CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY E-911 ADDRESSING THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY E-911 BOARD, SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA: THIS THE CERTIFICATE OF APPROVAL BY POINT BROADBAND
THE UNDERSIGNED, AS AUTHORIZED BY POINT BROADBAND, HEREBY
PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA: THIS THE CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (SEWER)
THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES, HEREBY
PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA: THIS THE CERTIFICATE OF APPROVAL BY BALDWIN EMC (ELECTRIC)
THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN EMC, HEREBY APPROVES THE OFFICE OF BALDWIN COUNTY, ALABAMA: THIS THE \_\_\_\_\_\_\_ DAY OF \_\_\_\_\_\_ CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (GAS)
THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES, HEREBY PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA: THIS THE CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (WATER)
THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES, HEREBY
PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA: THIS THE AUTHORIZED SIGNATURE SIGNED THIS THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY,  $\ensuremath{\mathcal{L}}$ CERTIFICATE OF APPROVAL BY THE CITY ENGINEER SIHI ACKNOWLEDGED BEFORE VOLUNTARILY, CERTIFICATE OF APPROVAL BY NOTARY PUBLIC:(OWNER) STATE OF ALABAMA COUNTY OF BALDWIN AUTHORIZED SIGNATURE AUTHORIZED SIGNATURE CITY PLANNING COMMISSION CHAIRMAN THE WITHIN PLAT OF THE SUBDIVISION SHOWN HERON, FOLEY, ALABAMA COMMISSION THIS THE \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2022 CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION SIGNATURE OF NOTARY PUBLIC DATED THIS AUTHORIZED SIGNATURE DAY DAY OF AND ME (OW OFFICIAL DAY OF NOTARY PUBLIC IN AND NAME) WHOSE NAME IS SIGNED TO THIS DAY THAT, BEING INFORMED OF 2022 APPROVES THE WITHIN PLAT FOR RECORDING OF \_\_\_\_\_\_, 2022 S WITHIN PLAT FOR RECORDING , 2022 SAID COUNTY AND STATE, HEREBY CERTIFY THAT FOREGOING INSTRUMENT AND WHO IS KNOWN TO ME, CONTENT OF THE INSTRUMENT, EXECUTED THE SAME APPROVES THE WITHIN PLAT FOR THE PLAT FOR RECORDING OF , 2022 APPROVED RECORDING , 2022 ВΥ CITY OR RECORDING OF 2022 RECORDING OF NOTE:
THE CITY OF FOLEY RESERVES THE RIGHT TO REQUIRE THE OWNERS OF ALL STORMWATER DRAINAGE FACILITIES TO PERFORM NEEDED MAINTENANCE OPERATIONS. MAINTENANCE OBLIGATIONS ARE INCLUDED IN THE STORMWATER FACILITY MAINTENANCE AGREEMENT AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ROBERTS COVE SUBDIVISION, EACH OF WHICH ARE RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA. COMMENCE AT THE NW CORNER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE SO"22'18" E ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 4200 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF BALDWIN COUNTY HIGHWAY 12, THENCE ELAVING SAID WEST ALONG SAID ROAD RIGHT-OF-WAY A DISTANCE OF 1202.50 FEET TO A POINT ON THE EAST LINE OF 1840 SECTION RIUN NORTH 89"57"22" EAST ALONG SAID ROAD RIGHT-OF-WAY A DISTANCE OF 1202.50 FEET TO A POINT OF HE NORTH-MEST A OF SAID SECTION; THENCE ELAVING SAID WEST ALONG SAID ROAD RIGHT-OF-WAY ADDIT AND A POINT OF THE NORTH-MEST