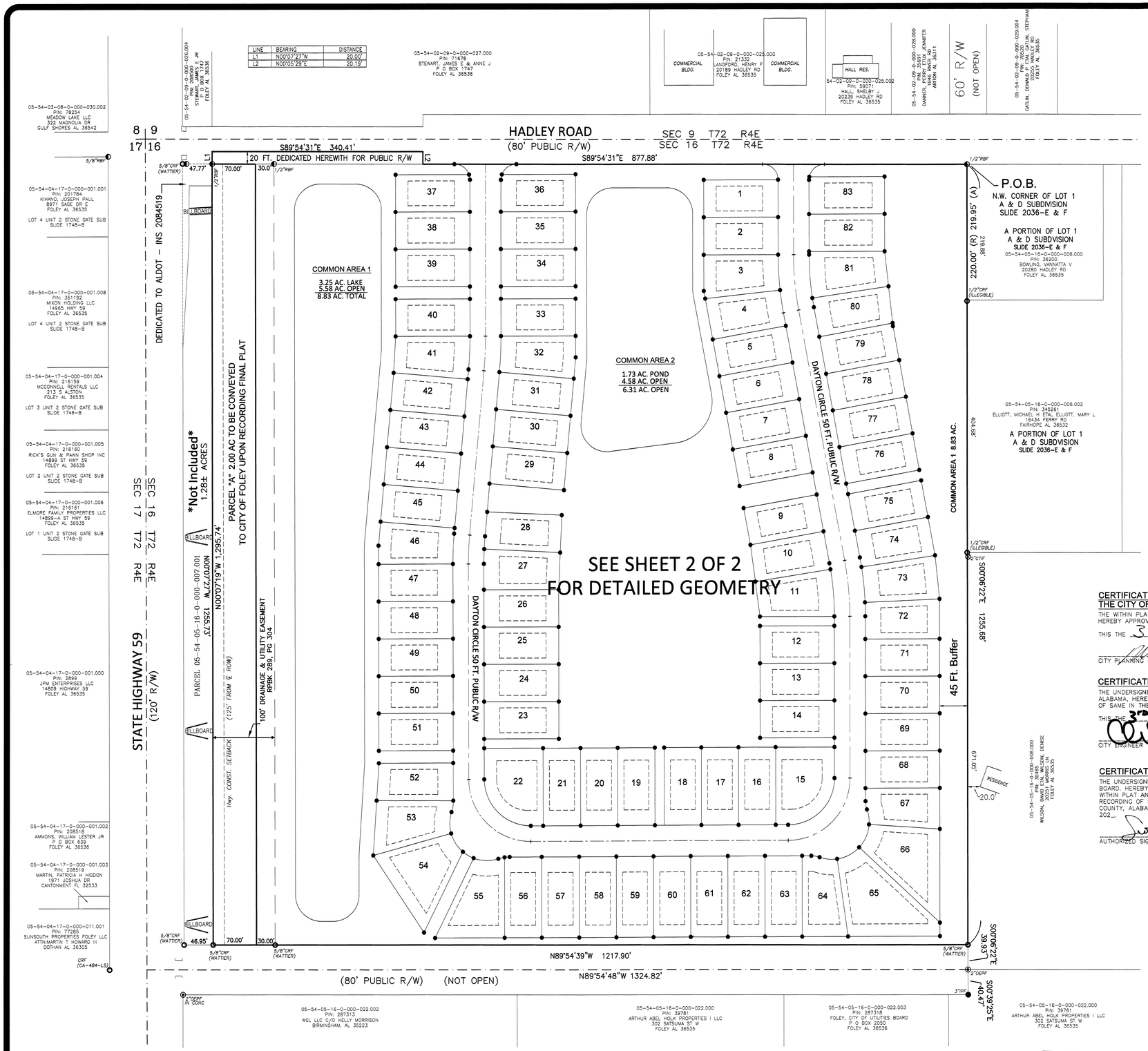
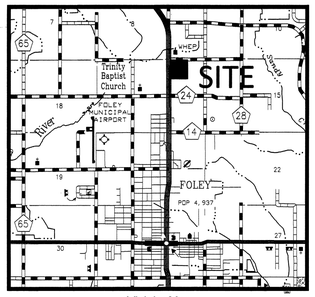


