

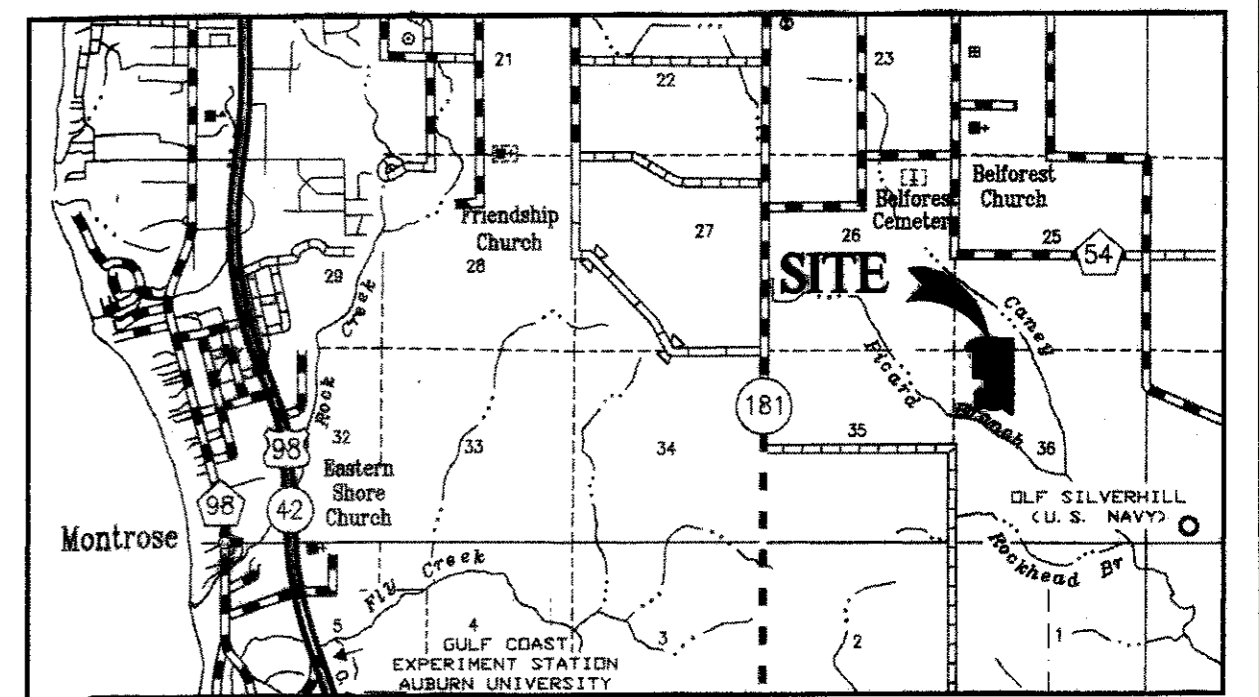
SURVEYOR/ENGINEER:
DEWBERRY
25353 FRIENDSHIP RD
DAPHNE, ALABAMA 36526
VICTOR L. GERMAIN, PLS LIC. NO. 38473
JASON N. ESTES P.E. LIC. NO. 22714

OWNERS/DEVELOPER:
FORESTAR (USA) REAL ESTATE GROUP INC
10700 PECAN PARK BLVD., SUITE 150
AUSTIN, TX 78750
PARCEL ID#:
05-43-07-25-0-000-009.000
05-43-07-36-0-000-003.000

CERTIFICATE OF APPROVAL BY BELFOREST WATER SYSTEM:
THE UNDERSIGNED AS AUTHORIZED BY BELFOREST WATER SYSTEM HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 23rd DAY OF MARCH 2023.
Capit Cole
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY TELEPHONE (AT&T):
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 23rd DAY OF MARCH 2023.
Mal Otis
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVERIA UTILITIES (ELECTRIC):
THE UNDERSIGNED AS AUTHORIZED BY RIVERIA UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 23rd DAY OF MARCH 2023.
Wes Brown
AUTHORIZED REPRESENTATIVE



SURVEYOR'S NOTES:

- ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
- DESCRIPTION AS FURNISHED BY CLIENT.
- THERE MAY BE RECORDS OF 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 MAY 2017, AND IS RECORDED IN AN ELECTRONIC DATA FILE.
- BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVELERS.
- BEARINGS ARE BASED ON STATE PLANE GRID COORDINATES ALABAMA WEST ZONE 0102 (NAD 83 DATUM).
- ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC (RTK) GPS.
- THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A RETIREMENT AND PROPORTIONING OF THE ORIGINAL GOVERNMENT SURVEY.
- FINAL CORNERS WERE SET IN FEBRUARY, 2023.
- THE ELEVATIONS SHOWN HEREON ARE RELATED TO MEAN SEA LEVEL (NAVD 83), USING GEOID03.

