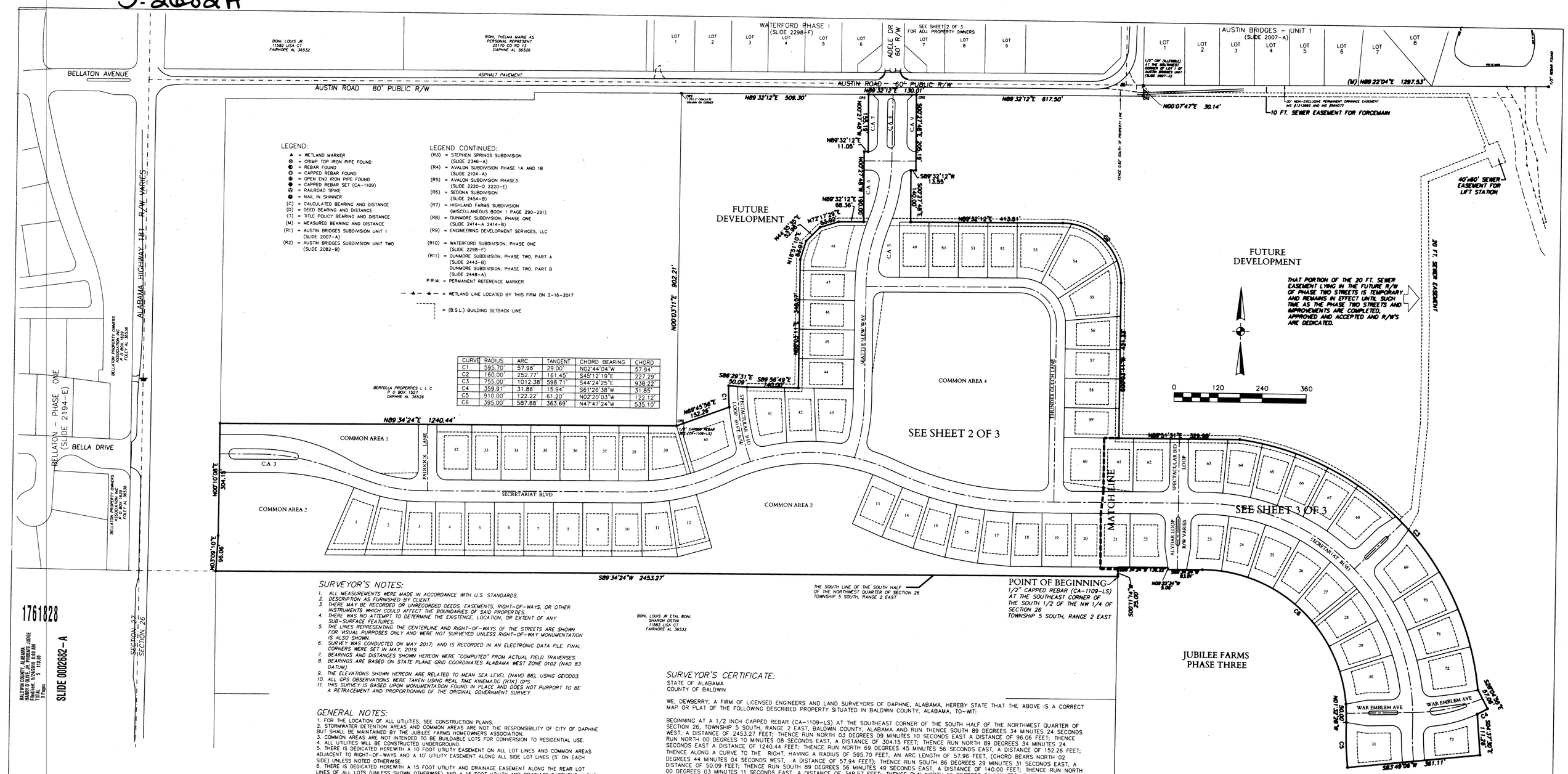
S-2682A



LEGEND:

- ▲ = WETLAND MARKER
- ⊗ = CRIMP TOP IRON PIPE FOUND
- ◐ = REBAR FOUND
- ○ = CAPPED REBAR FOUND
- ◉ = OPEN END IRON PIPE FOUND
- ● = CAPPED REBAR SET (CA-1109)
- ⊗ = RAILROAD SPIKE
- ● = NAIL IN SHINNER
- (C) = CALCULATED BEARING AND DISTANCE
- (D) = DEED BEARING AND DISTANCE
- (T) = TITLE POLICY BEARING AND DISTANCE
- (M) = MEASURED BEARING AND DISTANCE
- (R1) = AUSTIN BRIDGES SUBDIVISION UNIT 1 (SLIDE 2007-A)
- (R2) = AUSTIN BRIDGES SUBDIVISION UNIT TWO (SLIDE 2082-B)

LEGEND CONTINUED:

- (R3) = STEPHEN SPRINGS SUBDIVISION (SLIDE 2346-A)
- (R4) = AVALON SUBDIVISION PHASE 1A AND 1B (SLIDE 2104-A)
- (R5) = AVALON SUBDIVISION PHASE3 (SLIDE 2220-D 2220-E)
- (R6) = SEDONA SUBDIVISION (SLIDE 2454-B)
- (R7) = HIGHLAND FARMS SUBDIVISION (MISCELLANEOUS BOOK 1 PAGE 290-291)
- (R8) = DUNMORE SUBDIVISION, PHASE ONE (SLIDE 2414-A, 2414-B)
- (R9) = ENGINEERING DEVELOPMENT SERVICES, LLC
- (R10) = WATERFORD SUBDIVISION, PHASE ONE (SLIDE 2298-F)
- (R11) = DUNMORE SUBDIVISION, PHASE TWO, PART A (SLIDE 2443-B) DUNMORE SUBDIVISION, PHASE TWO, PART B (SLIDE 2448-A)
- P.R.M. = PERMANENT REFERENCE MARKER
- = WETLAND LINE LOCATED BY THIS FIRM ON 2-16-2017
- = (B.S.L.) BUILDING SETBACK LINE

