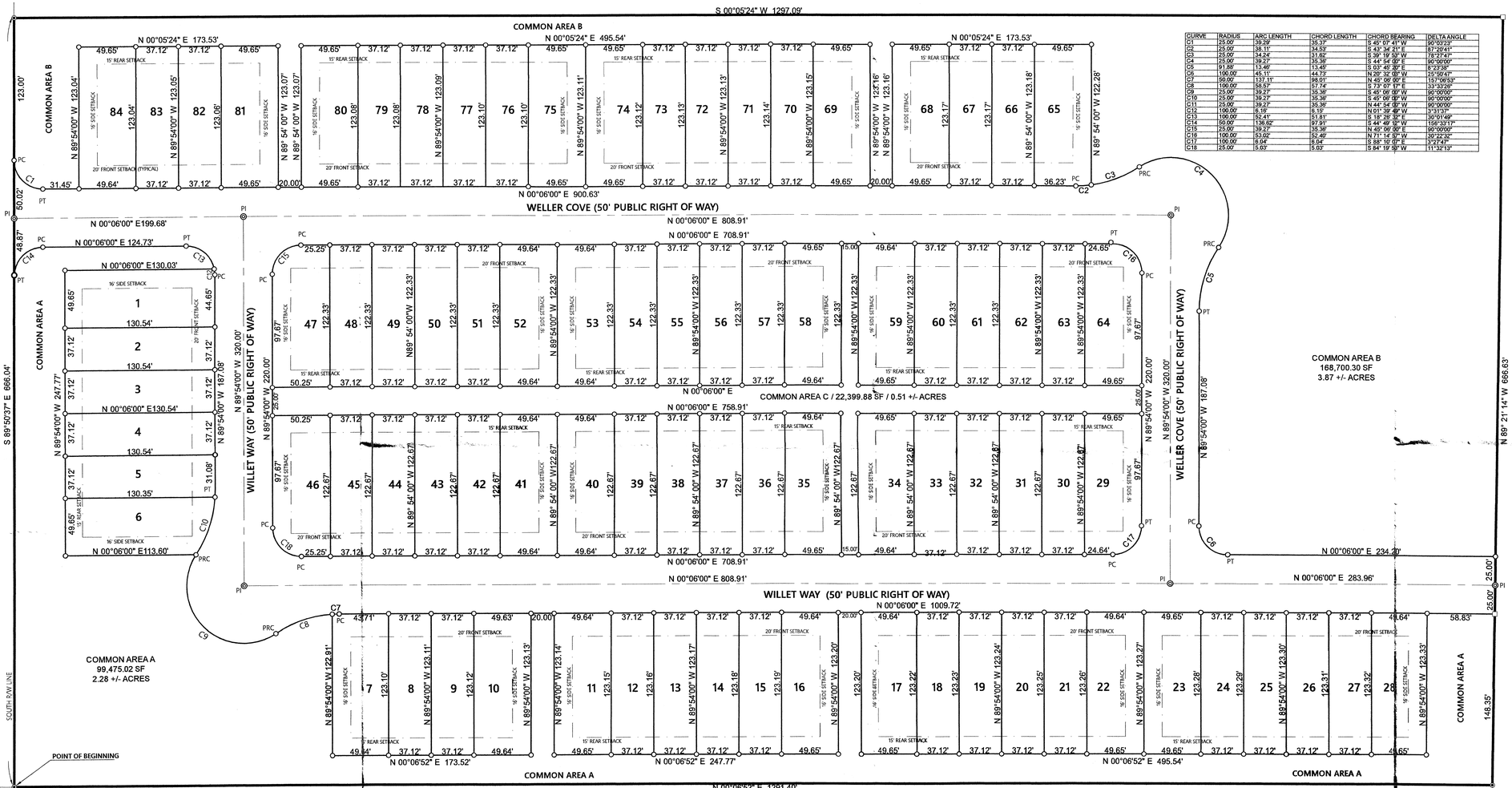
1 INCH = 50 FEET

OWNERS/DEVELOPER:
LENNAR HOMES OF ALABAMA, LLC
801 W. ROMANA STREET, STE. A
PENSACOLA, FL 32502
PIN: 232026; 228776; 232017

SURVEYOR/ENGINEER:
MULLINS, LLC
240 INTENDENCIA STREET
PENSACOLA, FL 32502
TODD M. WHEELER, PE LIC. NO. 24961
RICKY B. SEARS, PLS LIC. N0. 17840