A OF SAID SECTION; THENCE ELAVING SAID ROAD RIGHT-OF-WAY ADDIT AND A POINT, THENCE RIUN SOUTH SO 1201" WEST A DISTANCE OF 1202.50 FEET TO A POINT, THENCE RIUN SOUTH SO 1201" WEST A DISTANCE OF 1202.50 FEET TO A POINT, THENCE RIUN SOUTH SO 1201" WEST A DISTANCE OF 1202.50 FEET TO A POINT, THENCE RIUN SOUTH SO 1201" WEST A DISTANCE OF 1202.50 FEET TO A POINT, THENCE RIUN SOUTH SO 1203.50 FEET TO A P GENERAL SURVE COMMENCE AT THE NW CORNER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE S 0°22'18" E ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 43.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF BALDWIN COUNTY HIGHWAY 12, SAID POINT BEING THE POINT OF BEGINNING; THENCE N 89°57'32" E ALONG SAID RIGHT OF WAY A DISTANCE OF 2689,11 FEET TO A 1/2" REBAR CAPPED FLEMING ON THE EAST LINE OF THE NW 1/4 OF SAID SECTION; THENCE S 00°10'14" W LEAVING SAID RIGHT OF WAY AND ALONG THE EAST LINE OF SAID 1/4 SECTION A DISTANCE OF 2621.76 FEET TO A 1/2" REBAR CAPPED CA 0604 AT THE SE CORNER OF SAID 1/4 SECTION; THENCE S 89°50'18" W ALONG THE SOUTH LINE OF SAID 1/4 SECTION A DISTANCE OF 2666.60 FEET TO A WOOD POST WITH FLAGGING AT THE SE CORNER OF THE NE 1/4 OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE S 89°14'04" W ALONG SAID 1/4 LINE A DISTANCE OF 450.59 FEET TO A 1/2" REBAR; THENCE S 89°23'16" W ALONG SAID 1/4 LINE A DISTANCE OF 846.09 FEET TO A CONCRETE MONUMENT; THENCE S 89°29'33" W ALONG THE SOUTH LINE OF SAID 1/4 SECTION; THENCE N 00°10'18" W ALONG THE WEST LINE OF THE EAST 1/2 OF THE NE 1/4 OF SAID SECTION A DISTANCE OF 39.51 FEET TO A 1/2" REBAR CAPPED FLEMING AT THE SW CORNER OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION A DISTANCE OF 2641.78 FEET TO A 1/2" REBAR CAPPED FLEMING AT THE SW CORNER OF THE SE 1/4 OF THE SE 1 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. SURVEYOR: DESCRIPTION OF DESCRIPTION DESCRIBES THE SAME PROPERTY AS DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 411-202800652 EFFECTIVE DATE JUNE 11, 2021. SOURCES OF FIRMS, THE R NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAYS, RECORDED OR UNRECORDED. THE PARCEL SHOWN HEREON IS SUBJECT TO SETBACKS, EASEMENTS, ZONING, AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORD OF SAID COUNTY. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS SHOWN. ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR ALABAMA (COMMUNITY PANEL 01003C0932M, EFFECTIVE DATE 04/19/2019), THIS SITE LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". BEARINGS SHOWN HEREON ARE RELATIVE TO THE ALABAMA STATE PLANE COORDINATE SYSTEM GRID AZIMUTH (ALABAMA WEST ZONE) (NAD 83) AND WERE DETERMINED USING GPS OBSERVATION. FIELD WORK TRACT "A" IS NOT SUBJECT TO THE ROBERTS COVE HOMEOWNERS ASSOCIATION, INC. OR THE DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS OF ROBERTS COVE SUBDIVISION RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA ENGIN (251) 943-8960 CONTACT: DAVID DICHIARA, PE CRAIG JOHNSON, P.L.S. OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS AND OTHER RECORDED SUBDIVISION PLAT, AND/OR OTHER RECORDED DOCUMENTS SHOWN HEREON. 1000 EAST LAUREL RING DE **VEER/SURVEYOR** FOR THIS SURVEY WAS COMPLETED ON OCTOBER 13, 2020. AL 36535 SIGN GROUP, LLC