CURVE	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
C1	595.70'	57.96'	29.00'	N02°44'04"W	57.94'
C2	160.00'	252.77'	161.45'	S45°12'19"E	227.29'
C3	755.00'	1012.38'	598.71'	S44°24'25"E	938.22'
C4	359.91'	31.86'	15.94'	S61°26'38"W	31.85'
C5	910.00'	122.22'	61.20'	N02°20'03"W	122.12'
C6	395.00'	587.88'	363.69'	N47°47'24"W	535.10'

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.
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 ON MAY 2017; AND IS RECORDED IN AN ELECTRONIC DATA FILE. FINAL CORNERS WERE SET IN MAY, 2019
7. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES.
8. BEARINGS ARE BASED ON STATE PLANE GRID COORDINATES ALABAMA WEST ZONE 0102 (NAD 83 DATUM).
9. THE ELEVATIONS SHOWN HEREON ARE RELATED TO MEAN SEA LEVEL (NAVD 88), USING GEOID03.
10. ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC (RTK) GPS.
11. THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A RETRACEMENT AND PROPORTIONING OF THE ORIGINAL GOVERNMENT SURVEY.

GENERAL NOTES:

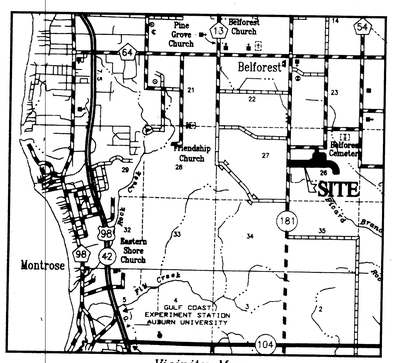
1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
2. STORMWATER DETENTION AREAS AND COMMON AREAS ARE NOT THE RESPONSIBILITY OF CITY OF DAPHNE BUT SHALL BE MAINTAINED BY THE JUBILEE FARMS HOMEOWNERS ASSOCIATION.
3. COMMON AREAS ARE NOT INTENDED TO BE BUILDABLE LOTS FOR CONVERSION TO RESIDENTIAL USE.
4. ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
5. THERE IS DEDICATED HEREWITH A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO RIGHT-OF-WAYS AND A 10' UTILITY EASEMENT ALONG ALL SIDE LOT LINES (5' ON EACH SIDE) UNLESS NOTED OTHERWISE.
6. THERE IS DEDICATED HEREWITH A 15 FOOT UTILITY AND DRAINAGE EASEMENT ALONG THE REAR LOT LINES OF ALL LOTS (UNLESS SHOWN OTHERWISE) AND A 15 FOOT UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES (7.5 FEET OFF EACH SIDE).
7. ON CORNER LOTS, THE BUILDING ORIENTATION WILL DICTATE THE FRONT, REAR, INTERIOR SIDE, AND CORNER YARD SETBACKS AND WILL BE VERIFIED DURING THE BUILDING PERMIT PROCESS.
8. THE CITY OF DAPHNE RESERVES THE RIGHT TO REQUIRE THE MAINTENANCE OF ALL PRIVATE DRAINAGE FACILITIES TO PREVENT POTENTIAL FLOODING AND/OR ELIMINATE PUBLIC HEALTH AND SAFETY THREATS OR NUISANCE CAUSED BY SAID DRAINAGE FACILITIES.
9. THE MINIMUM FINISHED FLOOR ELEVATION ON ALL LOTS SHALL BE 18" ABOVE THE HIGHEST ADJACENT CENTERLINE OF THE ROADWAY.
10. 5 FT. CONCRETE SIDEWALKS TO BE INSTALLED BY CONTRACTOR AT THE TIME OF HOUSE CONSTRUCTION.
11. ALL SIDEWALKS WITHIN THIS DEVELOPMENT SHALL BE ADA COMPLIANT.
12. THE DEVELOPER WILL CONSTRUCT SIDEWALKS ADJACENT TO ALL COMMON AREAS PRIOR TO FINAL PLAT APPLICATION AND PROVIDE A SIDEWALK INSTALLATION AGREEMENT AND BOND ON ALL REMAINING SIDEWALKS ADJACENT TO BUILDABLE LOTS.
13. THIS SUBDIVISION IS PART OF A MULTI-PHASE DEVELOPMENT. A MASTER PLAN ILLUSTRATING THE OVERALL DEVELOPMENT IS ON FILE IN THE DEPARTMENT OF COMMUNITY DEVELOPMENT.
14. AN EASEMENT MAY SERVE AS THE BUILDING SETBACK LINE WHEN THE WIDTH OF THE EASEMENT IS GREATER THAN OR EQUAL TO THE WIDTH OF THE REQUIRED SETBACK.

SITE DATA

CURRENT ZONING: P.U.D.
MIN. LOT SIZE: 11,600 S.F.
LIN. FT. STREETS: 7,405 LF
SMALLEST LOT: 11,600 S.F.
LARGEST LOT: 22,086 S.F.
COMMON AREA: 13.42 AC
8.85 AC (19% OPEN SPACE)
4.57 AC (10% NATURAL)
NUMBER OF LOTS: 73
DENSITY: 1.60 Lots/Acre
TOTAL ACRES: 45.37 AC.