FLOOD CERTIFICATE:
THIS PROPERTY LIES WITHIN "ZONE X" (UNSHADED) AS SHOWN FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF BALDWIN COUNTY, ALABAMA, MAP NUMBER 1703000255A, COMMUNITY NUMBER 015000, PANEL NUMBER 0655, SUFFIX M, MAP REVISED DATE APRIL 19, 2019.

LEGEND

- BUILDING SETBACK LINE
- CAPPED IRON PIN PLACED (CA 1109-LS)
- P.R.M. = PERMANENT REFERENCE MARKER
- C.A. = COMMON AREA
- CRF ○ = CAPPED REBAR FOUND
- ⊕ = MAG NAIL SET
- R = RADIUS
- A = ARC
- CHB = CHORD BEARING
- CHD = CHORD DISTANCE

SURVEYOR'S CERTIFICATE:

BEGIN AT A 5/8" CAPPED REBAR (CA-1109-LS) AT THE NORTHEAST CORNER OF COMMON AREA 7, JUBILEE FARMS PHASE 11, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN SLIDE 2831-C, PROBATE RECORDS, BALDWIN COUNTY ALABAMA; THENCE RUN NORTH 00°11'04" EAST, A DISTANCE OF 1093.15 FEET; THENCE RUN NORTH 00°30'05" EAST, A DISTANCE OF 273.73 FEET; THENCE RUN NORTH 89°39'46" WEST, A DISTANCE OF 547.99 FEET; THENCE RUN SOUTH 79°32'42" WEST, A DISTANCE OF 93.18 FEET; THENCE RUN SOUTH 59°15'31" WEST, A DISTANCE OF 63.44 FEET; THENCE RUN SOUTH 68°55'19" WEST, A DISTANCE OF 164.30 FEET; THENCE RUN ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 440.99 FEET, AN ARC DISTANCE OF 60.67 FEET, (CHORD BEARS SOUTH 09°45'49" EAST, 60.62 FEET); THENCE RUN ALONG A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 36.58 FEET, (CHORD BEARS SOUTH 47°44'33" EAST, 33.40 FEET); THENCE RUN SOUTH 89°39'46" EAST, A DISTANCE OF 112.69 FEET; THENCE RUN SOUTH 02°20'14" WEST, A DISTANCE OF 505.98 FEET; THENCE RUN SOUTH 89°39'46" EAST, A DISTANCE OF 225.00 FEET; THENCE RUN SOUTH 02°20'14" WEST, A DISTANCE OF 310.00 FEET; THENCE RUN NORTH 89°39'46" WEST, A DISTANCE OF 190.00 FEET; THENCE RUN SOUTH 02°20'14" WEST, A DISTANCE OF 296.63 FEET; THENCE RUN NORTH 60°51'36" EAST, A DISTANCE OF 179.40 FEET; THENCE RUN ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 132.04 FEET, (CHORD BEARS SOUTH 59°24'05" EAST, 125.99 FEET); THENCE RUN SOUTH 89°39'46" EAST, A DISTANCE OF 130.00 FEET; THENCE RUN ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 114.51 FEET, (CHORD BEARS NORTH 64°05'34" EAST, 110.55 FEET); THENCE RUN SOUTH 91°39'40" EAST, A DISTANCE OF 220.51 FEET TO THE POINT OF BEGINNING, TRIMMING 19.00 ACRES, MORE OR LESS, AND LIES IN SECTIONS 25 & 36 TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.

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

I HEREBY 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.

DEWBERRY
VICTOR L. GERMAIN
AL. PLS. NO. 38473
SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL



GENERAL NOTES:

