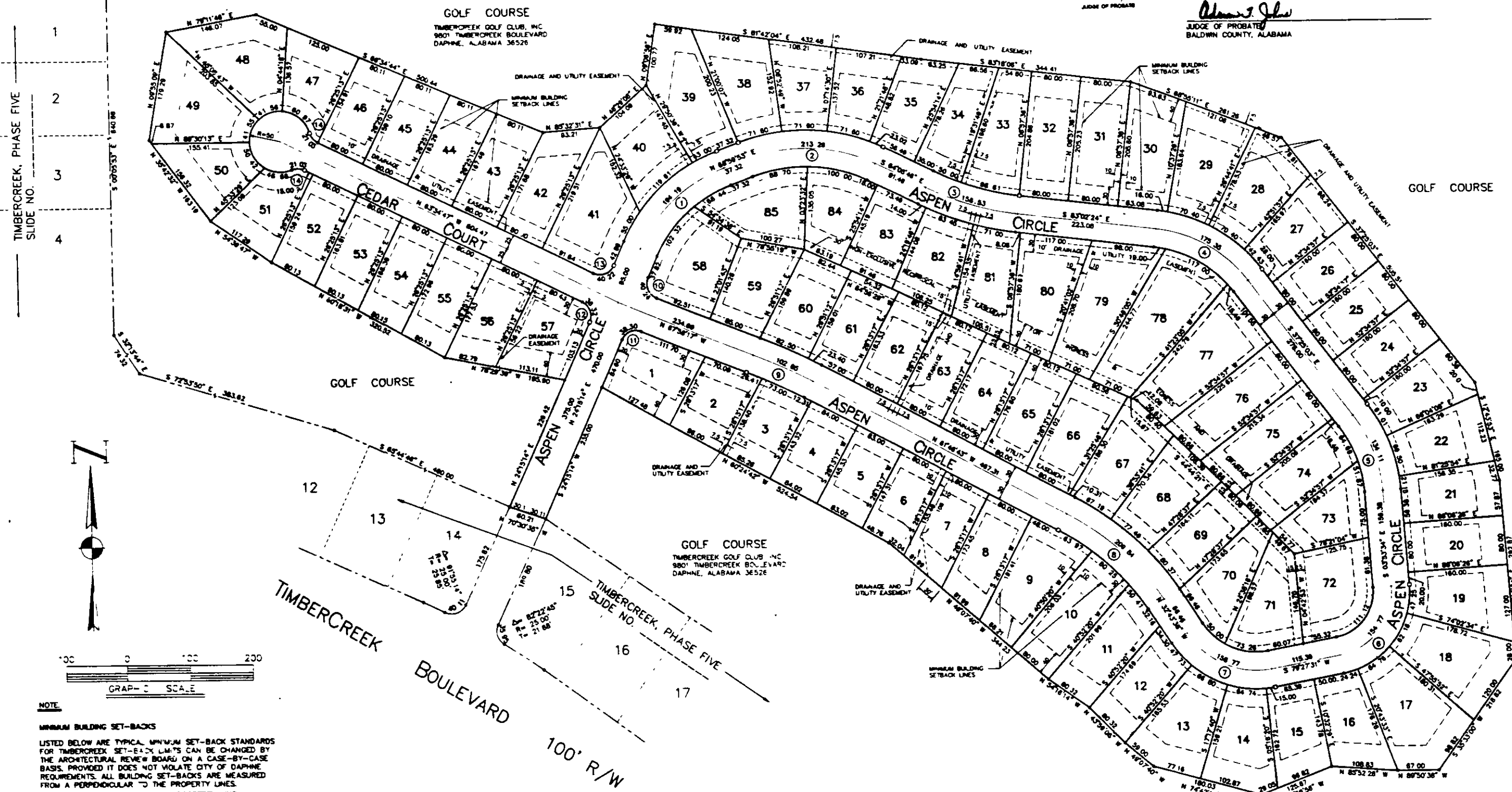


1729 B

U.S. HIGHWAY NO. 31

TIMBERCREEK BOULEVARD 100' R/W

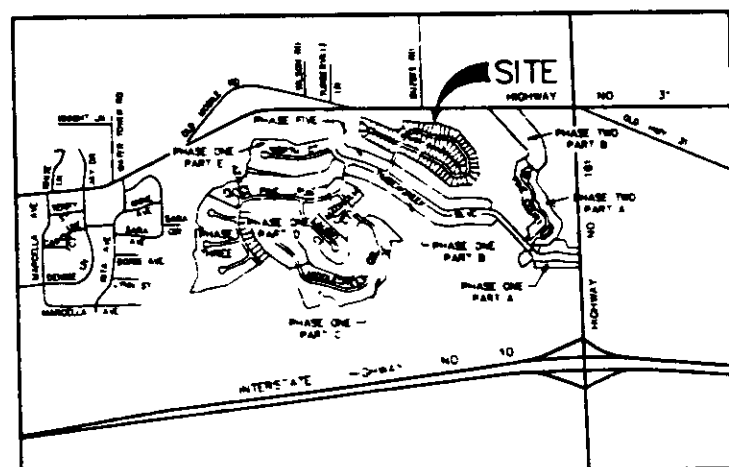


NOTE

MINIMUM BUILDING SET-BACKS
LISTED BELOW ARE TYPICAL MINIMUM SET-BACK STANDARDS FOR TIMBERCREEK. SET-BACK LIMITS CAN BE CHANGED BY THE ARCHITECTURAL REVIEW BOARD ON A CASE-BY-CASE BASIS, PROVIDED IT DOES NOT VIOLATE CITY OF DAPHNE REQUIREMENTS. ALL BUILDING SET-BACKS ARE MEASURED FROM A PERPENDICULAR TO THE PROPERTY LINES.
30' FRONT YARD SET-BACK FROM PROPERTY LINE
40' REAR SET-BACK FROM PROPERTY LINE ON LOTS 1 THRU 57
40' REAR SET-BACK FROM PROPERTY LINE ON LOTS 58 THRU 85
10' SIDE-YARD SET-BACK FROM PROPERTY LINE ON ALL LOTS

EASEMENTS

30' NON-EXCLUSIVE RECIPROCAL EASEMENT FOR INGRESS & EGRESS IS FOR LOTS 58 THROUGH 85
SEE RESTRICTIVE COVENANTS FOR COMPLETE EASEMENT INFORMATION
ALL LOTS TO BE SINGLE FAMILY RESIDENTIAL
—○— DENOTES CONCRETE MONUMENT
ALL STREETS ARE PUBLIC STREETS
ZONING DISTRICT R-3



VICINITY MAP

STATE OF ALABAMA
CITY OF DAPHNE
COUNTY OF BALDWIN

