

05-54-03-08-0-000-030.002
PIN: 78254
MEADOW LAKE, LLC
322 MAGNOLIA DR
GULF SHORES AL 36542

05-54-04-17-0-000-001.001
PIN: 201789
KIRKLAND, JOSEPH PAUL
8971 SAGE DR E
FOLEY AL 36535

05-54-04-17-0-000-001.008
PIN: 215192
MIXON HOLDING LLC
14955 HWY 59
FOLEY AL 36535

05-54-04-17-0-000-001.004
PIN: 215159
MCCONNELL, RENTALS LLC
213 S ALSTON
FOLEY AL 36535

05-54-04-17-0-000-001.005
PIN: 216160
RICK'S QUIK & PANIN SHOP INC
14899 ST HWY 59
FOLEY AL 36535

05-54-04-17-0-000-001.008
PIN: 216161
ELMORE FAMILY PROPERTIES LLC
14899-A ST HWY 59
FOLEY AL 36535

05-54-04-17-0-000-001.000
PIN: 2889
JPM ENTERPRISES LLC
14899 HIGHWAY 59
FOLEY AL 36535

05-54-04-17-0-000-001.002
PIN: 208518
AMMONS, WILLIAM LESTER JR
P O BOX 639
FOLEY AL 36535

05-54-04-17-0-000-001.003
PIN: 208519
MARTIN, PATRICIA W HIGDON
1971 JOSHUA DR
CANTONMENT FL 32533

05-54-04-17-0-000-011.001
PIN: 77289
SUNSOOTH PROPERTIES FOLEY LLC
ATTN: MARTIN T HOWARD III
DOTMAN AL 36505

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.

LINE	BEARING	DISTANCE
L1	N00°07'27"W	20.00'
L2	N00°05'29"E	29.19'

05-54-02-09-0-000-027.000
PIN: 71678
STEWART, JAMES E & ANNIE J
P O BOX 1747
FOLEY AL 36535

05-54-02-09-0-000-025.000
PIN: 21332
LANGFORD, HENRY F
20189 HADLEY RD
FOLEY AL 36535

54-02-09-0-000-025.002
PIN: 59071
HALL, SHIRLEY J
20239 HADLEY RD
FOLEY AL 36535

05-54-02-09-0-000-028.000
PIN: 30693
DANNER, JAMES L & STEPHANIE
20239 HADLEY RD
FOLEY AL 36535

05-54-02-09-0-000-029.004
PIN: 78250
CATLIN, DONALD L & KATHY L
20239 HADLEY RD
FOLEY AL 36535

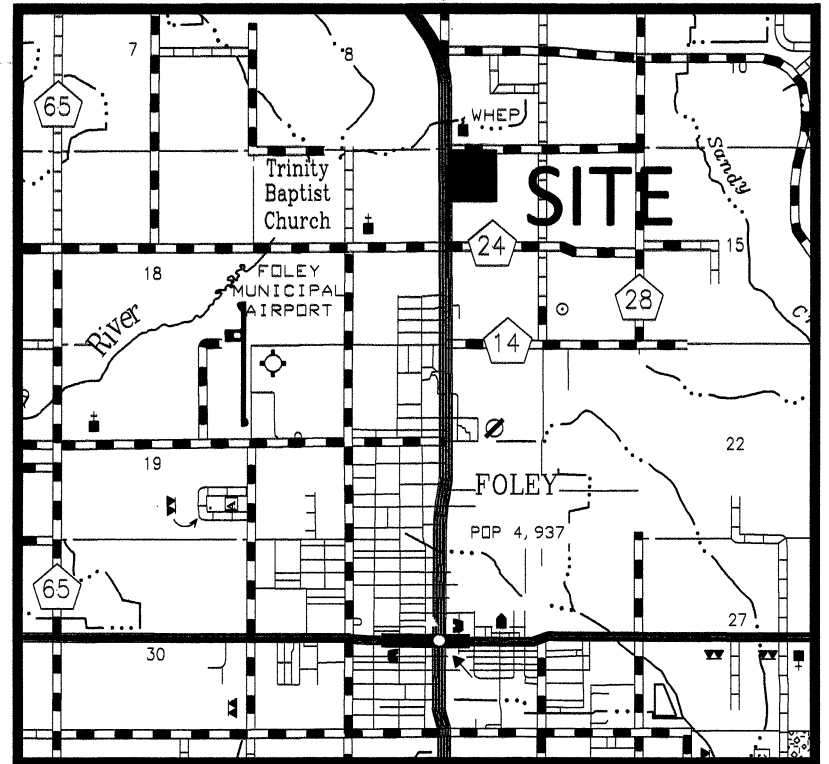
COMMON AREA 1
3.25 AC. LAKE
5.58 AC. OPEN
8.83 AC. TOTAL