REQUIRED SETBACKS:
FRONT: 30 FT
REAR: 30 FT
SIDE: 10 FT
SIDE STREET: 20 FT
(UNLESS OTHERWISE SHOWN)

WATER SERVICE: BELFOREST WATER SYSTEM
SEWER SERVICE: BALDWIN COUNTY SEWER SERVICE
ELECTRIC SERVICE: RIVIERA UTILITIES
TELEPHONE SERVICE: AT&T



Vicinity Map
1 INCH = 1 MILE

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 A 1/2 INCH CAPPED REBAR (CA-1109-LS) AT THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE SOUTH 89 DEGREES 34 MINUTES 24 SECONDS WEST, A DISTANCE OF 2453.27 FEET; THENCE RUN NORTH 03 DEGREES 09 MINUTES 10 SECONDS EAST A DISTANCE OF 96.06 FEET; THENCE RUN NORTH 00 DEGREES 10 MINUTES 08 SECONDS EAST, A DISTANCE OF 304.15 FEET; THENCE RUN NORTH 89 DEGREES 34 MINUTES 24 SECONDS EAST A DISTANCE OF 1240.44 FEET; THENCE RUN NORTH 69 DEGREES 45 MINUTES 56 SECONDS EAST, A DISTANCE OF 152.26 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 595.70 FEET, AN ARC LENGTH OF 57.96 FEET, (CHORD BEARS NORTH 02 DEGREES 44 MINUTES 04 SECONDS WEST, A DISTANCE OF 57.94 FEET); THENCE RUN SOUTH 86 DEGREES 29 MINUTES 31 SECONDS EAST, A DISTANCE OF 50.09 FEET; THENCE RUN SOUTH 89 DEGREES 56 MINUTES 49 SECONDS EAST, A DISTANCE OF 140.00 FEET; THENCE RUN NORTH 00 DEGREES 03 MINUTES 11 SECONDS EAST, A DISTANCE OF 348.57 FEET; THENCE RUN NORTH 16 DEGREES 51 MINUTES 10 SECONDS EAST, A DISTANCE OF 53.01 FEET; THENCE RUN NORTH 44 DEGREES 35 MINUTES 35 SECONDS EAST, A DISTANCE OF 52.98 FEET; THENCE RUN NORTH 72 DEGREES 17 MINUTES 29 SECONDS EAST, A DISTANCE OF 53.02 FEET; THENCE RUN NORTH 89 DEGREES 32 MINUTES 12 SECONDS EAST, A DISTANCE OF 68.36 FEET; THENCE RUN NORTH 00 DEGREES 27 MINUTES 48 SECONDS WEST, A DISTANCE OF 190.00 FEET; THENCE RUN NORTH 89 DEGREES 32 MINUTES 12 SECONDS EAST, A DISTANCE OF 11.05 FEET; THENCE RUN NORTH 00 DEGREES 27 MINUTES 48 SECONDS WEST, A DISTANCE OF 155.19 FEET TO A POINT ON THE SOUTH MARGIN OF AUSTIN ROAD; THENCE RUN NORTH 89 DEGREES 32 MINUTES 12 SECONDS EAST, ALONG SAID SOUTH MARGIN, A DISTANCE OF 130.01 FEET; THENCE DEPARTING SAID SOUTH MARGIN, RUN SOUTH 00 DEGREES 27 MINUTES 48 SECONDS EAST, A DISTANCE OF 205.19 FEET; THENCE RUN SOUTH 89 DEGREES 32 MINUTES 12 SECONDS WEST, A DISTANCE OF 13.55 FEET; THENCE RUN SOUTH 00 DEGREES 27 MINUTES 48 SECONDS EAST, A DISTANCE OF 140.00 FEET; THENCE RUN NORTH 89 DEGREES 32 MINUTES 12 SECONDS EAST, A DISTANCE OF 413.81 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 160.00 FEET, AN ARC LENGTH OF 252.77 FEET, (CHORD BEARS SOUTH 45 DEGREES 12 MINUTES 19 SECONDS EAST, A DISTANCE OF 227.29 FEET); THENCE RUN SOUTH 00 DEGREES 03 MINUTES 11 SECONDS WEST, A DISTANCE OF 421.33 FEET; THENCE RUN NORTH 89 DEGREES 51 MINUTES 31 SECONDS EAST, A DISTANCE OF 329.98 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 755.00 FEET, AN ARC LENGTH OF 1012.38 FEET, (CHORD BEARS SOUTH 44 DEGREES 24 MINUTES 25 SECONDS EAST, A DISTANCE OF 938.22 FEET); THENCE RUN SOUTH 28 DEGREES 04 MINUTES 55 SECONDS EAST, A DISTANCE OF 57.06 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 359.91 FEET, AN ARC LENGTH OF 31.86 FEET, (CHORD BEARS SOUTH 61 DEGREES 26 MINUTES 38 SECONDS WEST, A DISTANCE OF 31.85 FEET); THENCE RUN SOUTH 04 DEGREES 37 MINUTES 30 SECONDS EAST, A DISTANCE OF 111.26 FEET; THENCE RUN SOUTH 83 DEGREES 49 MINUTES 06 SECONDS WEST, A DISTANCE OF 361.11 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 910.00 FEET, AN ARC LENGTH OF 122.22 FEET, (CHORD BEARS NORTH 02 DEGREES 20 MINUTES 03 SECONDS WEST, A DISTANCE OF 122.12 FEET); THENCE RUN NORTH 01 DEGREES 32 MINUTES 28 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 395.00 FEET, AN ARC LENGTH OF 587.88 FEET, (CHORD BEARS NORTH 47 DEGREES 47 MINUTES 24 SECONDS WEST, A DISTANCE OF 535.10 FEET); THENCE RUN SOUTH 89 DEGREES 34 MINUTES 24 SECONDS WEST, A DISTANCE OF 93.01 FEET; THENCE RUN NORTH 09 DEGREES 22 MINUTES 34 SECONDS WEST A DISTANCE OF 5.06 FEET; THENCE RUN SOUTH 89 DEGREES 34 MINUTES 24 SECONDS WEST A DISTANCE OF 136.22 FEET; THENCE RUN SOUTH 00 DEGREES 11 MINUTES 14 SECONDS WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 45.37 ACRES, MORE OR LESS, AND LIES IN SECTION 26, TOWNSHIP 5 SOUTH, RANGE 2 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.

