HERITAGE FARMS

2282677
BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 10/12/2026 04:07 PM
TOTAL $48.00 2 Pages
SLIDE 3090-D

MORTGAGEE'S ACCEPTANCE

IN WITNESS WHEREOF, Joshua C. Mims OF CITIZENS BANK, THE OWNERS OF THE MORTGAGE ON THE ATTACHED DESCRIBED PROPERTY, HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY THE UNDERSIGNED OFFICER,

THEREUNTO DULY AUTHORIZED ON THIS 24th DAY OF September, 2026.

MORTGAGEE: CITIZENS BANK

BY: _____

AS ITS: Chief Loan Officer

CERTIFICATION BY NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Kathie Johnson, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT Joshua Mims, WHOSE NAME AS Chief Loan Officer OF CITIZENS BANK, 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 SEAL THIS 24th DAY OF September, 2026.

_____
NOTARY PUBLIC

STATE OF ALABAMA NOTARY PUBLIC
KATHIE JOHNSON
My Commission Expires
May 1, 2029

CERTIFICATE OF APPROVAL BY E-911 GIS/ADDRESSING

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE MAP WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

DATED THIS 25th DAY OF September, 2026.

_____
(AUTHORIZED REPRESENTATIVE)

BALDWIN COUNTY 9-1-1 EMERGENCY COMMUNICATION DISTRICT

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY HEALTH DEPARTMENT

THE LOTS ON THIS PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE BALDWIN COUNTY HEALTH DEPARTMENT. NO REPRESENTATION IS MADE THAT ANY LOT ON THIS PLAT WILL ACCOMMODATE AN ONSITE SEWAGE SYSTEM (OSS). THE APPROPRIATENESS OF A LOT FOR WASTEWATER (SEWAGE) TREATMENT AND DISPOSAL SHALL BE DETERMINED WHEN AN APPLICATION IS SUBMITTED. IF PERMITTED, THE LOT APPROVAL MAY CONTAIN CERTAIN CONDITIONS WHICH RESTRICT THE USE OF THE LOT OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS, AND THESE ARE ON FILE WITH THE SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HEREON.

SIGNED THIS THE 1st DAY OF October, 2026.

_____
(AUTHORIZED SIGNATURE)

CERTIFICATE OF APPROVAL BY BALDWIN EMC (POWER)

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN EMC, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

DATED THIS 30th DAY OF September, 2026.

_____
(AUTHORIZED SIGNATURE)

LICENCED ENGINEER'S CERTIFICATION OF IMPROVEMENTS

I, JAMES H. ROBERTSON II, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA WITH A LICENSE NUMBER OF 31242 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 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.

GIVEN UNDER MY HAND AND SEAL THIS 1st DAY OF October, 2026.

_____
ENGINEER

ALABAMA LICENSED No. 31242 PROFESSIONAL ENGINEER JAMES H. ROBERTSON II

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF ALABAMA
COUNTY OF BALDWIN

I, RANDALL CALDWELL, PRESIDENT OF C & R FARMS LLC, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS HERITAGE FARMS, A PART OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 5 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.

_____ 10/1/2026
RANDALL CALDWELL (PRESIDENT OF C & R FARMS LLC) DATE

CERTIFICATION BY NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Tori Scheer, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT RANDALL CALDWELL, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS PRESIDENT OF C & R FARMS LLC IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME, ON THIS DAY THAT BEING DULY INFORMED OF THE CONTENTS OF SAID INSTRUMENT, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS 1 DAY OF October, 2026.

_____
NOTARY PUBLIC

TORI JENNIFER SCHEER
Notary Public, Alabama State at Large
My Commission Expires May 25, 2030

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY 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.

DATED THIS 6TH DAY OF OCTOBER, 2026.

_____
(PLANNING DIRECTOR)

CERTIFICATE OF THE BALDWIN COUNTY ENGINEER

THE UNDERSIGNED, AS COUNTY ENGINEER FOR BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

DATED THIS THE 6TH DAY OF OCTOBER, 2026.

_____
BALDWIN COUNTY ENGINEER

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION

THE UNDERSIGNED, AS Chairman OF BALDWIN COUNTY PLANNING AND ZONING COMMISSION, HEREBY CERTIFIES THAT, AT ITS MEETING OF June 5, 2025 THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION APPROVED THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 6 DAY OF October, 2026.