COMMON AREA 2
1.73 AC. POND
4.58 AC. OPEN
6.31 AC. OPEN

SEE SHEET 2 OF 2
FOR DETAILED GEOMETRY

GENERAL NOTES:

- FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
- 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.
- ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
- THERE IS A DEDICATED HERETHWITH 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.
- THERE IS DEDICATED HERETHWITH 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.
- AT THE TIME OF HOUSE CONSTRUCTION ON EACH LOT, THE LOT OWNER WILL BE REQUIRED TO COMPLY WITH THE CITY'S TREE ORDINANCE.
- ALL STREETS TO BE DESIGNED AND CONSTRUCTED TO CITY OF FOLEY STANDARDS.
- ALL OPEN SPACE TO BE MAINTAINED BY HOME OWNERS AS OUTLINED IN THE COVENANTS & RESTRICTIONS RECORDED AT FINAL PLAT.
- 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.
- 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.
- 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.
- A 70 FOOT WIDE STRIP OF LAND, SHOWN AS PARCEL "A" HEREON, SHALL BE CONVEYED TO THE CITY OF FOLEY AT FINAL PLAT.
- LOTS 1 THROUGH 54 WILL BE RESTRICTED TO A 4 FOOT FENCE HEIGHT ALONG THE REAR PROPERTY LINE.



Vicinity Map
1 Inch = 1 Mile

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)

SURVEYOR'S NOTES:

- THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
- THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
- 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.
- SURVEY WAS CONDUCTED ON SEPTEMBER 21, 2021 AND FEBRUARY 2024, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
- BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES, AND ARE BASED ON STATE PLANE GRID, ALABAMA WEST ZONE USING GPS OBSERVATIONS.
- 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.

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 3RD DAY OF MAY, 2024

[Signature]
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

[Signature]
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 PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 3RD DAY OF MAY, 2024.

[Signature]
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)

[Signature] 04-04-2024
DAVID E. DIEHL
AL. P.L.S. NO. 26014
DATE
SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.



HADLEY VILLAGE

A Planned Unit Development
FINAL PLAT
SHEET 1 OF 2



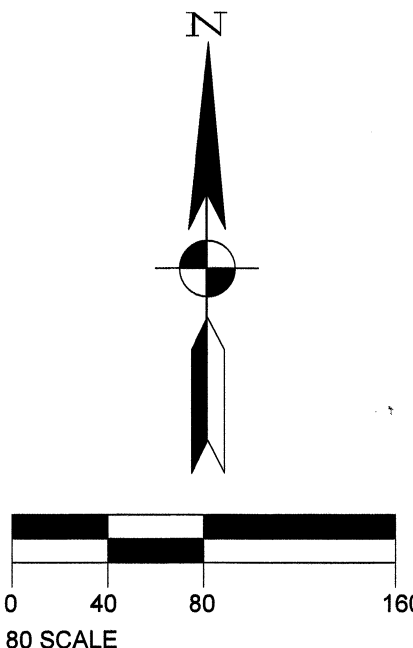
DRAWN	ASC
CHKD.	DED
PROJ MGR	DED
SCALE	1"=80'
PROJECT	20221126
FILE	OVERALL
SHEET	1 OF 2

