FINAL PLAT
QUAIL LANDING, PHASE 3
SITUATED IN SECTION 34, T-7-S, R-4-E
CITY OF FOLEY, BALDWIN COUNTY, ALABAMA

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 3/25/2022 3:44 PM
TOTAL $ 88.00
2 Pages

19827978

SLIDE 0002826-C

STATE OF ALABAMA)
COUNTY OF BALDWIN)
CITY OF FOLEY)

I, J. KEVIN GARDNER, A LICENSED PROFESSIONAL LAND SURVEYOR OF BALDWIN COUNTY, ALABAMA HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF BRELAND HOMES COASTAL, LLC SITUATED IN BALDWIN COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, AT A POINT MARKED BY A ½" REBAR FOUND, THENCE N 00°10'38" E A DISTANCE OF 20.00 FEET TO A POINT, THENCE N 89°52'33" E A DISTANCE OF 29.89 FEET TO A POINT AT THE INTERSECTION OF THE EAST MARGIN OF THE APPARENT RIGHT OF WAY OF SOUTH PECAN STREET WITH THE APPARENT NORTH MARGIN OF THE RIGHT OF WAY OF LAY LANE, SAID POINT MARKED BY A CAPPED ½" REBAR FOUND(ILLEGIBLE); THENCE ALONG SAID EAST RIGHT OF WAY N 00°10'38" E A DISTANCE OF 1181.22 FEET TO A CAPPED ½" REBAR SET(CA-1001-LS) AND THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING AND CONTINUING ALONG SAID EAST RIGHT OF WAY N 00°10'38" E A DISTANCE OF 130.01 FEET TO THE SOUTH LINE OF ETHOS SUBDIVISION PHASE 1 & 2, AS RECORDED IN SLIDE 2629-F AND 2646-E OF THE PROBATE RECORDS OF BALDWIN COUNTY, ALABAMA;

THENCE LEAVING SAID EAST MARGIN S 89°47'44" E A DISTANCE OF 1285.86 FEET;

THENCE S 00°09'48" E A DISTANCE OF 30.04 FEET;

THENCE S 89°47'44" E A DISTANCE OF 29.89 FEET;

THENCE S 00°09'48" E A DISTANCE OF 184.22 FEET;

THENCE S 89°50'12" W A DISTANCE OF 116.02 FEET;

THENCE S 00°10'38" W A DISTANCE OF 670.07 FEET;

THENCE S 51°16'09" W A DISTANCE OF 305.11 FEET;

THENCE N 38°44'02" W A DISTANCE OF 140.00 FEET;

THENCE N 51°16'09" E A DISTANCE OF 21.54 FEET;

THENCE N 38°43'51" W A DISTANCE OF 50.00 FEET;

THENCE S 51°16'09" W A DISTANCE OF 158.69 FEET;

THENCE WITH A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 16.63 FEET, A RADIUS OF 10.00 FEET, A CHORD BEARING OF N 81°05'03" W, AND A CHORD LENGTH OF 14.78 FEET;

THENCE N 33°26'15" W 7.89 FEET;

THENCE WITH A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 42.23 FEET, A RADIUS OF 75.00 FEET, A CHORD BEARING OF N 17°18'27" W, AND A CHORD LENGTH OF 41.67 FEET;

THENCE S 86°24'34" W A DISTANCE OF 50.13 FEET;

THENCE S 00°10'38" W A DISTANCE OF 9.88 FEET;

THENCE N 89°49'22" W A DISTANCE OF 140.00 FEET;

THENCE N 00°10'38" E A DISTANCE OF 814.93 FEET;

THENCE N 89°47'44" W A DISTANCE OF 481.02 FEET;

THENCE WITH A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 54.96 FEET, A RADIUS OF 35.00 FEET, A CHORD BEARING OF N 44°48'33" W, AND A CHORD LENGTH OF 49.49 FEET TO THE POINT OF BEGINNING, CONTAINING 17.94 ACRES, MORE OR LESS.