GENERAL NOTES:

1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
2. ALL COMMON AREAS, INCLUDING ALL STORMWATER DRAINAGE INFRASTRUCTURE WITHIN THOSE COMMON AREAS, ARE PRIVATE AND TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION AND WILL NOT BE MAINTAINED BY BALDWIN COUNTY OR THE CITY OF FOLEY.
3. ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
4. THERE IS A DEDICATED HEREWITH A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHT-OF-WAYS AND A 10 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON AREA LINES, ON LOTS 1-17 & LOTS 60-83, UNLESS OTHERWISE NOTED.
5. THERE IS DEDICATED HEREWITH A 15 FOOT UTILITY EASEMENT ON ALL COMMON AREAS ADJACENT TO RIGHT-OF-WAYS AND A 10 FOOT (5 FEET EACH SIDE) UTILITY EASEMENT ALONG ALL COMMON AREA SIDE LOT LINES, ON LOTS 18-59, UNLESS OTHERWISE SHOWN HEREON.
6. AT THE TIME OF HOUSE CONSTRUCTION ON EACH LOT, THE LOT OWNER WILL BE REQUIRED TO COMPLY WITH THE CITY'S TREE ORDINANCE.
7. ALL LOTS SHALL ACCESS INTERIOR STREETS ONLY AND SHALL NOT HAVE DIRECT ACCESS TO HADLEY ROAD OR MORRIS LANE.
8. ALL STREET TO BE DESIGNED AND CONSTRUCTED TO CITY OF FOLEY STANDARDS.
9. ALL OPEN SPACE TO BE MAINTAINED BY HOME OWNERS AS OUTLINED IN THE COVENANTS & RESTRICTIONS RECORDED AT FINAL PLAT.
10. A DRAINAGE MAINTENANCE FUND WILL BE ESTABLISHED AT FINAL PLAT, 20% OF WHICH WILL BE FUNDED BY DEVELOPER AS OUTLINED IN THE FOLEY LAND DEVELOPMENT ORDINANCE.
11. TREES WILL BE PLANTED AT A RATE OF 10 PER ACRE OF COMMON AREA AS OUTLINED IN THE FOLEY LAND DEVELOPMENT ORDINANCE, AS DESIGNED BY THE LANDSCAPE ARCHITECT AND SUBMITTED WITH THE PRELIMINARY PLAT APPLICATION.
12. A 45 FOOT WIDE BUFFER STRIP, ALONG THE EAST SIDE OF THE DEVELOPMENT, SHALL BE LANDSCAPED WITH MINOR OPENINGS TO ALLOW THE FLOW OF DRAINAGE FROM THE PROPERTIES TO THE EAST.
13. A 70 FOOT WIDE STRIP OF LAND, SHOWN AS PARCEL "A" HEREON, SHALL BE CONVEYED TO THE CITY OF FOLEY AT FINAL PLAT.
14. LOTS 1 THROUGH 54 WILL BE RESTRICTED TO A 4 FOOT FENCE HEIGHT ALONG THE REAR PROPERTY LINE.

SURVEYOR'S NOTES:

1. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
2. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
3. 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.
4. SURVEY WAS CONDUCTED ON SEPTEMBER 21, 2021 AND FEBRUARY 2024, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
5. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES, AND ARE BASED ON STATE PLANE GRID, ALABAMA WEST ZONE USING GPS OBSERVATIONS.
6. THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE JANUARY 1, 2017.