## W **(1)**

A PARCEL OF LAND SITUATED IN SECTIONS 14 AND 15, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SURVEY DESCRI

PTION OVERALL PROPERTY

VICINITY MAP NTS

A I A SITUATED IN THE NORTHWEST 1/4 OF SECTION 14, COUNTY ROAD 12 TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA

MA 36530

BALDWIN COUNTY, ALABAMA

SITE

E ADDRESS: FOLEY, .

22250

SITE DATA

THIS IS TO CERTIFY THAT FORESTAR (USA) REAL ESTATE GROUP INC. IS THE OWNER OF THE LAND SHOW AND DESCRIBED IN THE PLAT 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 ON-SITE STORMWATER MANAGEMENT FACILITIES AND COMMON AREAS TO THE HOA, GRANT ALL EASEMENTS TO THE APPROPRIATE UTILITY PROVIDER AND GRANT ALL ROADS, IMPROVEMENTS THEREIN AND RIGHTS-OF-WAYS TO THE PUBLIC, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT

CERTIFICATE OF OWNERSHIP AND DEDICATION STATE OF ALABAMA COUNTY OF BALDWIN

ARCEL NUMBER: 05-61-05-PHASE 15-0-000-001.000 AND 15-0-000-002.000

TOTAL SITE AREA = 61.04 ACRES

NUMBER OF LOTS = 156 LOTS

SMALLEST LOT = 0.13 ACRES

LARGEST LOT = 0.46 ACRES (LOT 106)

TOTAL COMMON AREA = 18.72 ACRES

ZONING OF FOLEY

SITE

Fairway O,

DEDICATED EASEMENTS UNDERGROUND
THERE IS A DEDICATED HEREWITH A 10' UTILITY
EASEMENT ON ALL LOT LINES AND COMMON AREAS
ADJACENT TO THE RIGHT OF WAY'S AND A 5' UTILITY
EASEMENT ON EACH SIDE OF LOT AND COMMON AREA LINES, UNLESS OTHERWISE NOTED

Foley Beach Exp.

FRONT: 20' REAR: 15' SIDE: 5'

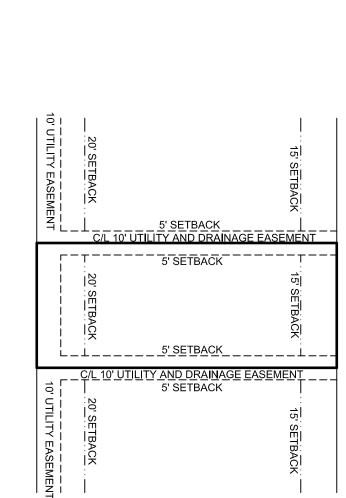
CORNER LOTS SHALL HAVE
THE SECONDARY A 15' SETBACK ALONG FRONTAGE

CENSES

ABAMA

PLANNED UNIT DEVELOPMENT (PUD)
CITY OF FOLEY, AL 36535

WATER - RIVIERA
SEWER - RIVIERA
ELECTRIC - BALC **UTILITY PROVIDERS** GAS - RIVIERA RIVIERA UTILITIES
- RIVIERA UTILITIES
- RIVIERA UTILITIES
RIC - BALDWIN EMC
- POINT BROADBAND