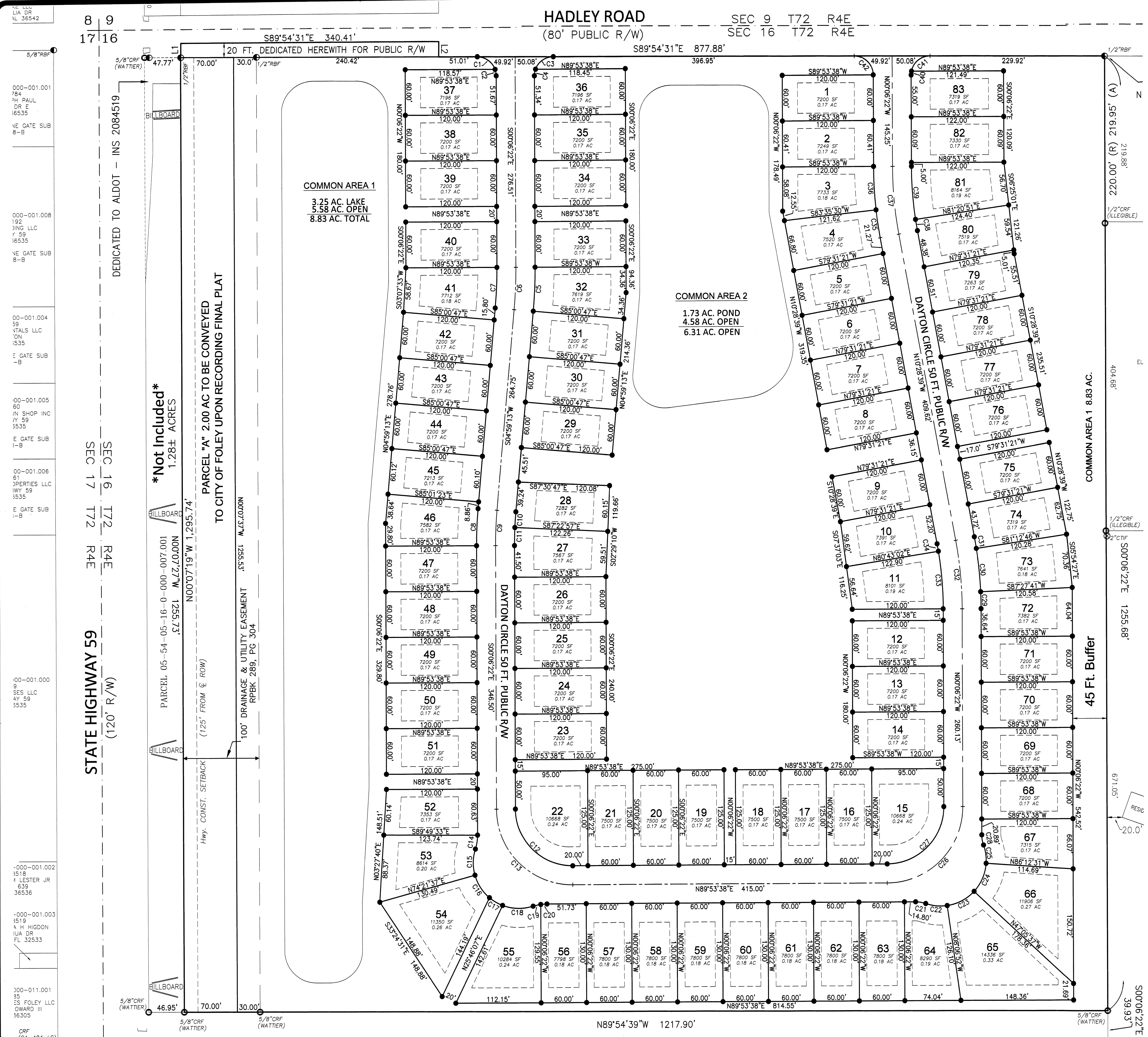
OWNER/DEVELOPER
ROBERTSON CONSTRUCTION CO., LLC
32152 US Highway 98
Lillian, AL. 36549
205-394-1601

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/ent. 05/03/2024 09:38 PM
TOTAL \$93.00
SLIDE 0002946-b 2 Pages





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
[Signature]

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
[Signature]

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 12th DAY OF April 2024.

AUTHORIZED REPRESENTATIVE
[Signature]

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 12th DAY OF April 2024.