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE DAPHNE LAND USE AND DEVELOPMENT ORDINANCE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND WRITTEN UPON SAID PLAT AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE BALDWIN COUNTY JUDGE OF PROBATE.

DATED THIS 29 DAY OF April, 1997

E.A. Hixley
PLANNING COMMISSION CHAIRMAN, OFFICE AUTHORIZED REPRESENTATIVE

THIS IS TO CERTIFY THAT ALL IMPROVEMENTS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS.
Donald F. Coleman
DONALD F. COLEMAN - AL REG. NO. 5421



NO.	1	2	3	4	5	6	7
Q	24°44'39"	26°50'21"	18°54'38"	48°57'21"	33°51'29"	8°57'05"	87°48'51"
Y	248.55	202.50	778.17	220.21	229.20	106.38	334.14
L	184.19	213.26	158.53	78.99	82.63	94.71	80.16
				176.33	134.11	154.73	158.77
NO.	29°03'05"	08°11'34"	82°13'31"	11°11'	121°	131°	124°
B	413.85	849.76	25.00	25.00	25.00	25.00	25.00
L	107.77	107.65	40.24	58.30	58.32	40.22	21.03

01729 B

JUDGE OF PROBATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON SLIDE 1729B, ON THE 30 DAY OF April, 1997