SUBJECT TO AN EXISTING 30 FOOT WIDE RIGHT OF WAY AND EASEMENT TO THE UTILITIES BOARD OF THE CITY OF FOLEY AS RECORDED IN DEED BOOK 750 PAGE 1350-1351 OF THE PROBATE RECORDS OF 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 SHOWING THE EASEMENTS, STREETS, ALLEYS AND PUBLIC GROUNDS AND GIVING THE BEARINGS, LENGTH, WIDTH AND NAME 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 AS SHOWN HEREON.

I FURTHER 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.

WITNESS MY HAND THIS 14TH DAY OF January, 2022

J. KEVIN GARDNER, PLS
ALABAMA LICENSE NO. 24330

ALABAMA LICENSED No. 24330 PROFESSIONAL LAND SURVEYOR J. KEVIN GARDNER

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 4th DAY OF January, 2022.

Todd McCrory
PRESIDENT, BRELAND HOMES COASTAL, LLC (PRINT)

PRESIDENT, BRELAND HOMES COASTAL, LLC (SIGNATURE)

ACKNOWLEDGMENT OF NOTARY PUBLIC:

STATE OF FLORIDA)
COUNTY OF ESCAMBIA)

I, April L. Tomello, A NOTARY PUBLIC IN AND FOR THE COUNTY OF ESCAMBIA, IN THE STATE OF FLORIDA 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 4th DAY OF January, 2022.

April L. Tomello 8/19/2023
NOTARY PUBLIC MY COMMISSION EXPIRES:

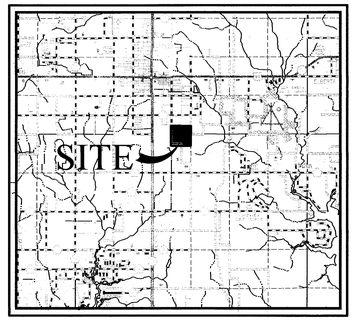
Notary Public State of Florida April L Tomello My Commission # G 367290 Expires 08/19/2023

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 QUAIL LANDING 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.

SURVEYOR'S NOTES:

1. SOURCE OF INFORMATION: INSTRUMENT NUMBER 1740491 IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.
2. THIS DRAWING AND DESCRIPTION DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE OR PROVIDED BY THE CLIENT'S CONVEYANCE. SETBACK LINES ESTABLISHED BY STATUTE, ORDINANCE OR RESTRICTIVE COVENANTS ARE NOT SHOWN.
3. BEARINGS SHOWN HEREON ARE REFERENCED TO ALABAMA STATE PLANE COORDINATES WEST ZONE, NAD 1983/90, U.S. SURVEY FEET. BASE BEARING BEING NORTH 00°10'38" EAST ALONG THE EAST RIGHT OF WAY OF SOUTH PECAN STREET.



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION

THE WITHIN PLAT OF QUAIL LANDING, PHASE 2, FOLEY, ALABAMA IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION, THIS

THE 25TH DAY OF MARCH, 2022.

CITY PLANNING COMMISSION CHAIRMAN

FLOOD CERTIFICATE:

THIS IS TO CERTIFY THAT WE HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NO. 01003C0932M, DATED APRIL 19, 2019 AND FOUND THAT THE ABOVE DESCRIBED PROPERTY DOES NOT LIE IN AN IDENTIFIED FLOOD HAZARD ZONE.

SURVEYOR FOR THE APPLICANT

SITE DATA	
CURRENT ZONING:	R-1D
MINIMUM LOT SIZE:	6,000 SF
LIN. FT. STREETS:	2,022 LF
NUMBER OF LOTS:	63 (3.51 UNITS/ACRE)
SMALLEST LOT:	8,340 SF
LARGEST LOT:	14,143 SF
COMMON AREAS:	0.72 AC. (4.07%)
TOTAL AREA:	17.94 AC.