DEWBERRY
JOHN G. AVENT AL. P.L.S. No. 27393

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

ALABAMA LICENSED NO. 27393 PROFESSIONAL LAND SURVEYOR JOHN G. AVENT

FLOOD CERTIFICATE:

THIS PROPERTY LIES WITHIN ZONE "X" (UNSHADED) AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF BALDWIN COUNTY, ALABAMA, MAP NUMBER 01003C0655M, COMMUNITY NUMBER 015000, PANEL NUMBER 0655, SUFFIX M, MAP REVISED DATE APRIL 19, 2019.

SURVEYOR/ENGINEER:

DEWBERRY
25353 FRIENDSHIP RD. DAPHNE, ALABAMA 36526
JOHN G. AVENT, PLS LIC. NO. 27393
JASON N. ESTES P.E. LIC. NO. 22714

OWNERS/DEVELOPER:

FORESTAR (USA) REAL ESTATE GROUP INC
25366 PROFIT DRIVE
DAPHNE, AL 36526
PARCEL ID#: 05-43-07-26-0-000-006.001

JUBILEE FARMS, PHASE ONE

A PLANNED UNIT DEVELOPMENT

FINAL PLAT
MAY 21, 2019 - SHEET 1 OF 3

BOUNDARY SURVEY AND PLAT OF SUBDIVSION

DESIGN	D.E.D.	DRAWN	A.E.F.	CHKD.	M.S.P.
ENG	J.N.E	SURVEYOR	J.G.A.	PROJ MGR	M.S.P.
				SCALE	1"=120'
				PROJ. NO.	50088748
				FILE	50088748FINAL PH1
				SHEET	1 OF 3