SITE DATA

CURRENT ZONING: PUD
DENSITY: 2.35/ ACRE
LIN. FT. STREETS: 2,714 LF
NUMBER OF LOTS: 83
SMALLEST LOT: 7196 SF (LOT 36)
LARGEST LOT: 14,789 SF (LOT 65)
COMMON AREAS: 15.0 ACRES ± (42.5%)
TOTAL AREA: 35.27 AC ±

BUILDING SETBACKS:

FRONT YARD = 25 FEET
REAR YARD = 20 FEET
SIDE YARD = 10 FEET
SIDE STREET = 20 FEET

UTILITY PROVIDERS

WATER SERVICE - RIVIERA UTILITIES
SEWER SERVICE - RIVIERA UTILITIES
GAS SERVICE - RIVIERA UTILITIES
TELECOM - RIVIERA UTILITIES
POWER - RIVIERA (LOTS 18-59)
POWER - BALDWIN EMC (LOTS 1-17 & 60-83)

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION

THE WITHIN PLAT OF HERITAGE LANDING, FOLEY, ALABAMA, IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION,

THIS THE 3 DAY OF APRIL 2024

CITY PLANNING COMMISSION CHAIRMAN

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

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

THIS THE 3RD DAY OF MAY 2024

CITY ENGINEER

CERTIFICATE OF APPROVAL BY E-911 ADDRESSING:

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATED OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 4 DAY OF APRIL 202_

AUTHORIZED SIGNATURE

SURVEYOR'S CERTIFICATE

I HEREBY STATE 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.

BEGINNING AT A 1/2 INCH REBAR FOUND (NO CAP) AT THE NORTHWEST CORNER OF LOT 1, A & D SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED ON SLIDE 2036-E AND 2036-F, PROBATE COURT RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE SOUTH 00 DEGREES 06 MINUTES 22 SECONDS EAST, A DISTANCE OF 1255.68 FEET TO A 5/8 INCH CAPPED REBAR FOUND (WATTIER) ON THE NORTH RIGHT-OF-WAY MORRIS LANE (80 FT R/W); THENCE RUN NORTH 89 DEGREES 54 MINUTES 39 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 1217.90 FEET TO A 5/8 INCH CAPPED REBAR FOUND (WATTIER); THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, RUN NORTH 00 DEGREES 07 MINUTES 27 SECONDS WEST, A DISTANCE OF 1255.73 FEET TO A 1/2 INCH REBAR FOUND (NO CAP); THENCE CONTINUE NORTH 00 DEGREES 07 MINUTES 08 SECONDS EAST, A DISTANCE OF 20.00 FEET TO THE SOUTH RIGHT-OF-WAY OF HADLEY ROAD; THENCE RUN SOUTH 89 DEGREES 54 MINUTES 31 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 340.41 FEET; THENCE RUN SOUTH 00 DEGREES 05 MINUTES 29 SECONDS WEST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 20.19 FEET; THENCE RUN SOUTH 89 DEGREES 54 MINUTES 31 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 877.88 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 35.27 ACRES, MORE OR LESS.

(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY)

DAVID E DIEHL
AL. P.L.S. NO. 26014

04-04-2024
DATE

ALABAMA LICENSED NO. 26014 PROFESSIONAL LAND SURVEYOR DAVID E. DIEHL

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

HADLEY VILLAGE

A Planned Unit Development
FINAL PLAT
SHEET 1 OF 2

FLOOD STATEMENT

PROPERTY LIES IN FLOOD ZONE "X" AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 01003C0810M, COMMUNITY NUMBER 015000, PANEL 0810, SUFFIX "M", DATED APRIL 19, 2019.