REQUIRED SETBACKS:	
FRONT:	20 FEET
REAR:	15 FEET
SIDE:	10 FEET
SIDE STREET:	20 FEET

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

LEGEND	
○	CAPPED 1/2" REBAR SET(CA-1001-LS)
△	PK NAIL AND WASHER SET(MULLINS CA1001LS)
AC	ACRES
SF	SQUARE FEET
BSL	BUILDING SETBACK LINE
R/W	RIGHT OF WAY
R	RADIUS LENGTH
L	ARC LENGTH
CB	CHORD BEARING
CD	CHORD DISTANCE

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

31ST DAY OF JANUARY, 2022.

Tony L Schaefer Jr.
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 31ST DAY OF JANUARY, 2022,

Tony L Schaefer 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

1ST DAY OF FEBRUARY, 2022.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY TELEPHONE (AT&T): CENTURYLINK

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

15th DAY OF February, 2022.

AUTHORIZED REPRESENTATIVE

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.

TODD M. WHEELER
ENGINEER
MULLINS, LLC

1/4/22
DATE

ALABAMA LICENSED NO. 24961 PROFESSIONAL ENGINEER TODD M. WHEELER

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 14th DAY OF February, 2022.

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 QUAIL LANDING, PHASE 2, 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 23rd DAY OF MARCH, 2022.

CITY ENGINEER

INDEX OF SHEETS:

1. DEDICATION AND CERTIFICATE SHEET
2. PLAT BOUNDARY INFORMATION

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 3/25/2022 3:44 PM
TOTAL 2 Pages $ 88.00

19807978

SLIDE 0002826 – D

FINAL PLAT
QUAIL LANDING, PHASE 3
SITUATED IN SECTION 34, T-7-S, R-4-E
CITY OF FOLEY, BALDWIN COUNTY, ALABAMA

ETHOS SUBDIVISION PHASE 2
SLIDE 0002646-E
ZONED R-1D

S 89°47'44" E 1285.86'

DOC McDUFFIE ROAD

EXISTING 30' WIDE RIGHT OF WAY AND EASEMENT TO THE UTILITIES BOARD OF THE CITY OF FOLEY DEED BOOK 750 PAGE 1350-1351

S 89°47'44" E 990.75'

S 00°09'48" E 30.04'

S 89°47'44" E 29.89'

S 00°09'48" E 184.22'

CORNFIELD SUBDIVISION
SLIDE 1665-A

BROWN, RUSSELL
P.O. BOX 1743
FOLEY, AL
INST #08366847

CHEN, DAVID
38 PLANTATION DR NE
ATLANTA, GA 30324
UNZONED
INST #09756645

RIEBELING "T" FAMILY LIMITED PARTNERSHIP
20732 HADLEY RD
FOLEY, AL 36535
ZONED R-1D
INST #1154567

S PECAN STREET (APPARENT 60' R/W)

10' UTILITY EASEMENT

POINT OF BEGINNING
QUAIL LANDING PHASE 3

N 00°10'38" E 130.01'
115.01'

N 89°47'44" W 481.02' (TOTAL)

S 89°47'44" E

PHEASANT CIRCLE
(50' PUBLIC R/W)

S 89°47'44" E 164.97'
S 89°47'42" E
119.98'
PARCEL "B" COMMON AREA (PRIVATE) 0.11 AC

S 89°47'44" E 209.99'
S 89°47'07" E
104.98'
40.05'