Dewberry
25353 FRIENDSHIP ROAD DAPHNE, AL 36526
251.990.9950 fax 251.990.9910

1761828
BALDWIN COUNTY, ALABAMA
STEPHEN W. JONES, JUDGE
Filed/Cert. 5/24/2019 8:00 AM
Total $ 113.00
3 Pages

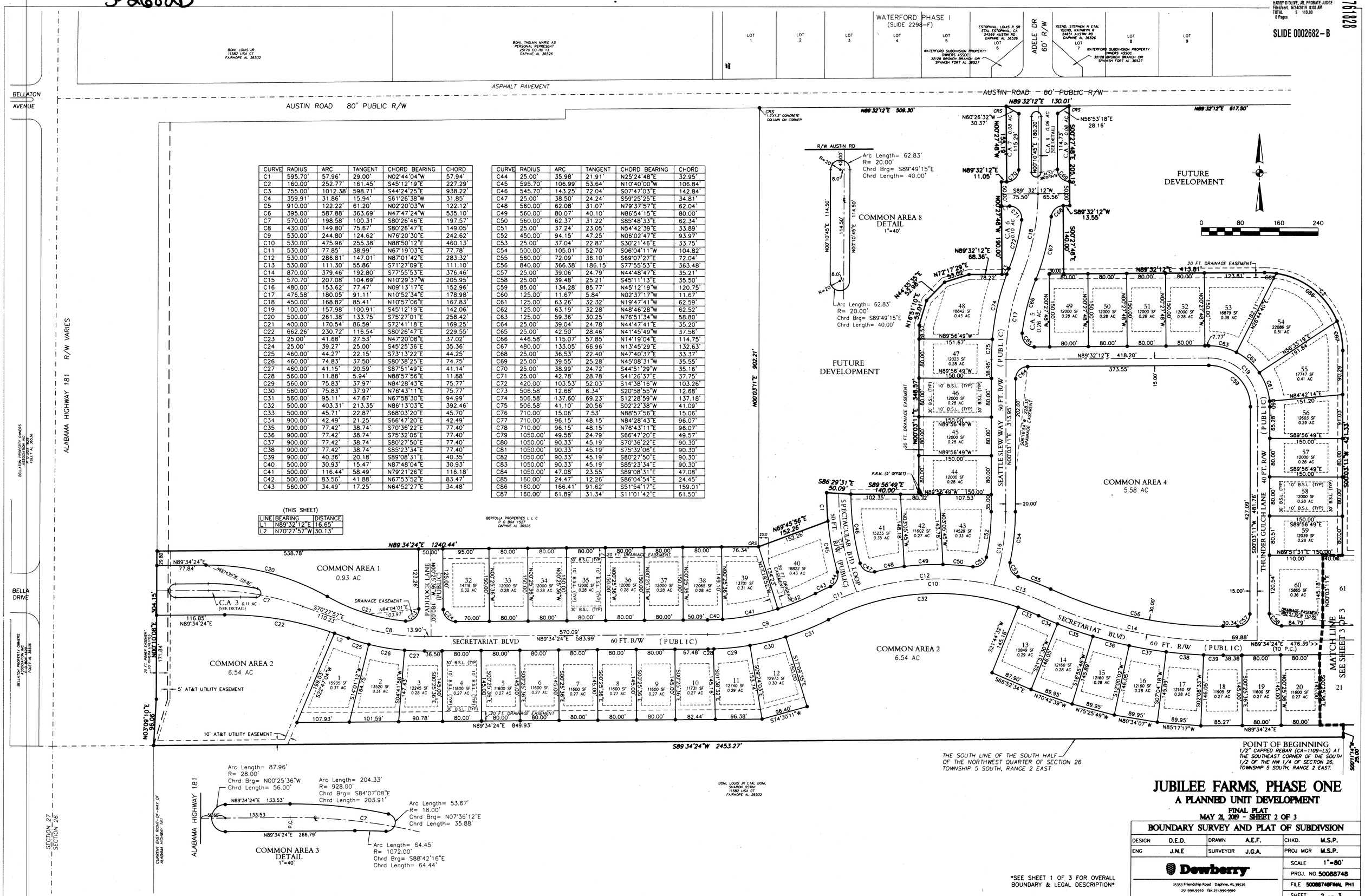
SLIDE 0002682-A

S-2682B

BALDWIN COUNTY, ALABAMA
HARRY O'OLIVE, JR. PROBATE JUDGE
File/Eform: 5/24/2019 9:00 AM
TOTAL $ 110.00
3 Pages

17618828

SLIDE 0002682-B



CURVE	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
C1	595.70'	57.96'	29.00'	N02°44'04"W	57.94'
C2	160.00'	252.77'	161.45'	S45°12'19"E	227.29'
C3	755.00'	1012.38'	598.71'	S44°24'25"E	938.22'
C4	359.91'	31.86'	15.94'	S61°26'38"W	31.85'
C5	910.00'	122.22'	61.20'	N02°20'03"W	122.12'
C6	395.00'	587.88'	363.69'	N47°47'24"W	535.10'
C7	570.00'	198.58'	100.31'	S80°26'46"E	197.57'
C8	430.00'	149.80'	75.67'	S80°26'47"E	149.05'
C9	530.00'	244.80'	124.62'	N76°20'30"E	242.62'
C10	530.00'	475.96'	255.38'	N88°50'12"E	460.13'
C11	530.00'	77.85'	38.99'	N67°19'03"E	77.78'
C12	530.00'	286.81'	147.01'	N87°01'42"E	283.32'
C13	530.00'	111.30'	55.86'	S71°27'09"E	111.10'
C14	870.00'	379.46'	192.80'	S77°55'53"E	376.46'
C15	570.70'	207.08'	104.69'	N10°29'37"W	205.95'
C16	480.00'	153.62'	77.47'	N09°13'17"E	152.96'
C17	476.58'	180.05'	91.11'	N10°52'34"E	178.98'
C18	450.00'	168.82'	85.41'	N10°57'06"E	167.83'
C19	100.00'	157.98'	100.91'	S45°12'19"E	142.06'
C20	500.00'	261.38'	133.75'	S75°27'01"E	258.42'
C21	400.00'	170.54'	86.59'	S72°41'18"E	169.25'
C22	662.26'	230.72'	116.54'	S80°26'47"E	229.55'
C23	25.00'	41.68'	27.53'	N47°20'08"E	37.02'
C24	25.00'	39.27'	25.00'	S45°25'36"E	35.36'
C25	460.00'	44.27'	22.15'	S73°13'22"E	44.25'
C26	460.00'	74.83'	37.50'	S80°38'25"E	74.75'
C27	460.00'	41.15'	20.59'	S87°51'49"E	41.14'
C28	560.00'	11.88'	5.94'	N88°57'56"E	11.88'
C29	560.00'	75.83'	37.97'	N84°28'43"E	75.77'
C30	560.00'	75.83'	37.97'	N76°43'11"E	75.77'
C31	560.00'	95.11'	47.67'	N67°58'30"E	94.99'
C32	500.00'	403.31'	213.35'	N86°13'03"E	392.46'
C33	500.00'	45.71'	22.87'	S68°03'20"E	45.70'
C34	900.00'	42.49'	21.25'	S66°47'20"E	42.49'
C35	900.00'	77.42'	38.74'	S70°36'22"E	77.40'
C36	900.00'	77.42'	38.74'	S75°32'06"E	77.40'
C37	900.00'	77.42'	38.74'	S80°27'50"E	77.40'
C38	900.00'	77.42'	38.74'	S85°23'34"E	77.40'
C39	900.00'	40.36'	20.18'	S89°08'31"E	40.35'
C40	500.00'	30.93'	15.47'	N87°48'04"E	30.93'
C41	500.00'	116.44'	58.49'	N79°21'26"E	116.18'
C42	500.00'	83.56'	41.88'	N67°53'52"E	83.47'
C43	560.00'	34.49'	17.25'	N64°52'27"E	34.48'

CURVE	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
C44	25.00'	35.98'	21.91'	N25°24'48"E	32.95'
C45	595.70'	106.99'	53.64'	N10°40'00"W	106.84'
C46	545.70'	143.25'	72.04'	S07°47'03"E	142.84'
C47	25.00'	38.50'	24.24'	S59°25'25"E	34.81'
C48	560.00'	62.08	31.07'	N79°37'57"E	62.04'
C49	560.00'	80.07'	40.10'	N86°54'15"E	80.00'
C50	560.00'	62.37'	31.22'	S85°48'33"E	62.34'
C51	25.00'	37.24'	23.05'	N54°42'39"E	33.89'
C52	450.00'	94.15'	47.25'	N06°02'47"E	93.97'
C53	25.00'	37.04'	22.87'	S30°21'46"E	33.75'
C54	500.00'	105.01'	52.70'	S06°04'11"W	104.82'
C55	560.00'	72.09'	36.10'	S69°07'27"E	72.04'
C56	840.00'	366.38'	186.15'	S77°55'53"E	363.48'
C57	25.00'	39.06'	24.79'	N44°48'47"E	35.21'
C58	25.00'	39.48'	25.21'	S45°11'13"E	35.50'
C59	85.00'	134.28'	85.77'	N45°12'19"W	120.75'
C60	125.00'	11.67'	5.84'	N02°37'17"W	11.67'
C61	125.00'	63.26'	32.32'	N19°47'41"W	62.59'
C62	125.00'	63.19'	32.28'	N48°46'28"W	62.52'
C63	125.00'	59.36'	30.25'	N76°51'34"W	58.80'
C64	25.00'	39.04'	24.78'	N44°47'41"E	35.20'
C65	25.00'	42.50'	28.46'	N41°45'49"W	37.56'
C66	446.58'	115.07'	57.85'	N14°19'04"E	114.75'
C67	480.00'	133.05'	66.96'	N13°45'29"E	132.63'
C68	25.00'	36.53'	22.40'	N47°40'37"E	33.37'
C69	25.00'	39.55'	25.28'	N45°08'31"W	35.55'
C70	25.00'	38.99'	24.72'	S44°51'29"W	35.16'
C71	25.00'	42.78'	28.78'	S41°26'37"E	37.75'
C72	420.00'	103.53'	52.03'	S14°38'16"W	103.26'
C73	506.58'	12.68'	6.34'	S20°58'55"W	12.68'
C74	506.58'	137.60'	69.23'	S12°28'59"W	137.18'
C75	506.58'	41.10'	20.56'	S02°22'38"W	41.09'
C76	710.00'	15.06'	7.53'	N88°57'56"E	15.06'
C77	710.00'	96.15'	48.15'	N84°28'43"E	96.07'
C78	710.00'	96.15'	48.15'	N76°43'11"E	96.07'
C79	1050.00'	49.58'	24.79'	S66°47'20"E	49.57'
C80	1050.00'	90.33'	45.19'	S70°36'22"E	90.30'
C81	1050.00'	90.33'	45.19'	S75°32'06"E	90.30'
C82	1050.00'	90.33'	45.19'	S80°27'50"E	90.30'
C83	1050.00'	90.33'	45.19'	S85°23'34"E	90.30'
C84	1050.00'	47.08'	23.55'	S89°08'31"E	47.08'
C85	160.00'	24.47'	12.26'	S86°04'54"E	24.45'
C86	160.00'	166.41'	91.62'	S51°54'17"E	159.01'
C87	160.00'	61.89'	31.34'	S11°01'42"E	61.50'