OWNER/DEVELOPER

ROBERTSON CONSTRUCTION CO., LLC
32152 US Highway 98
Lillian, AL. 36549
205-394-1601

SURVEYOR / ENGINEER

S.E. CIVIL
9969 WINDMILL RD
FAIRHOPE, AL 36532

PARCEL INFORMATION

Parcel Number: 05-54-05-16-0-000-007.000 (PIN: 34907)
Parcel Number: 05-54-05-16-0-000-025.000 (PIN: 83217)

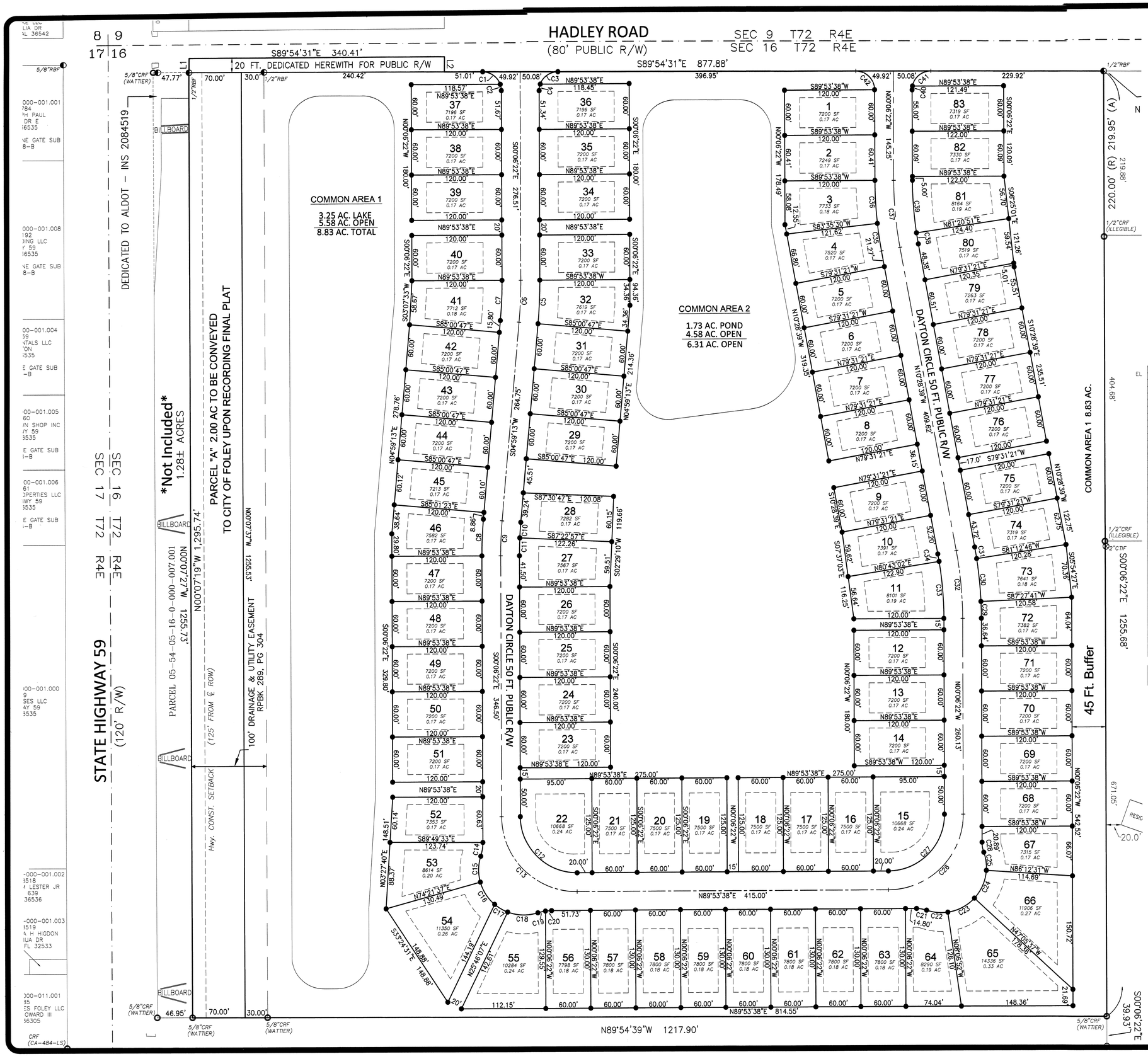
2122027
BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 05/03/2024 03:38 PM
TOTAL $93.00 2 Pages
SLIDE 0002946 – b

N

0 40 80 160
80 SCALE

S.E. Civil
Engineering & Surveying
880 HOLCOMB BLVD
FAIRHOPE, AL 36532
(251) 990-0566

DRAWN	ASC
CHKD.	DED
PROJ MGR	DED
SCALE	1"=80'
PROJECT	20221126
FILE	OVERALL
SHEET	1 OF 2



CERTIFICATE OF APPROVAL BY BALDWIN EMC (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 15TH DAY OF APRIL 2024.