LOT 108 14,143 SF 0.32 AC
LOT 107 12,000 SF 0.28 AC
LOT 106 12,000 SF 0.28 AC
LOT 105 9,000 SF 0.21 AC
LOT 104 9,000 SF 0.21 AC
LOT 103 9,000 SF 0.21 AC
LOT 102 9,000 SF 0.21 AC
LOT 101 9,000 SF 0.21 AC
LOT 100 9,000 SF 0.21 AC
LOT 99 9,000 SF 0.21 AC
LOT 98 9,000 SF 0.21 AC
LOT 97 9,000 SF 0.21 AC
LOT 96 9,000 SF 0.21 AC
LOT 95 10,848 SF 0.25 AC
LOT 94 12,338 SF 0.28 AC
LOT 93 13,162 SF 0.30 AC
LOT 92 12,855 SF 0.30 AC
LOT 91 11,590 SF 0.27 AC
LOT 90 9,012 SF 0.21 AC
LOT 89 8,975 SF 0.21 AC
LOT 88 9,001 SF 0.21 AC
LOT 87 9,000 SF 0.21 AC
LOT 86 9,000 SF 0.21 AC
LOT 85 9,000 SF
LOT 84 9,000 SF 0.21 AC
LOT 83 12,542 SF 0.29 AC
LOT 82 12,154 SF 0.28 AC
LOT 81 10,765 SF 0.25 AC
LOT 80 8,401 SF 0.19 AC
LOT 79 6,401 SF 0.19 AC
LOT 78 8,340 SF 0.19 AC
LOT 77 8,400 SF 0.19 AC
LOT 76 8,400 SF 0.19 AC
LOT 75 8,400 SF 0.19 AC
LOT 74 8,400 SF 0.19 AC
LOT 73 8,400 SF 0.19 AC
LOT 72 8,400 SF 0.19 AC
LOT 71 8,602 SF 0.20 AC
LOT-70 11,855 SF 0.27 AC
LOT 69 8,832 SF 0.20 AC
LOT 68 8,400 SF 0.19 AC
LOT 67 8,400 SF 0.19 AC
LOT 66 8,400 SF 0.19 AC
LOT 65 8,400 SF 0.19 AC
LOT 64 8,400 SF 0.19 AC
LOT 63 8,400 SF 0.19 AC
LOT 62 8,400 SF 0.19 AC
LOT 61 8,400 SF 0.19 AC
LOT 60 8,400 SF 0.19 AC
LOT 59 8,400 SF 0.19 AC
LOT 58 11,793 SF 0.27 AC
LOT 57 9,783 SF 0.22 AC
LOT 56 8,400 SF 0.19 AC
LOT 55 8,400 SF 0.19 AC
LOT 54 8,400 SF 0.19 AC
LOT 53 8,400 SF 0.19 AC
LOT 52 8,400 SF 0.19 AC
LOT 51 8,400 SF 0.19 AC
LOT 50 8,400 SF 0.19 AC
LOT 49 8,400 SF 0.19 AC
LOT 48 8,400 SF 0.19 AC
LOT 47 8,400 SF 0.19 AC
LOT 46 8,400 SF 0.19 AC

PARCEL "T" COMMON AREA (PRIVATE) 0.05 AC
PARCEL "U" COMMON AREA (PRIVATE) 0.24 AC
PARCEL "V" COMMON AREA (PRIVATE) 0.03 AC
PARCEL "W" COMMON AREA (PRIVATE) 0.05 AC
PARCEL "X" COMMON AREA (PRIVATE) 0.29 AC

GROUSE STREET
(50' PUBLIC R/W)

PARTRIDGE STREET
(50' PUBLIC R/W)

QUAIL LANDING, PHASE 2
(UNDER CONSTRUCTION)

QUAIL LANDING, PHASE 1
SLIDE 2719-F

QUAIL LANDING, PHASE 1
SLIDE 2719-F

QUAIL LANDING, PHASE 1
SLIDE 2719-F

BASIS OF BEARINGS
N 00°10'38" E 1181.22'

N 00°10'38" E 814.93' (TOTAL)
S 00°10'38" W 766.18'
N 00°10'38" E
S 00°10'38" W
N 00°10'38" E 451.62'
S 00°10'38" W 451.62'
S 00°10'38" W 670.07'

S 51°16'09" W 144.07'
S 51°16'09" E 144.07'
N 51°16'09" W 139.41'
N 51°16'09" E 21.54'
S 51°16'09" W 305.11'
S 38°44'02" E 140.00'
N 38°44'02" W 140.00'
S 38°44'02" E 140.00'