(THIS SHEET)

LINE	BEARING	DISTANCE
L1	N89°32'12"E	16.65'
L2	N70°27'57"W	30.13'

SEE SHEET 1 OF 3 FOR OVERALL BOUNDARY & LEGAL DESCRIPTION

JUBILEE FARMS, PHASE ONE

A PLANNED UNIT DEVELOPMENT

FINAL PLAT
MAY 21, 2019 - SHEET 2 OF 3

BOUNDARY SURVEY AND PLAT OF SUBDIVSION

DESIGN	D.E.D.	DRAWN	A.E.F.	CHKD.	M.S.P.
ENG	J.N.E	SURVEYOR	J.G.A.	PROJ MGR	M.S.P.

Dowberry
25353 Friendship Road Daphne, AL 36526
251.990.9950 fax 251.990-9910

SCALE	1"=80'
PROJ. NO.	50088748
FILE	50088748FINAL PH1
SHEET	2 OF 3

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 5/24/2019 8:00 AM
TOTAL $ 113.00
3 Pages

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SLIDE 0002682-C

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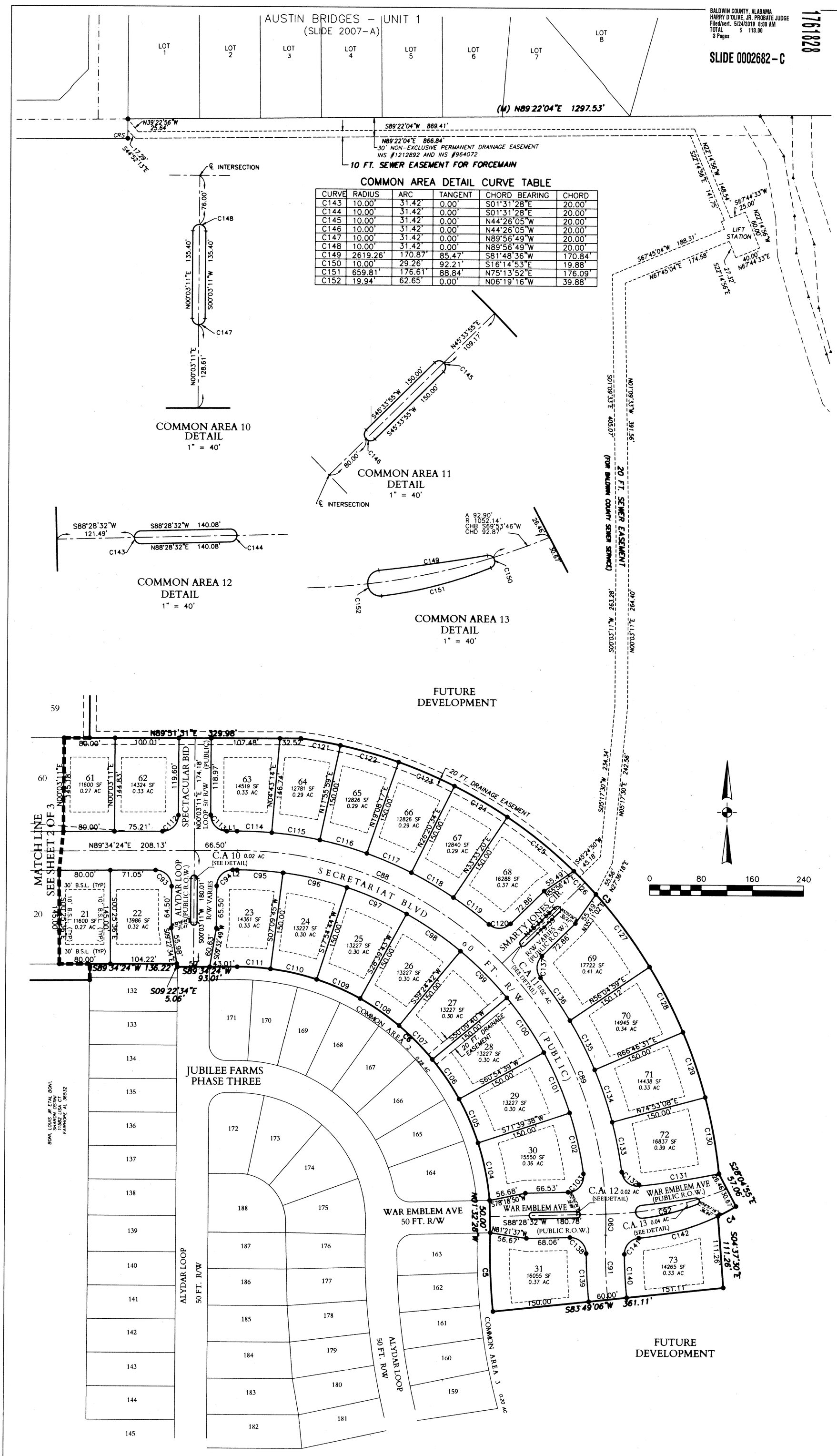