BALDWIN COUNTY PLANNING AND ZONING COMMISSION

BY: Steven Pumphrey

ITS: Chairman

DEVELOPER/OWNER:

C & R FARMS LLC
218 N ALSTON ST
FOLEY, AL 36535
TAX PARCEL # 05-53-03-05-0-000-012.000 &
TAX PARCEL # 05-53-03-05-0-000-011.001

LAND SURVEYOR:

ERCIL E. GODWIN, P.L.S.
SAWGRASS CONSULTING, LLC
30673 SGT. E.I. "BOOTS" THOMAS DR.
SPANISH FORT, AL 36527
(251)544-7900

ENGINEER:

JAMES H. ROBERTSON II, P.E.
SAWGRASS CONSULTING, LLC
30673 SGT. E.I. "BOOTS" THOMAS DR.
SPANISH FORT, AL 36527
(251)544-7900

SITE DATA:

TOTAL ACREAGE = 80.44 ACRES±
TOTAL LOTS = 23
SMALLEST LOT SIZE = 3.01 ACRES±
TOTAL LINEAR FOOTAGE OF ROADWAY = 3,138.50 L.F.±
(CENTERLINE MEASURED TO BACK OF CUL-DE-SAC)
TOTAL COMMON AREAS = 3.71 ACRES±

CURRENT ZONING:

RA
(PER BALDWIN COUNTY PLANNING DISTRICT 22)

UTILITIES:

WATER – WELL
SEWER – SEPTIC
POWER – BALDWIN EMC

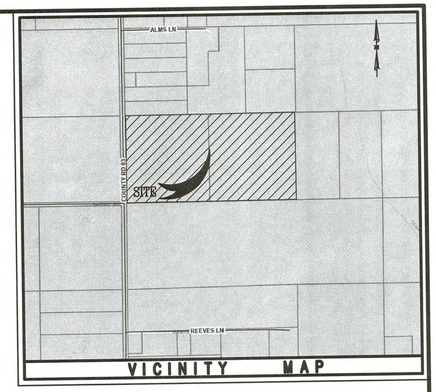
BUILDING SETBACKS:

FRONT=40'
REAR=40'
SIDE=15'
SIDE STREET=40'
JURISDICTIONAL NATURAL WETLAND BUFFER=30'

DRAINAGE & UTILITY EASEMENTS:

EXTERNAL FRONT, REAR, AND SIDE = 15'
INTERIOR = 10' EACH SIDE OF LOT LINE
(UNLESS SHOWN OTHERWISE HEREON)

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. CS



VICINITY MAP

SURVEYORS NOTES:

- INFORMATION USED TO PERFORM AND PRODUCE THIS SURVEY ARE PREVIOUS SURVEYS, BY THIS FIRM OR OTHERS, DEEDS OF RECORDS AND/OR OTHER INFORMATION AS PROVIDED BY THE CLIENT. NO TITLE SEARCH, OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM OR BY OTHERS UNDER THE DIRECTION OF THIS FIRM. IN ADDITION, THERE MAY BE OTHER INSTRUMENTS OF RECORD WITHIN THE OFFICE OF THE JUDGE OF PROBATE, AS WELL AS OTHER UNRECORDED INSTRUMENTS COULD ENCUMBER AND/OR AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT THE TIME OF SURVEY.
- BASIS OF BEARING: BASED ON GRID NORTH AS DETERMINED BY RTK GPS AND REFERENCED TO NAD83, ALABAMA WEST STATE PLANE COORDINATES.
- DATE OF FIELD WORK: APRIL, 2025.
- I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION MAP COMMUNITY PANEL NO. 01003C0830M, EFFECTIVE APRIL 19, 2019, AND HAVE FOUND THAT THE DESCRIBED PROPERTY IS LOCATED IN FLOOD ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ANY FLOOD ZONES GIVEN OR SHOWN ON THE FACE OF THIS DRAWING ARE BY ELEVATIONS FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAPS.
- BALDWIN COUNTY WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY COMMON AREAS OR DRAINAGE EASEMENTS.
- THE HIGHWAY CONSTRUCTION SETBACK ALONG COUNTY ROAD 83 IS 75' FROM THE CENTERLINE OF THE RIGHT-OF-WAY AT TIME OF RECORDING.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF WATER BODIES SHALL NOT BECOME A COUNTY RESPONSIBILITY.
- MAINTENANCE RESPONSIBILITY SHALL BE VESTED IN THE PROPERTY OWNER OR PROPERTY OWNERS ASSOCIATION.
- ALL WETLAND BUFFERS IN COMMON AREAS SHALL BE MARKED WITH PERMANENT SIGNAGE. PERMANENT SIGNAGE MUST BE PLACED PRIOR TO INFRASTRUCTURE BEING INSTALLED ON THE SITE.
- FINISHED FLOOR ELEVATIONS SHALL ADHERE TO FEMA REQUIREMENTS AND BE A MINIMUM OF 1 FOOT ABOVE FINISHED LOT GRADE.