AUTHORIZED REPRESENTATIVE

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 12TH DAY OF APRIL 2024.

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 10TH DAY OF APRIL 2024.

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 10TH DAY OF APRIL 2024.

AUTHORIZED REPRESENTATIVE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	30.69'	N54°44'56"W	28.80'
C2	25.00'	8.50'	N09°50'29"W	8.45'
C3	25.00'	30.51'	N55°06'52"E	28.65'
C4	25.00'	8.84'	N10°01'20"E	8.79'
C5	652.63'	58.01'	N02°26'26"E	57.99'
C6	627.63'	55.79'	N02°26'26"E	55.77'
C7	602.63'	53.57'	S02°26'26"W	53.55'
C8	550.00'	48.77'	N02°26'04"E	48.76'
C9	525.00'	46.56'	N02°26'04"E	46.54'
C10	500.00'	20.57'	S03°47'46"W	20.57'
C11	500.00'	23.77'	N01°15'20"E	23.76'
C12	75.00'	117.81'	N45°06'22"W	106.07'
C13	100.00'	157.08'	N45°06'22"W	141.42'
C14	60.00'	18.58'	N08°46'03"E	18.51'
C15	60.00'	34.85'	N01°00'02"E	34.36'
C16	60.00'	35.71'	S32°41'26"E	35.19'
C17	60.00'	20.17'	S59°22'13"E	20.07'
C18	60.00'	40.69'	S88°25'35"E	39.91'
C19	60.00'	10.29'	S77°03'36"W	10.28'
C20	60.00'	8.29'	N85°56'00"E	8.29'
C21	40.00'	13.58'	S80°22'40"E	13.52'
C22	60.00'	28.76'	N84°22'55"W	28.49'
C23	60.00'	40.82'	S62°23'46"W	40.04'
C24	60.00'	40.96'	S23°20'56"W	40.17'
C25	60.00'	24.46'	S07°53'09"E	24.29'
C26	100.00'	157.08'	S44°53'38"W	141.42'
C27	75.00'	117.81'	S44°53'38"W	106.07'
C28	40.00'	13.58'	S09°50'04"E	13.52'
C29	525.00'	22.29'	S01°19'20"E	22.29'
C30	525.00'	57.26'	N05°39'46"W	57.23'
C31	525.00'	15.49'	S09°37'56"E	15.49'
C32	500.00'	90.51'	N05°17'30"W	90.38'
C33	475.00'	76.08'	S04°41'40"E	76.00'
C34	475.00'	9.90'	S09°52'48"E	9.90'
C35	520.00'	36.93'	S08°26'34"E	36.92'
C36	520.00'	57.20'	S03°15'26"E	57.17'
C37	495.00'	89.60'	S05°17'30"E	89.48'
C38	470.00'	14.97'	N09°33'54"W	14.97'
C39	470.00'	70.11'	S04°22'46"E	70.04'
C40	25.00'	5.03'	N05°39'45"E	5.03'
C41	25.00'	34.32'	S50°45'17"W	31.69'
C42	25.00'	39.19'	S45°00'49"E	35.30'

LINE	BEARING	DISTANCE
L1	N00°07'27"W	20.00'
L2	N00°05'29"E	20.19'

CERTIFICATE OF APPROVAL BY RIVIERA (INTERNET)

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 12TH DAY OF APRIL 2024.