## JRVE **TABLE** FOR SHEETS

					ABLE FO	えいエ	THU SAN	∃ 4			
RVE	ARC LENGTH	IRADIUS	DELTA ANGLE	CHORD BEARING	ICHORD LENGTH	ICURVE	ARC LENGTH	RADIUS	DELTA ANGLE	ICHORD BEARING	
	157.40'	100.00'	90°11'05"	N 44°55'19" W	141.65	C68	28.02'	475.00'	3°22'49"	N 45°46'39" W	
	556.93	750.00'	42°32'48"	N 21°15'32" E	544.23	C69	37.71' 46 38'	25.00'	86°25'00"	S 89°19'26" W	
	139.17'	500.00'	15°56'50"	N 39°29'39" W	138.72	C71	60.44'	775.00	4°28'06"	N 51°46'44" E	60.42'
	139.91'	215.00'	37°17'05"	N 50°09'46" W	137 45'	C72	60.44'	775 00'	4°28'06"	N 56°14'50" E	
	81.66'	300.00'	15°35'44"	N 76°36'10" W	81.41'	C73	60.44'	775.00'	4°28'06"	N 60°42'56" E	
	39.27	125.00 125.00'	17°08'44"	S 43 00 32 E	27 27'	C74 C75	60.44 60.44	775 00'	4 20 UO 10 20 UO	N 20,30,08. M	
	7.62'	25.00'	17°28'29"	N 81°36'22" W	7.60'	C76	60.44'	775.00	4°28'06"	N 74°07'15" E	
	10.48	25.00'	24°00'39"	N 77°39'05" E	10.40'	C77	60.44'	775.00'	4°28'06"	N 78°35'21" E	
	16 28	50.00	18°39'40"	N 89°37'12" W	16 21	C79	73.69	725.00'	5°49'25"	S /6°0/'3/" W	73.66
ωľ	39.83'	50.00'	45°38'41"	N 23°24'08" W	38.79'	C80	73.69'		5°49'25"	N 64°28'47" E	
14	21.82'	50.00'	25°00'20"	S 11°55'22" W	21.65	C81	73.69'	725.00'	5°49'25"	N 58°39'23" E	
) 01	18.10'	25.00'	41°29'07"	S 03°40'58" W	17.71'	C82	73.69'		5°49'25"	N 52°49'58" E	
10	74 04'	125.00	11°01'17"	S 13°5/'19" E	13.54 24.01		73.69		5~49.25"	S 47°00'34" W	
ω -	3.68'	60.00'	3°31'05"	N 01°55'23" E	3.68'		73.69'	725.00	5°49'25"	S 35°21'44" W	73.66'
9	67.65'	60.00'	64°36'04"	N 35°58'58" E	64.12'	C86	73.69'		5°49'25"	N 29°32'20" E	
	200.78'	60.00'	191°43'53"	S 15°51'04" E	119.37'		73.69'		5°49'25"	N 23°42'55" E	
٦	73.87	25.00	25.08.42.	N 6/32631" E	70.88	C80	73.69		5,49,25	N 12°04'06" F	
ωr	118.05'	75.00'	90°11'05"	S 44°55'19" E	106.24'		116.04		9°10'15"	S 04°34'16" W	
4	39.27'	25.00'	90°00'00"	N 44°59'08" E	35.36'	C91	39.27'		90°00'00"	S 45°00'52" E	35.36'
5 0	45.82	775.00'	3°23'14"	S 01°40'46" W	45.81	C92	39.27'		90°00'00"	N 44°59'08" E	
7	60.44'	775.00'	4°28'06"	N 06°41'17" E	60.42'	C94	39.27		90°00'00"	N 44°59'08" E	
8	60.44'	775.00'	4°28'06"	N 11°09'24" E	60.42'		53.21'	900.00'	3°23'14"	S 01°40'46" W	20'
9	60.44'	775.00'	4°28'06"	N 15°37'30" E	60.42'	C96	70.19	900.00	4°28'06"	N 06°41'17" E	
3	60 44	775.00	4°28'06"	N 24°33'42" F	60 42	C98	70.19	900 000	4 28 06 4°28'06"	N 15°37'30" F	
2	60.44'	775.00'	4°28'06"	S 29°01'48" W	60.42'	C99	70.19'	900.00'	4°28'06"	N 20°05'36" E	70.17'
2 0	43.51	775.00'	4°28'06"	S 33°29'54" W	43 50'	C100	70.19	900.00	4°28'06"	N 24°33'42" E	
0114	37.71	25 00'	86°25'00"	S 04°15'34" E	34.23'	C102	70.19'	900 00	4°28'06"	N 33°29'54" E	