RECORD DESCRIPTIONS (INST.2165176):

TAX PARCEL # 05-53-03-05-0-000-012.000:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 5 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN N89°46'23"E, ALONG THE SOUTH LINE OF SAID SECTION 5, 40.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 83, AND THE POINT OF BEGINNING; THENCE RUN N00°11'07"W, LEAVING SAID SOUTH LINE OF SECTION 5, AND ALONG SAID EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 83, 1336.11 FEET TO A POINT; THENCE RUN N89°52'59"E, LEAVING SAID EAST RIGHT-OF-WAY LINE, 972.09 FEET TO A POINT; THENCE RUN N89°50'51"E, 337.33 FEET TO A POINT; THENCE RUN S00°41'25"W, 1333.98 FEET TO A POINT ON SAID SOUTH LINE OF SECTION 5; THENCE RUN S89°46'23"W, ALONG SAID SOUTH LINE OF SECTION 5, 1289.03 FEET TO THE POINT OF BEGINNING, CONTAINING 39.81 ACRES MORE OR LESS, AND LYING IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 5 EAST, BALDWIN COUNTY, ALABAMA.

TAX PARCEL # 05-53-03-05-0-000-011.001:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 5 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN N89°46'23"E, ALONG THE SOUTH LINE OF SAID SECTION 5, 1329.03 FEET TO THE POINT OF BEGINNING; THENCE RUN N00°41'25"E, LEAVING SAID SOUTH LINE OF SECTION 5, 1333.98 FEET TO A POINT; THENCE RUN N89°53'50"E, 556.51 FEET TO A POINT; THENCE RUN N89°54'17"E, 770.90 FEET TO A POINT; THENCE RUN S00°37'20"W, 1330.97 FEET TO A POINT ON SAID SOUTH LINE OF SECTION 5; THENCE RUN S89°46'23"W, ALONG SAID SOUTH LINE OF SECTION 5, 1329.03 FEET TO THE POINT OF BEGINNING, CONTAINING 40.63 ACRES MORE OR LESS, AND LYING IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 5 EAST, BALDWIN COUNTY, ALABAMA.

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, ERCIL E. GODWIN, A LICENSED SURVEYOR OF BALDWIN COUNTY, ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF C & R FARMS LLC, THE PROPRIETOR, SITUATED IN BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

OVERALL SURVEYED DESCRIPTION:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 5 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN N89°46'23"E, ALONG THE SOUTH LINE OF SAID SECTION 5, 40.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 83, AND THE POINT OF BEGINNING; THENCE RUN N00°11'07"W, LEAVING SAID SOUTH LINE OF SECTION 5, AND ALONG SAID EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 83, 1336.11 FEET TO A POINT; THENCE RUN N89°52'59"E, LEAVING SAID EAST RIGHT-OF-WAY LINE, 972.09 FEET TO A POINT; THENCE RUN N89°50'51"E, 337.33 FEET TO A POINT; THENCE RUN N89°53'50"E, 556.51 FEET TO A POINT; THENCE RUN N89°54'17"E, 770.90 FEET TO A POINT; THENCE RUN S00°37'20"W, 1330.97 FEET TO A POINT ON SAID SOUTH LINE OF SECTION 5; THENCE RUN S89°46'23"W, ALONG SAID SOUTH LINE OF SECTION 5, 2618.07 FEET TO THE POINT OF BEGINNING, CONTAINING 80.44 ACRES MORE OR LESS, AND LYING IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 5 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 (CRS) 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.