COMMON AREA DETAIL CURVE TABLE

CURVE	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
C143	10.00'	31.42'	0.00'	S01°31'28"E	20.00'
C144	10.00'	31.42'	0.00'	S01°31'28"E	20.00'
C145	10.00'	31.42'	0.00'	N44°26'05"W	20.00'
C146	10.00'	31.42'	0.00'	N44°26'05"W	20.00'
C147	10.00'	31.42'	0.00'	N89°56'49"W	20.00'
C148	10.00'	31.42'	0.00'	N89°56'49"W	20.00'
C149	2619.26'	170.87'	85.47'	S81°48'36"W	170.84'
C150	10.00'	29.26'	92.21'	S16°14'53"E	19.88'
C151	659.81'	176.61'	88.84'	N75°13'52"E	176.09'
C152	19.94'	62.65'	0.00'	N06°19'16"W	39.88'

CURVE	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
C1	595.70'	57.96'	29.00'	N02°44'04"W	57.94'
C2	160.00'	252.77'	161.45'	S45°12'19"E	227.29'
C3	755.00'	1012.38'	598.71'	S44°24'25"E	938.22'
C4	359.91'	31.86'	15.94'	S61°26'38"W	31.85'
C5	910.00'	122.22'	61.20'	N02°20'03"W	122.12'
C6	395.00'	587.88'	363.69'	N47°47'24"W	535.10'
C88	575.00'	461.56'	244.02'	S67°25'51"E	449.26'
C89	575.00'	430.63'	225.98'	S22°58'47"E	420.64'
C90	575.00'	32.28'	16.15'	S00°05'02"W	32.28'
C91	730.00'	100.32'	50.24'	S02°14'41"E	100.24'
C92	526.07'	195.21'	98.74'	N77°50'42"E	194.09'
C93	25.00'	39.48'	25.21'	S45°11'13"E	35.50'
C94	25.00'	39.06'	24.79'	N44°48'47"E	35.21'
C95	545.00'	72.19'	36.15'	S86°37'55"E	72.14'
C96	545.00'	102.25'	51.28'	S77°27'45"E	102.10'
C97	545.00'	102.25'	51.28'	S66°42'47"E	102.10'
C98	545.00'	102.25'	51.28'	S55°57'48"E	102.10'
C99	545.00'	102.25'	51.28'	S45°12'49"E	102.10'
C100	545.00'	102.25'	51.28'	S34°27'50"E	102.10'
C101	545.00'	102.25'	51.28'	S23°42'52"E	102.10'
C102	545.00'	96.92'	48.59'	S13°14'41"E	96.79'
C103	25.00'	42.16'	28.07'	S40°09'46"W	37.34'
C104	395.00'	90.91'	45.66'	N11°44'47"W	90.71'
C105	395.00'	74.11'	37.16'	N23°42'52"W	74.00'
C106	395.00'	74.11'	37.16'	N34°27'50"W	74.00'
C107	395.00'	74.11'	37.16'	N45°12'49"W	74.00'
C108	395.00'	74.11'	37.16'	N55°57'48"W	74.00'
C109	395.00'	74.11'	37.16'	N66°42'47"W	74.00'
C110	395.00'	74.11'	37.16'	N77°27'45"W	74.00'
C111	395.00'	52.32'	26.20'	N86°37'55"W	52.28'
C112	25.00'	39.06'	24.79'	N44°48'47"E	35.21'
C113	25.00'	39.48'	25.21'	N45°11'13"W	35.50'
C114	605.00'	54.35'	27.19'	S87°51'11"E	54.33'
C115	605.00'	76.16'	38.13'	S81°40'23"E	76.11'
C116	605.00'	76.08'	38.09'	S74°27'52"E	76.03'
C117	605.00'	76.08'	38.09'	S67°15'34"E	76.03'
C118	605.00'	76.16'	38.13'	S60°03'03"E	76.11'
C119	605.00'	69.11'	34.59'	S53°10'20"E	69.07'
C120	25.00'	36.89'	22.72'	N87°49'58"E	33.63'
C121	755.00'	62.64'	31.34'	S80°26'38"E	62.63'
C122	755.00'	94.94'	47.53'	S74°27'52"E	94.88'
C123	755.00'	94.94'	47.53'	S67°15'34"E	94.88'
C124	755.00'	95.04'	47.58'	S60°03'03"E	94.98'
C125	755.00'	133.25'	66.80'	S51°23'18"E	133.08'
C126	755.00'	50.01'	25.01'	S44°26'05"E	50.00'
C127	755.00'	140.85'	70.63'	S37°11'34"E	140.65'
C128	755.00'	113.63'	56.92'	S27°32'11"E	113.53'
C129	755.00'	106.87'	53.52'	S19°10'10"E	106.78'
C130	755.00'	120.20'	60.23'	S10°33'13"E	120.07'
C131	1279.63'	125.36'	62.73'	S80°52'21"W	125.31'
C132	25.00'	38.69'	24.43'	N51°58'56"W	34.95'
C133	605.00'	78.89'	39.50'	N11°22'44"W	78.83'
C134	605.00'	85.64'	42.89'	N19°10'10"W	85.57'
C135	605.00'	85.64'	42.89'	N27°16'47"W	85.57'
C136	605.00'	80.62'	40.37'	N35°09'08"W	80.56'
C137	25.00'	36.89'	22.72'	N03°17'52"E	33.63'
C138	25.00'	39.69'	25.42'	S46°02'30"E	35.65'
C139	760.00'	74.58'	37.32'	S03°22'13"E	74.55'
C140	700.00'	67.39'	33.72'	S03°25'25"E	67.36'
C141	25.00'	37.11'	22.93'	N41°51'50"E	33.80'
C142	359.91'	128.23'	64.80'	N74°11'12"E	127.55'