103	34.91'	525.00'	3°48'35"	N 45°33'46" W	34.90'	C103	81.81'	900.00'	5°12'29"	N 38°20'11" E	
מ	40.46	525.00'	4°24'56"	N 41°2/'01" W	40.45	C104	50 48	655.00'	3°48'35"	S 45°33'46" E	
9	30.30'	525.00'	3°18'24"	N 33°10'25" W	30.29'	C106	50.48'	655.00'	4°24'56"	N 37°02'05" W	
	71.79'	190.00'	21°38'59"	S 42°20'43" E	71.37'	C107	37.80'	655.00'	3°18'24"	3°10'25"	
	3.92'	275.00'	0°48'57"	N 69°12'47" W	3.92'	C109	59.77'	370.00	9°15'20"	S 61°48'35" E	
. ω	63.42'	275.00'	13°12'47"	S 76°13'38" E	63.28'	C110	59.77'	370.00'	9°15'20"	S 52°33'16" E	59.70
1 +	7.52	2/5.00	1°34'U1"	N 68°36'55" T	7.52	C113	59.//	370.00	7°00'03"	N 35°05'45" W	
0,10	37.49'	60.00	35°48'06"	N 59°31'55" E	36.88'	C113	35.42'	345 00'	5°52'57"	S 34°27'42" E	
7	31.50'	60.00'	30°04'49"	S 87°31'38" E	31.14'	C114	40.25'	345 00'	6°41'04"	S 40°44'43" E	23'
۵۱۵	31.50	60.00	30°04'49"	N 57°26'48" W	31.14	C116	20.35	900 00	5°22'49"	S 45°46'39" E	
	31.50'	60.00	30°04'49"	N 02°42'50" E	31.14	C117	70.19'	900 00'	4°28'06"	N 51°46'44" E	
	31.50'	60.00	30°04'49"	N 32°47'39" E	31.14'	C118	70.19'	900.00	4°28'06"	N 56°14'50" E	17'
	31.50'	60 00	30°04'49"	S 62°52'28" W	31.14	C119	70.19'	900 00'	4°28'06"	N 60°42'56" E	70.17
45 0	44.68'	60.00	42°40'13"	S 52°57'39" E	43.66	C121	70.19	900 00'	4°28'06"	N 69°39'08" E	17!
01	1.25	60.00'	1°11'35"	S 31°01'45" E	1.25'	C122	70.19'	900.00'	4°28'06"	S 74°07'15" W	
100	23.55'	25.00'	53°58'05"	S 57°25'00" E	22.69'	C123	70.19'	900.00	4°28'06"	S 78°35'21" W	
	1.80	325.00'	0°19'01"	S 84°14'32" E	1.80'	C124	60.48	595.00'	5°49'25"	N 12°04'06" E	
	42 53'	325 00'	7°29'53"	S 77°36'36" F	42 50'	C126	60 48'	595 00'	5°49'25"	N 17 33 30 F	60.45
	28.68'	325.00'	5°03'22"	S 71°19'59" E	28.67'	C127	60.48'	595.00'	5°49'25"	S 29°32'20" W	
	9.92'	240.00'	2°22'03"		9.92'	C128	60.48'	595 00'	5°49'25"	N 35°21'44" E	
	38.77	240.00	9°15'20"	S 61°48'35" E	38.73	C129	60.48'	595.00	5°49'25"	N 47°11'09" E	60.45 60.45
9 4	38.77'	240.00'	9°15'20"		38.73'	C131	60.48'	595 00'	5°49'25"	S 52°49'58" W	
5	29.95'	240.00'	7°09'03"	105	29.93'	C132	60.48'	595.00'	5°49'25"	N 58°39'23" E	45'
100	48.77'	475.00'	5°52'57"	34°27'42"	48.75'	C133	60.48'	595.00'		64°28'47"	

ENGINEERING DESIGN GROUP, LLC (205) 403-9158 (251) 943-8960

FORESTAR (USA) REAL ESTATE GROUP INC. 24190 US HWY 98, SUITE D FAIRHOPE, AL 36532 (251) 654 - 5223 CONTACT: STEVE HARBIN, JR

DEVELOPER

120 BISHOP CIRCLE, SUITE 300 (PELHAM) PELHAM, AL 35124 TEL - (205) 403-9158 FOLEY, AL. 36535

(251) 943-8960

**ROBERTS COVE PHASE 1** 

DRAWN BY: DATE:

MBA December 1, 2022

DATE **REVISIONS** 

유

TITLE:

FINAL PLAT

CHECKED BY: BCJ PROJECT No.: F\_DRHO0005 SCALE:

1000 E. LAUREL AVENUE (FOLEY)