AUTHORIZED REPRESENTATIVE
[Signature]

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
[Signature]

MORTGAGEE'S ACCEPTANCE:
IN WITNESS WHEREOF, I, *[Signature]* DONA GARCIA, 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 12th DAY OF April 2024.

BY: *[Signature]* DONA GARCIA, ITS:
COMMERCIAL LENDING SUPERVISOR

CERTIFICATION BY NOTARY PUBLIC:
ACKNOWLEDGMENT,
STATE OF ALABAMA
BALDWIN COUNTY

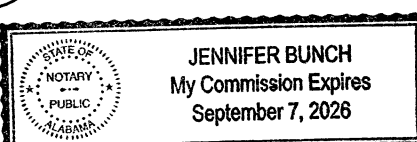
I, *[Signature]* Nicole Bird, A NOTARY PUBLIC
FOR SAID COUNTY AND STATE HEREBY CERTIFY THAT
I AM THE NOTARY PUBLIC WHOSE NAME AS
DONA GARCIA, BRYANT BANK, IS SIGNED TO
THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME,
ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING
INFORMED OF THE CONTENTS OF THIS INSTRUMENT, 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. 5:03:27 MY COMMISSION:
NOTARY PUBLIC Baldwin COUNTY.

MORTGAGEE'S ACCEPTANCE:
IN WITNESS WHEREOF, I, *[Signature]* Jennifer Bunch, 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 12th DAY OF April 2024.

BY: *[Signature]* Jennifer Bunch, ITS:
Assistant Vice President

CERTIFICATION BY NOTARY PUBLIC:
ACKNOWLEDGMENT,
STATE OF ALABAMA
BALDWIN COUNTY

I, *[Signature]* Jennifer Bunch, A NOTARY PUBLIC
FOR SAID COUNTY AND STATE HEREBY CERTIFY THAT
I AM THE NOTARY PUBLIC WHOSE NAME AS
JENNIFER BUNCH, 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 12th DAY OF April 2024. MY COMMISSION:
NOTARY PUBLIC Baldwin County.



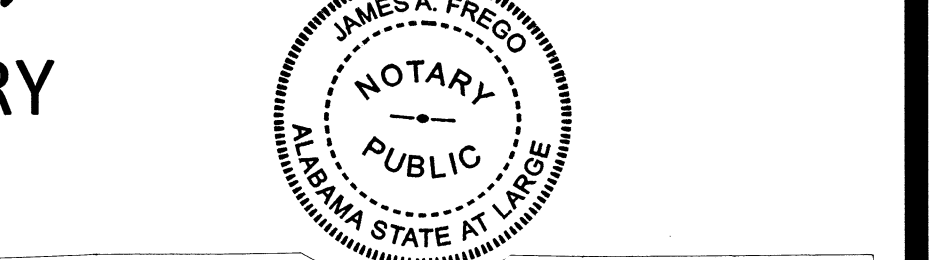
CERTIFICATE OF OWNERSHIP
WE, THE UNDERSIGNED, ROBERTSON CONSTRUCTION COMPANY, LLC, AS
PROPRIETOR(S), HAVE CAUSED THE LAND EMBRACED IN THE WITHIN
PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS
HERITAGE LANDING, FOLEY, ALABAMA, AND THAT THE STREETS AND
EASEMENTS, AS SHOWN ON SAID PLAT, ARE HEREBY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

DATED THIS 12th DAY OF April 2024
[Signature] PRINT NAME
[Signature] SIGNATURE

CERTIFICATE OF NOTARY PUBLIC:
STATE OF ALABAMA
COUNTY OF BALDWIN

I, *[Signature]* James A. Freo, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN
SAID STATE, HEREBY CERTIFY THAT *[Signature]* HARRY D'OLIVE, JR. HAS
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 WITH FULL
AUTHORITY, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE 4th DAY
OF April 2024. 4-5-2026 MY COMMISSION EXPIRES



HADLEY VILLAGE

FINAL PLAT
SHEET 2 OF 2

S.E. Civil
Engineering & Surveying
880 HOLCOMB BLVD
FAIRHOPE, AL 36533
(251) 990-6566

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

SEE SHEET 1 OF 2
FOR OVERALL BOUNDARY