Adrian J. Jones
JUDGE OF PROBATE
BALDWIN COUNTY, ALABAMA

DESCRIPTION

COMMENCING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF TIMBERCREEK BOULEVARD WITH THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 31, AS SHOWN ON THE PLAT OF TIMBERCREEK, PHASE ONE, PART 'B', AS RECORDED ON SLIDE NO. 1372A OF THE PROBATE COURT RECORDS, BALDWIN COUNTY, ALABAMA, RUN N 89° 54' 07" E ALONG SAID SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 31, A DISTANCE OF 173.65 FEET TO THE NORTHEAST CORNER OF LOT 1, TIMBERCREEK, PHASE FIVE, AS RECORDED ON SLIDE NO. 1729B, OF THE PROBATE COURT RECORDS, BALDWIN COUNTY, ALABAMA; THENCE ALONG THE NORTHEAST BOUNDARY OF SAID TIMBERCREEK, PHASE FIVE, RUN AS FOLLOWS: S 00° 05' 53" E 848.00 FEET, S 32° 15' 44" E 74.30 FEET, S 77° 53' 50" E 343.63 FEET, S 85° 44' 28" E 48.00 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE RUN N 24° 15' 14" E 228.42 FEET TO A POINT; THENCE RUN N 70° 29' 38" W 195.90 FEET TO A POINT; THENCE RUN N 80° 18' 31" W 130.32 FEET TO A POINT; THENCE RUN N 54° 35' 47" W 111.28 FEET TO A POINT; THENCE RUN N 35° 42' 32" W 163.19 FEET TO A POINT; THENCE RUN N 09° 55' 09" E 178.29 FEET TO A POINT; THENCE RUN N 70° 11' 46" E 148.07 FEET TO A POINT; THENCE RUN N 68° 34' 44" E 508.44 FEET TO A POINT; THENCE RUN N 85° 32' 31" E 83.21 FEET TO A POINT; THENCE RUN N 42° 08' 08" E 104.09 FEET TO A POINT; THENCE RUN N 09° 05' 59" E 100.77 FEET TO A POINT; THENCE RUN N 81° 42' 04" E 432.48 FEET TO A POINT; THENCE RUN S 85° 18' 06" E 344.41 FEET TO A POINT; THENCE RUN S 86° 55' 11" E 281.28 FEET TO A POINT; THENCE RUN S 37° 25' 03" E 505.51 FEET TO A POINT; THENCE RUN S 12° 43' 53" E 185.00 FEET TO A POINT; THENCE RUN S 03° 53' 34" E 292.87 FEET TO A POINT; THENCE RUN S 35° 33' 00" W 218.69 FEET TO A POINT; THENCE RUN N 80° 50' 58" W 67.00 FEET TO A POINT; THENCE RUN N 85° 52' 28" W 108.63 FEET TO A POINT; THENCE RUN S 68° 59' 58" W 125.87 FEET TO A POINT; THENCE RUN N 74° 42' 14" W 180.32 FEET TO A POINT; THENCE RUN N 49° 07' 40" W 58.00 FEET TO A POINT; THENCE RUN N 43° 56' 08" W 80.32 FEET TO A POINT; THENCE RUN N 54° 18' 14" W 80.32 FEET TO A POINT; THENCE RUN N 48° 07' 40" W 344.23 FEET TO A POINT; THENCE RUN N 67° 24' 42" W 524.54 FEET TO A POINT; THENCE RUN S 24° 15' 14" W 236.00 FEET TO A POINT ON THE AFORESAID NORTHEAST BOUNDARY OF TIMBERCREEK, PHASE FIVE, THENCE ALONG SAID NORTHEAST BOUNDARY RUN N 70° 30' 35" W 60.21 FEET TO THE POINT OF BEGINNING, CONTAINING 35.0578 ACRES.

CERTIFICATION BY SURVEYOR

STATE OF ALABAMA
CITY OF DAPHNE
COUNTY OF BALDWIN

THIS IS TO CERTIFY THAT I, DONALD F. COLEMAN, A REGISTERED LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE PROPERTY SHOWN OR WITH LEGAL DESCRIPTION HEREON WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES, BEARING ANGLES, RAD, CURVES, AND OTHER DIMENSIONS THEREOF ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE DAPHNE PLANNING COMMISSION, AND 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, AND I HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED; AND GRANT OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL ACCOUNT.

DATED UNDER MY HAND AND SEAL AT MOBILE, ALABAMA, THIS 17 DAY OF April, 1997

Donald F. Coleman
DONALD F. COLEMAN - AL REG. NO. 5421



CERTIFICATE OF OWNERSHIP AND DEDICATION

THIS IS TO CERTIFY THAT WE, THE UNDERSIGNED ARE VICE PRESIDENT AND SECRETARY-TREASURER, RESPECTIVELY, OF TIMBERCREEK LAND CO., INC., OWNER OF THE LAND SHOWN AND DESCRIBED IN THE SURVEY AND SUBDIVISION 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 OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL ACCOUNT.