_____ 10/01/26
ERCIL E. GODWIN, PLS DATE
ALABAMA LICENSE NUMBER 26621

SHEET 1 IS NOT VALID WITHOUT ALL SHEETS (TOTAL OF 2 SHEETS) ATTACHED HERETO

NUMBER:	REVISION:	DATE:

Sawgrass
ENGINEERING - SURVEYING - CONSTRUCTION MANAGEMENT
30673 Sgt. E. I. "Boots" Thomas Drive, Spanish Fort, AL 36527 Phone: (251) 544-7900

FINAL PLAT
HERITAGE FARMS
C & R FARMS LLC

ALABAMA LICENSED No. 26621 PROFESSIONAL LAND SURVEYOR ERCIL E. GODWIN

SCALE:
DATE: AUGUST 26, 2026
DRAWN BY: HL
CHECKED BY: EG
SHEET: 1 OF 2

2282677
BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 10/12/2026 04:07 PM
TOTAL $48.00 2 Pages
SLIDE 3090-E

HERITAGE FARMS

TAX PARCEL #
05-53-03-06-0-000-007.001
BITTO, DAVID E & GLORIA N
14114 CO RD 83
ELBERTA, AL 36530
ZONED

TAX PARCEL #
05-53-03-05-0-000-006.002
FULLER, JACK DAVID AND RHONDA JEAN
P.O. BOX 805
ELBERTA, AL 35630
ZONED RA
(RP410,PG855)

TAX PARCEL #
05-53-03-05-0-000-007.001
ALMS, JENNIFER ANN
25292 ALMS LN
ELBERTA, AL 35630
ZONED RA
(INST.1939787)

TAX PARCEL #
05-53-03-05-0-000-007.000
ALMS, JENNIFER ANN PERSONAL
REPRESENTATIVE OF JOHN ALMS
25292 ALMS LN
ELBERTA, AL 35630
ZONED RA

TAX PARCEL #
05-53-03-05-0-000-008.000
M & E LLC
3454 NIGHTHAWK LANE
PENSACOLA, FL 32506
ZONED RA

TAX PARCEL #
05-53-03-06-0-000-011.000
SUITE, MAX JR & ANTHONY
620 N 74TH AVE MYRTLE GROVE
PENSACOLA, FL 32506
ZONED RA

TAX PARCEL #
05-53-03-05-0-000-011.000
FAUST, SANDRA AND LORIE
PO BOX 2925
DAPHNE, AL 36526
ZONED RA

TAX PARCEL #
05-53-03-07-0-000-001.000
BALDWIN COUNTY BOARD OF EDUCATION
2600 HAND AVE N
BAY MINETTE, AL 36507
ZONED

TAX PARCEL #
05-53-03-08-0-000-002.000
FAUST, SANDRA AND LORIE
PO BOX 2925
DAPHNE, AL 36526
ZONED RA

N89°52'59"E 972.09'(ACT.)
EAST 1012.18' (LESS 40' R.O.W.)(RP410,PG855)
N89°50'51"E 337.33'(ACT.)
N89°50'00"E 337.22'(INST.1939787)
N89°53'50"E 556.51'(ACT.)
N89°54'24"E 556.52'(INST.1939787)
N89°54'17"E 770.90'(ACT.)
N89°48'29"E 646.98'(ACT.)

COMMON AREA #1
10'LANDSCAPE BUFFER
6,846 S.F.± (0.16 AC±)

COMMON AREA #2
10'LANDSCAPE BUFFER
6,846 S.F.± (0.16 AC±)

COMMON AREA #3
39,935 S.F.± (0.92 AC±)

COMMON AREA #5
1054 S.F.± (0.02 AC±)
(CLUSTER MAILBOX UNITS & 2 PARKING SPACES)

LOT 1 133,563 S.F.± 3.06 AC±
LOT 2 133,910 S.F.± 3.07 AC±
LOT 3 133,858 S.F.± 3.07 AC±
LOT 4 133,806 S.F.± 3.07 AC±
LOT 5 133,755 S.F.± 3.07 AC±
LOT 6 133,725 S.F.± 3.07 AC±
LOT 7 131,338 S.F.± 3.02 AC±
LOT 8 131,272 S.F.± 3.01 AC±
LOT 9 138,284 S.F.± 3.17 AC±
LOT 10 131,433 S.F.± 3.02 AC±
LOT 11 136,725 S.F.± 3.14 AC±
LOT 12 138,586 S.F.± 3.18 AC±
LOT 13 135,561 S.F.± 3.11 AC±
LOT 14 189,224 S.F.± 4.34 AC±
LOT 15 136,444 S.F.± 3.13 AC ±
LOT 16 134,084 S.F.± 3.08 AC±
LOT 17 133,781 S.F.± 3.07 AC±
LOT 18 133,813 S.F.± 3.07 AC±
LOT 19 133,845 S.F.± 3.07 AC±
LOT 20 133,877 S.F.± 3.07 AC±
LOT 21 133,909 S.F.± 3.07 AC±
LOT 22 133,942 S.F.± 3.07 AC±
LOT 23 133,374 S.F.± 3.06 AC±