AUTHORIZED REPRESENTATIVE

MORTGAGEE'S ACCEPTANCE:

IN WITNESS WHEREOF, Doug Stremmer Bryant Bank THE OWNERS OF THE MORTGAGE OF BRYANT BANK, SHOWN HEREON HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY THE UNDERSIGNED OFFICERS, THEREUNTO DULY AUTHORIZED ON THIS THE 12th DAY OF April 2024.

BY: Doug Stremmer ITS: Commercial Lending SVP

CERTIFICATION BY NOTARY PUBLIC:

ACKNOWLEDGEMENT,
STATE OF ALABAMA
BALDWIN COUNTY

I, Nicole Byrd A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE HEREBY CERTIFY THAT Doug Stremmer WHOSE NAME AS Commercial Lending SVP OF Bryant Bank IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THIS INSTRUMENT, HE AS SUCH MEMBER, AND WITH FULL AUTHORITY EXECUTE THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID BANK.
GIVEN UNDER MY HAND AND SEAL THIS 12th DAY OF April 2024.

NOTARY PUBLIC Nicole Byrd MY COMMISSION: 5-03-27 Baldwin COUNTY.

NICOLE BYRD NOTARY PUBLIC MY COMMISSION EXPIRES 05-03-2027 ALABAMA STATE AT LARGE

MORTGAGEE'S ACCEPTANCE:

IN WITNESS WHEREOF, Taylor Hensley THE OWNERS OF THE MORTGAGE OF DR HORTON, INC.-BIRMINGHAM, AN ALABAMA CORPORATION, SHOWN HEREON HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY THE UNDERSIGNED OFFICERS, THEREUNTO DULY AUTHORIZED ON THIS THE 12 DAY OF April 2024.

BY: ITS: Assistant Vice President

CERTIFICATION BY NOTARY PUBLIC:

ACKNOWLEDGEMENT,
STATE OF ALABAMA
BALDWIN COUNTY

I, Jennifer Bunch A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE HEREBY CERTIFY THAT Taylor Hensley WHOSE NAME AS Asst Vice President OF DR Horton Inc IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THIS INSTRUMENT, HE AS SUCH MEMBER, AND WITH FULL AUTHORITY EXECUTE THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID BANK.
GIVEN UNDER MY HAND AND SEAL THIS 12 DAY OF April 2024.

NOTARY PUBLIC Jennifer Bunch MY COMMISSION: Baldwin COUNTY.

JENNIFER BUNCH NOTARY PUBLIC My Commission Expires September 7, 2026

CERTIFICATE OF OWNERSHIP

WE, THE UNDERSIGNED, ROBERTSON CONSTRUCTION COMPANY, LLC AS PROPRIETOR(S), HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS HERITAGE LANDING, FOLEY, ALABAMA, AND THAT THE STREETS AND EASEMENTS, AS SHOWN ON SAID PLAT, ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

DATED THIS 4th DAY OF April 2024

PRINT NAME Jason Robertson SIGNATURE

CERTIFICATE OF NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, JAMES A. FREGO NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT ROBERTSON CONSTRUCTION CO. LLC OWNER OF THE LANDS PLATTED HEREON 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 LEASEHOLD OWNER AND WTH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE 4th DAY OF APRIL 2024

NOTARY PUBLIC MY COMMISSION EXPIRES 4-5-2026

JAMES A. FREGO NOTARY PUBLIC ALABAMA STATE AT LARGE

2122027
BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 05/03/2024 03:38 PM
TOTAL 593.00 2 Pages
SLIDE 0002946-c

SEE SHEET 1 OF 2
FOR OVERALL BOUNDARY

N

0 30 60 120
60 SCALE

HADLEY VILLAGE

FINAL PLAT
SHEET 2 OF 2

S.E. Civil Engineering & Surveying
880 HOLCOMB BLVD
FAIRHOPE, AL 36532
(251) 990-6566

DRAWN	ASC
CHKD.	DED
PROJ MGR	DED
SCALE	1"=60'
PROJECT	20221126
FILE	GEO1
SHEET	2 OF 2