DATED THIS 17 DAY OF April, 1997

TIMBERCREEK LAND CO., INC. 1801 TIMBERCREEK BOULEVARD, DAPHNE, ALABAMA 36528
James H. Eady
VICE PRESIDENT
ATTEST: *W. Allen Cox*
SECRETARY-TREASURER

CERTIFICATE BY NOTARY PUBLIC

STATE OF ALABAMA
CITY OF DAPHNE
COUNTY OF BALDWIN

I, *Stacy S. Johnston*, NOTARY PUBLIC, IN AND FOR THE COUNTY OF BALDWIN, IN THE STATE OF ALABAMA, DO CERTIFY THAT *TOM MITCHELL* AND *W. ALLEN COX*, WHOSE NAMES AS VICE PRESIDENT AND SECRETARY-TREASURER, RESPECTIVELY, OF TIMBERCREEK LAND CO., INC., ARE SUBSCRIBED TO THE CERTIFICATE OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME ON THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED, SEALED AND DELIVERED SAID INSTRUMENT BY THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

DATED UNDER MY HAND AND NOTARIAL SEAL THE 17 DAY OF April, 1997

Stacy S. Johnston
NOTARY PUBLIC
EXPIRES 2-20-2000

CERTIFICATION OF APPROVAL OF STREETS, DRAINAGE AND IMPROVEMENTS

STATE OF ALABAMA
CITY OF DAPHNE
COUNTY OF BALDWIN

I, *William H. Eady, Sr.*, PUBLIC WORKS DIRECTOR FOR THE CITY OF DAPHNE, ALABAMA, DO HEREBY CERTIFY THAT THE ATTACHED FINAL PLAT HAS BEEN EXAMINED BY ME AND ALSO THAT THE SUBDIVIDER'S PLANS AND SPECIFICATIONS COMPLY WITH THE REQUIREMENTS SET FORTH IN THE DAPHNE LAND USE AND DEVELOPMENT ORDINANCE.

I, FURTHER CERTIFY THAT THE STREETS, DRAINAGE, AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED

DATED THIS 29 DAY OF April, 1997

William H. Eady, Sr.
PUBLIC WORKS DIRECTOR FOR THE CITY OF DAPHNE, ALABAMA

CERTIFICATION OF THE APPROVAL OF UTILITIES

STATE OF ALABAMA
CITY OF DAPHNE
COUNTY OF BALDWIN

I, *A. E. Rigas*, DIRECTOR OF UTILITIES FOR THE UTILITIES BOARD OF THE CITY OF DAPHNE, ALABAMA, DO HEREBY CERTIFY THAT THE FINAL PLAT HAS BEEN EXAMINED BY ME AND ALSO THAT THE SUBDIVIDER'S PLANS AND SPECIFICATIONS APPEAR TO COMPLY WITH THE MINIMUM REQUIREMENTS OF THE UTILITIES BOARD.

I, FURTHER CERTIFY THAT THE UTILITY IMPROVEMENTS HAVE BEEN INSTALLED AND ARE NOW SUBJECT TO A TWO YEAR GUARANTEE PRIOR TO ACCEPTANCE FOR MAINTENANCE UNLESS OTHERWISE NOTED BY WRITTEN AGREEMENT.

DATED THIS 18 DAY OF April, 1997

A. S. Rigas
DIRECTOR OF UTILITIES

FINAL PLAT

TIMBERCREEK
PHASE SIX

RESTER AND COLEMAN
ENGINEERS, INC.

66 MIDTOWN PARK WEST MOBILE, ALABAMA 36606-4148
TELEPHONE NO. (334)-479-4518
FAX NO. (334)-479-4522

DWG. BY:	DATE:	BY:	DATE:	BY:	DATE:	SCALE:
D.W.	12-7-95	D.W.	11-12-96			1" = 100'
CHKD. BY:	DATE:	D.W.	11-12-96			FILE NO.
D.F.C.	4-7-97	D.W.	4-16-97			S-98