SUNFLOWER DRIVE (60' R.O.W.)
N89°48'53"E 1939.00'
ANGUS LANE (60' R.O.W.)
N00°11'07"W 1011.42'
COUNTY RD 83 (60' R.O.W.)
N00°11'07"W 1336.11'(ACT.)
SEIBERT RD (60' R.O.W.)
N89°46'23"E 40.00'(ACT.)
S00°10'53"W 1334.47'(ACT.)
S89°46'23"W 2618.07'(ACT.)

DETENTION AREA & ACCESS EASEMENT
COMMON & DETENTION AREA #4
107,104 S.F.± (2.46 AC±)
30' NATURAL WETLAND BUFFER
JURISDICTIONAL WETLANDS (BY OTHERS) 0.09 ACRES±
30' PERMANENT RIGHT-OF-WAY EASEMENT (RP556,PG1094)
N89°46'23"E 1329.28'
TAX PARCEL # 05-53-03-05-0-000-012.000
N00°41'25"E 1335.08' EXISTING PROPERTY LINE TO BE REMOVED
TAX PARCEL # 05-53-03-05-0-000-011.001

POINT OF COMMENCEMENT
POINT OF BEGINNING

GRAPHIC SCALE
100 0 100
(IN FEET)
1 inch = 100 ft.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD DIST.	ARC LENGTH
C1	25.00'	90°00'00"	N44°48'53"E	35.36'	39.27'
C2	25.00'	90°00'00"	S45°11'07"E	35.36'	39.27'
C3	25.00'	90°00'00"	N44°48'53"E	35.36'	39.27'
C4	25.00'	90°00'00"	S45°11'07"E	35.36'	39.27'
C5	82.00'	61°43'35"	S30°40'40"W	84.13'	88.34'
C6	70.00'	241°48'15"	S59°21'40"E	120.13'	295.42'
C7	112.00'	25°14'20"	N12°26'03"E	48.94'	49.34'
C8	25.00'	89°57'30"	S44°47'38"W	35.34'	39.25'
C9	25.00'	90°02'30"	S45°12'22"E	35.37'	39.29'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N25°03'13"E	68.74'
L2	S89°46'23"W	15.02'
L3	N89°46'23"E	14.98'
L4	S89°48'53"E	15.00'
L5	S00°11'07"E	40.00'
L6	S00°11'07"E	40.00'
L7	N89°48'53"E	15.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L8	S00°11'07"E	13.00'
L9	S00°11'07"E	34.00'
L10	S00°11'07"E	13.00'
L11	N89°46'23"E	31.00'
L12	S00°11'07"E	34.00'
L13	N89°46'23"E	31.00'

LEGEND
- C.R.F. — CAPPED REBAR FOUND
- R.B.F. — REBAR FOUND
- R.R.S.F. — RAILROAD SPIKE FOUND
- C.R.S. — 1/2" CAPPED REBAR SET "CA 1007-LS"
- M.N.S. — "MAG" NAIL SET
- CENTERLINE
- SETBACK LINE
- EASEMENT LINE
- PROPERTY LINE

SHEET 2 IS NOT VALID WITHOUT ALL SHEETS (TOTAL OF 2 SHEETS) ATTACHED HERETO

NUMBER:	REVISION:	DATE:

Sawgrass
ENGINEERING - SURVEYING - CONSTRUCTION MANAGEMENT
30673 Sgt. E. I. "Boots" Thomas Drive, Spanish Fort, AL 36527 Phone: (251) 544-7900

FINAL PLAT
HERITAGE FARMS
C & R FARMS LLC

ALABAMA LICENSED No. 26981 PROFESSIONAL LAND SURVEYOR ERCIL E. GODWIN 10/12/26

SCALE: 1" = 100'
DATE: AUGUST 26, 2026
DRAWN BY: HL
CHECKED BY: EG
SHEET: 2 OF 2