VICINITY MAP
SCALE: 1" = 1 MILE



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.29'	35.37'	S 45° 07' 41" W	90°03'23"
C2	25.00'	38.11'	34.53'	S 43° 34' 01" E	87°20'41"
C3	25.00'	34.24'	31.62'	S 39° 19' 50" W	78°37'41"
C4	25.00'	39.27'	35.36'	S 44° 54' 00" E	90°00'00"
C5	91.88'	13.46'	13.45'	S 03° 46' 20" E	8°23'38"
C6	100.00'	45.11'	44.73'	N 20° 32' 00" W	25°50'41"
C7	50.00'	137.11'	98.01'	N 45° 06' 00" E	157°06'53"
C8	100.00'	58.57'	57.74'	S 73° 07' 17" E	33°33'08"
C9	25.00'	39.27'	35.36'	S 45° 06' 00" W	90°00'00"
C10	25.00'	39.27'	35.36'	S 45° 06' 00" W	90°00'00"
C11	25.00'	39.27'	35.36'	N 44° 54' 00" W	90°00'00"
C12	100.00'	6.18'	6.18'	N 01° 38' 46" W	3°31'7"
C13	100.00'	52.41'	51.81'	S 18° 28' 32" E	30°01'49"
C14	50.00'	139.62'	97.91'	S 44° 49' 16" W	159°33'11"
C15	25.00'	39.27'	35.36'	N 45° 06' 00" E	90°00'00"
C16	100.00'	53.02'	52.40'	N 71° 14' 57" W	30°22'32"
C17	100.00'	6.04'	6.04'	S 88° 10' 07" E	3°27'47"
C18	25.00'	5.03'	5.03'	S 84° 19' 52" W	11°32'13"

CERTIFICATION OF APPROVAL OF IMPROVEMENTS:
STATE OF ALABAMA)
COUNTY OF BALDWIN)
CITY OF FOLEY)

I, TODD M. WHEELER, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA WITH A LICENSE NUMBER OF 24961 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 CITY OF FOLEY LAND USE & DEVELOPMENT 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.

10/23/23
ENGINEER DATE
MULLINS, LLC
FIRM

ALABAMA LICENSED No. 24961 PROFESSIONAL ENGINEER TODD M. WHEELER
SEAL

AFFIDAVIT OF REGISTERED PROFESSIONAL ENGINEER:

I, TODD M. WHEELER, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA WITH A LICENSE NUMBER OF 24961 HEREBY CERTIFY THAT I HAVE DESIGNED THE WITHIN IMPROVEMENTS IN CONFORMITY WITH APPLICABLE CODES AND LAWS WITH THE PRINCIPLES OF GOOD ENGINEERING PRACTICE, INCLUDING THE STORMWATER MANAGEMENT REQUIREMENTS OF THE CITY OF FOLEY SUBDIVISION REGULATIONS. I FURTHER CERTIFY THAT I HAVE SUPERVISED THE CONSTRUCTION TO MY DESIGN, THAT THE WITHIN IS A TRUE AND ACCURATE REPRESENTATION OF IMPROVEMENTS AS INSTALLED.

10/23/23
ENGINEER DATE
MULLINS, LLC
FIRM

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 8TH DAY OF NOVEMBER, 2023.
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 8TH DAY OF NOVEMBER, 2023.
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 27TH DAY OF NOVEMBER, 2023.
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY TELEPHONE (AT&T): BZSGHTSPEED
THE UNDERSIGNED, AS AUTHORIZED BY ~~AT&T~~ BZSGHTSPEED HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 30 DAY OF NOV, 2023
AUTHORIZED REPRESENTATIVE

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 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 25TH DAY OF October, 2023
Samantha Roberts
AUTHORIZED REPRESENTATIVE

CERTIFICATION OF APPROVAL BY CITY ENGINEER:
STATE OF ALABAMA)
COUNTY OF BALDWIN)
CITY OF FOLEY)

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT OF ABERDEEN PLACE, CITY OF FOLEY, ALABAMA, IS HEREBY APPROVED BY THE CITY OF FOLEY FOR THE RECORDING IN THE OFFICE OF THE BALDWIN COUNTY JUDGE OF PROBATE.