S 86°24'34" W 50.13'
N 33°26'15" W 7.89'

LAY LANE (APPARENT 20' R/W)

N 89°52'33" E 29.89'
N 00°10'38" E 20.00'

CAPPED 1/2" REBAR FOUND(ILLEGIBLE)

POINT OF COMMENCEMENT
1/2" REBAR FOUND
SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, T-7-S, R-4-E, BALDWIN COUNTY, ALABAMA

FOLEY HOLDINGS L L C
5811 JACK SPRINGS RD
ATMORE, AL 36502
ZONED P.D.D.
INST #1566307

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	35.00'	54.96'	49.49'	N 44°48'33" W	89°58'21"
C2	10.00'	16.63'	14.78'	N 81°05'03" W	95°17'35"
C3	75.00'	44.00'	43.37'	N 16°37'49" W	33°36'54"
C4	125.00'	19.85'	19.82'	N 46°43'16" E	9°05'47"
C5	125.00'	47.09'	46.81'	N 31°22'51" E	21°35'02"
C6	125.00'	44.53'	44.30'	N 10°22'59" E	20°24'42"
C7	150.00'	44.11'	43.95'	N 08°14'49" W	16°50'56"
C8	150.00'	54.66'	54.36'	N 27°06'41" W	20°52'47"
C9	150.00'	57.37'	57.02'	N 48°30'27" W	21°54'46"
C10	150.00'	51.58'	51.33'	N 69°18'56" W	19°42'11"
C11	150.00'	27.83'	27.79'	N 84°28'52" W	10°37'43"
C12	35.00'	54.96'	49.49'	S 44°48'33" E	89°58'21"
C13	35.00'	54.98'	49.50'	N 45°12'14" E	90°00'05"
C14	300.00'	157.03'	141.39'	S 44°48'33" E	89°58'22"
C15	75.00'	30.67'	30.45'	S 11°53'29" W	23°25'41"
C16	75.00'	36.21'	35.86'	S 37°26'14" W	27°39'49"
C17	75.00'	42.23'	41.67'	N 17°18'27" W	32°15'37"

1"=60'

0 60 120 180

SITE DATA

CURRENT ZONING:	R-1D
MINIMUM LOT SIZE:	6,000 SF
LIN. FT. STREETS:	2,560 LF
NUMBER OF LOTS:	63 (3.51 UNITS/ACRE)
SMALLEST LOT:	8,340 SF
LARGEST LOT:	14,143 SF
COMMON AREAS:	0.73 AC. (4.07%)
TOTAL AREA:	17.94 AC.

REQUIRED SETBACKS:

FRONT:	20 FEET
REAR:	15 FEET
SIDE:	10 FEET
SIDE STREET:	20 FEET

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

LEGEND

○	CAPPED 1/2" REBAR SET(CA-1001-LS)
△	PK NAIL AND WASHER SET(MULLINS CA1001LS)
AC	ACRES
SF	SQUARE FEET
BSL	BUILDING SETBACK LINE
R/W	RIGHT OF WAY
R	RADIUS LENGTH
L	ARC LENGTH
CB	CHORD BEARING
CD	CHORD DISTANCE

OWNER/DEVELOPER:
BRELAND HOMES COASTAL, LLC
801 W. ROMANA STREET, SUITE A
PENSACOLA, FLORIDA 32502
TODD McCRORY - PRESIDENT

ENGINEER:
MULLINS, LLC
240 EAST INTENDENCIA STREET
PENSACOLA, FLORIDA 32502
(850) 462-8412
TODD M. WHEELER, PE
AL. LICENSE NO. 24961

SURVEYOR:
MULLINS, LLC
240 EAST INTENDENCIA STREET
PENSACOLA, FLORIDA 32502
(850) 462-8412
J. KEVIN GARDNER, PLS
AL. LICENSE NO. 24330
CA # 1001-LS

INDEX OF SHEETS:

1. DEDICATION AND CERTIFICATE SHEET
2. PLAT BOUNDARY INFORMATION