(THIS SHEET)

LINE	BEARING	DISTANCE
L1	S89°34'24"W	16.04'
L2	S89°34'24"W	6.96'

CERTIFICATION OF APPROVAL OF STREETS, DRAINAGE AND IMPROVEMENTS:

STATE OF ALABAMA)
CITY OF DAPHNE)
COUNTY OF BALDWIN)

I, PUBLIC WORKS DIRECTOR FOR THE CITY OF DAPHNE, ALABAMA, DO HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED BY ME AND ALSO THAT THE SUBDIVIDER'S PLANS AND SPECIFICATIONS COMPLY WITH THE REQUIREMENTS SETFORTH IN THE DAPHNE LAND USE AND DEVELOPMENT ORDINANCE.

I FURTHER CERTIFY THAT THE STREET, DRAINAGE, AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED.
DATED THIS 23 DAY OF May, 2019.

PUBLIC WORKS DIRECTOR Jeremy Gann

CERTIFICATION OF OWNERSHIP AND DEDICATION:

STATE OF ALABAMA)
CITY OF DAPHNE)
COUNTY OF BALDWIN)

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 21 DAY OF MAY, 2019.

BY: FORESTAR (USA) REAL ESTATE GROUP INC

BY: _____

ITS: NICOLAS ARATICIO
SVP AND FLORIDA REGION PRESIDENT

ACKNOWLEDGEMENT OF NOTARY PUBLIC:

STATE OF ALABAMA)
COUNTY OF BALDWIN)

I, Leigh Ann Capozzi, 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 THE INSTRUMENT AT HIS (THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 21st DAY OF May, 2019.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: 7/21/21

LEIGH ANN CAPOZZI MY COMMISSION EXPIRES JULY 21, 2021 NOTARY PUBLIC STATE OF ALABAMA

MORTGAGEE'S ACCEPTANCE:

IN WITNESS WHEREOF, _____ OF DR HORTON, INC-BIRMINGHAM, THE OWNERS OF THE MORTGAGE (INST. # 1702167) ON THE ATTACHED DESCRIBED PROPERTY HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY THE UNDERSIGNED OFFICERS, THEREUNTO DULY AUTHORIZED ON THIS THE ____ DAY OF _____, 20____.

BY: _____

AS ITS: Assistant Secretary

CERTIFICATION BY NOTARY PUBLIC:

STATE OF [redacted]
COUNTY OF [redacted]

I, Kelly E. Jones, NOTARY PUBLIC IN AND FOR THE COUNTY OF [redacted] IN THE STATE OF AL, HEREBY CERTIFY THAT [redacted], WHOSE NAME AS Asst. Sec. OF DR 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 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 NOTORIAL SEAL THIS 24th DAY OF May, 2019.

NOTARY PUBLIC _____

KELLY E. JONES MY COMMISSION EXPIRES NOTARY PUBLIC STATE OF ALABAMA

LICENSED ENGINEER'S CERTIFICATION OF IMPROVEMENTS

STATE OF ALABAMA CITY OF DAPHNE COUNTY OF BALDWIN

I, JASON N ESTES, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA WITH A LICENSE NUMBER OF 22714, 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 DAPHNE 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.

ENGINEER Jason E. Estes DATE 5-21-19
DEWBERRY

CERTIFICATION OF APPROVAL FOR RECORDING:

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 MODIFICATIONS, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND WRITTEN UPON SAID PLAT AND THAT IT HAS BEEN APPROVED FOR THE RECORDING IN THE OFFICE OF THE BALDWIN COUNTY JUDGE OF PROBATE.

DATED THIS 23 DAY OF May, 2019

PLANNING COMMISSION CHAIRMAN OR AUTHORIZED REPRESENTATIVE PC approved 5.23.19 Mary E Berg

DIRECTOR OF COMMUNITY DEVELOPMENT:

STATE OF ALABAMA)
CITY OF DAPHNE)
COUNTY OF BALDWIN)

THE UNDERSIGNED, AS DIRECTOR OF THE DAPHNE COMMUNITY DEVELOPMENT DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA THIS THE 23 DAY OF May, 2019.

ADRIENNE D. JONES

CERTIFICATE OF APPROVAL BY TELEPHONE (AT&T):

THE UNDERSIGNED, AS AUTHORIZED BY AT&T HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 22 DAY OF May, 2019.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (ELECTRIC):

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 22 DAY OF MAY, 2019.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BELFOREST WATER SYSTEM:

THE UNDERSIGNED, AS AUTHORIZED BY BELFOREST WATER SYSTEM HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 22 DAY OF May, 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 21st DAY OF May, 2019.

AUTHORIZED REPRESENTATIVE

Baldwin County Sewer Service (251) 971-3022 P.O. Box 1626 Foley, AL 36536

SEE SHEET 1 OF 3 FOR OVERALL BOUNDARY & LEGAL DESCRIPTION

JUBILEE FARMS, PHASE ONE

A PLANNED UNIT DEVELOPMENT

FINAL PLAT
MAY 21, 2019 - SHEET 3 OF 3

BOUNDARY SURVEY AND PLAT OF SUBDIVSION

DESIGN	D.E.D.	DRAWN	A.E.F.	CHKD.	M.S.P.
ENG	J.N.E	SURVEYOR	J.G.A.	PROJ MGR	J.G.A.
				SCALE	1"=80'
				PROJ. NO.	50088748
				FILE	50088748FINAL PH1
				SHEET	3 OF 3

Dewberry
25353 Friendship Road Daphne, AL 36526
251.990.9950 fax 251.990-9910

W:\DR HORTON\50088748-JUBILEE FARMS\PLN\PHASE 1\FINAL PLAT\50088748FINAL PH ONE_SHT3.dwg, 5/21/2019 7:25:02 AM