DATED THIS 3RD DAY OF DECEMBER, 2023
CITY ENGINEER

CERTIFICATION OF OWNERSHIP AND DEDICATION:
STATE OF ALABAMA)
COUNTY OF BALDWIN)
CITY OF FOLEY)

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

DATED THIS 23RD DAY OF October, 2023

Angela L. Wisdom
OWNER'S REPRESENTATIVE (PRINT)

OWNER'S REPRESENTATIVE (SIGNATURE)

ACKNOWLEDGMENT OF NOTARY PUBLIC:
STATE OF ALABAMA)
COUNTY OF BALDWIN)

I, April L. Tomello, A NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN, IN THE STATE OF ALABAMA DO CERTIFY THAT WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT HIS (THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 23RD DAY OF October, 2023

April L. Tomello
NOTARY PUBLIC MY COMMISSION EXPIRES: 8/19/27

Notary Public State of Florida April L. Tomello My Commission HH 419959 Expires 8/19/2027
SEAL

DESCRIPTION:
COMMENCE AT THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 4, EAST, BALDWIN COUNTY, ALABAMA; THENCE GO S 00°03'57" E 40.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 20 (80' R/W) AND THE POINT OF BEGINNING; THENCE GO S 89°50'37" E ALONG SAID RIGHT OF WAY LINE 666.04 FEET; THENCE GO S 00°05'24" W 1297.09 FEET; THENCE GO N 89°21'14" W 666.63 FEET; THENCE GO N 00°06'52" E 1291.40 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 19.8 ACRES

SURVEYOR'S CERTIFICATE:
STATE OF ALABAMA)
COUNTY OF BALDWIN)
CITY OF FOLEY)

I, RICKY BRIAN SEARS, A LICENSED ALABAMA PROFESSIONAL LAND SURVEYOR, CERTIFY THAT ALL PARTS OF THIS PLAT HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE AND BELIEF.

12/23/23
RICKY BRIAN SEARS DATE
PROFESSIONAL LAND SURVEYOR
ALABAMA LICENSE NO. 17840

RICKY B. SEARS CERTIFICATE No. 17840 STATE OF ALABAMA PROFESSIONAL LAND SURVEYOR

SURVEYOR'S NOTES:
1. ACTUAL BEARINGS AND NORTH ARROW REFERENCED TO REAL TIME KINEMATIC GPS OBSERVATIONS (GRID NORTH) (ALABAMA WEST NAD1983)
2. FIELD WORK COMPLETE: 1-25-21
3. REFERENCES USED IN THIS SURVEY: INSTRUMENT NUMBER (INS) 1484319; INS 1534124; INS 1212898; INS 1205037; INS 1043373; INS 487721; REAL PROPERTY BOOK 196, PAGE 1273; REAL PROPERTY BOOK 407, PAGE 966; REAL PROPERTY BOOK 407, PAGE 1068; SLIDE 2618-B; SLIDE 2348-F; SLIDE 2650-F; ALL FOUND IN THE PUBLIC RECORDS OF BALDWIN COUNTY, ALABAMA.
4. THIS SURVEY DOES NOT REFLECT, DETERMINE OR GUARANTEE OWNERSHIP.

FEMA ZONE:
THIS IS TO CERTIFY THAT WE HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP 01003C0820L, PANEL NUMBER 0820, DATED JULY 17, 2007 AND FOUND THAT THE ABOVE DESCRIBED PROPERTY DOES NOT LIE IN AN IDENTIFIED FLOOD HAZARD ZONE.

SURVEYOR FOR THE APPLICANT

LEGEND:
- ○ - SET 1/2" CAPPED ROD NUMBER CA#1001LS
- □ - SET 4"X4" CONCRETE MONUMENT DISC NUMBER CA# 1001LS
- ◎ - SET NAIL AND DISK (PRC)
- ● - FOUND 1/2" CAPPED ROD HMR
- PI - POINT OF INTERSECTION
- PC - POINT OF CURVATURE
- PT - POINT OF TANGENCY
- R/W - RIGHT OF WAY
- PRM - PERMANENT REFERENCE MONUMENT
- PCP - PERMANENT CONTROL POINT

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION
THE WITHIN PLAT OF ABERDEEN PLACE, FOLEY, ALABAMA IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION, THIS THE 13 DAY OF December, 2023.
CITY PLANNING COMMISSION CHAIRMAN

EASEMENTS:
UNDERGROUND:
THERE IS A DEDICATED HEREWITH A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHT-OF-WAY'S AND A 5 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON AREA LINES, UNLESS OTHERWISE NOTED.

OVERHEAD:
THERE IS A DEDICATED HEREWITH A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHT-OF-WAY'S AND A 10 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON AREA LINES, UNLESS OTHERWISE NOTED.

MULLINS, LLC
CIVIL ENGINEERING, LAND SURVEYING AND DEVELOPMENT DESIGN
240 EAST INTENDENCIA STREET, PENSACOLA, FL, 32502
(850) 462-8412