- STORMWATER DETENTION AREAS AND COMMON AREAS ARE NOT THE RESPONSIBILITY OF THE CITY OF DAPHNE BUT SHALL BE MAINTAINED BY THE JUBILEE FARMS OWNERS ASSOCIATION.
- COMMON AREAS ARE NOT INTENDED TO BE BUILDABLE LOTS FOR CONVERSION TO RESIDENTIAL USE.
- ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
- THERE IS DEDICATED HERETHWITH A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO RIGHT-OF-WAYS AND A 10 FOOT UTILITY EASEMENT ALONG ALL SIDE LOT LINES (5' ON EACH SIDE) UNLESS NOTED OTHERWISE. SAID EASEMENTS ARE NOT THE RESPONSIBILITY OF THE CITY OF DAPHNE BUT SHALL BE MAINTAINED BY THE JUBILEE FARMS OWNERS ASSOCIATION.
- ON CORNER LOTS, THE BUILDING ORIENTATION WILL DICTATE THE FRONT, REAR, INTERIOR SIDE, AND CORNER YARD SETBACKS AND WILL BE VERIFIED DURING THE BUILDING PERMIT PROCESS.
- THE CITY OF DAPHNE RESERVES THE RIGHT TO REQUIRE THE MAINTENANCE OF ALL PRIVATE DRAINAGE FACILITIES TO PREVENT POTENTIAL FLOODING AND/OR CLIMATE PUBLIC HEALTH AND SAFETY THREATS OR NUISANCE CAUSED BY SAID DRAINAGE FACILITIES.
- ON BUILDABLE LOTS 5 FT. CONCRETE SIDEWALKS TO BE INSTALLED BY CONTRACTOR AT THE TIME OF RESIDENTIAL CONSTRUCTION.
- ALL SIDEWALKS WITHIN THIS DEVELOPMENT SHALL BE ADA COMPLIANT.
- THE DEVELOPER WILL CONSTRUCT SIDEWALKS ADJACENT TO ALL COMMON AREAS PRIOR TO FINAL PLAT AND PROVIDE A SEWAGE INSTALLATION AGREEMENT AND BOND ON ALL REMAINING SIDEWALKS ADJACENT TO BUILDABLE LOTS. THIS SUBDIVISION IS PART OF A LARGER DEVELOPMENT. A MASTER PLAN ILLUSTRATING THE OVERALL DEVELOPMENT IS ON FILE IN THE DEPARTMENT OF COMMUNITY DEVELOPMENT.
- THE MINIMUM FINISHED FLOOR ELEVATION ON ALL LOTS SHALL BE 18" ABOVE THE HIGHEST ADJACENT CENTERLINE OF THE ROADWAY.
- AN EASEMENT MAY SERVE AS THE BUILDING SETBACK LINE WHEN THE WIDTH OF THE EASEMENT IS GREATER THAN OR EQUAL TO THE WIDTH OF THE REQUIRED SETBACK.
- THERE IS DEDICATED HERETHWITH A 10 FOOT DRAINAGE EASEMENT ALONG THE REAR OF ALL LOTS AND A 10 FOOT DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES (5' ON EACH SIDE), SAID EASEMENTS ARE NOT THE RESPONSIBILITY OF THE CITY OF DAPHNE BUT SHALL BE MAINTAINED BY THE JUBILEE FARMS OWNERS ASSOCIATION.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.00	48.64	N76°24'13"W	48.18
C2	350.00	147.02	S66°19'05"W	145.89
C3	350.00	165.14	S75°29'54"W	165.03
C4	350.00	158.08	S85°35'01"W	158.01
C5	125.00	23.93	S84°10'40"E	23.90
C6	125.00	65.28	N63°43'52"W	64.54
C7	125.00	57.30	N35°38'13"W	56.80
C8	125.00	49.83	N11°05'02"W	49.50
C9	125.00	24.35	S05°55'02"W	24.31
C10	125.00	17.49	S24°40'22"W	17.45
C11	125.00	17.23	S16°01'24"E	17.19
C12	125.00	7.08	N01°17'05"W	7.08
C13	25.00	46.91	N53°24'49"W	40.32
C14	300.00	54.27	S67°39'09"W	54.20
C15	150.00	72.96	N76°24'13"E	72.24
C16	25.00	39.27	N45°20'14"E	35.36
C17	75.00	117.81	N44°39'46"W	106.07
C18	75.00	117.81	N45°20'14"E	106.07
C19	75.00	117.81	S44°39'46"E	106.07
C20	125.00	60.80	S76°24'13"W	60.20
C21	325.00	158.07	N76°24'13"E	156.52
C22	325.00	32.76	S87°26'59"W	32.74
C23	100.00	157.08	N44°39'46"W	141.42
C24	100.00	157.08	N45°20'14"E	141.42
C25	100.00	157.08	S44°39'46"E	141.42

CERTIFICATION OF OWNERSHIP AND DEDICATION:

STATE OF ALABAMA
COUNTY OF BALDWIN

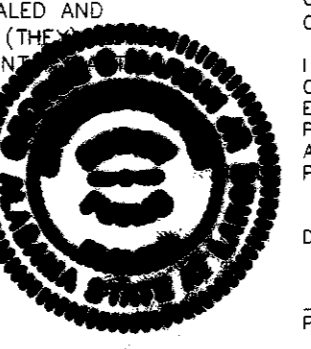
THIS IS TO CERTIFY THAT I (WE), THE UNDERSIGNED, AM (ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I (WE) HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE 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 23rd DAY OF MARCH 2023

BY: FORESTAR (USA) REAL ESTATE GROUP INC
Josh Wilber
Vice President

ACKNOWLEDGEMENT OF NOTARY PUBLIC:
STATE OF ALABAMA
COUNTY OF BALDWIN

I, *George S. Harris Jr.*, a NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN, IN THE STATE OF ALABAMA DO CERTIFY THAT WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE (SHE) SIGNED, SEALED AND DELIVERED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE (SHE) SIGNED AND DELIVERED SAID INSTRUMENT AT HIS (HER) FREE AND VOLUNTARY WILL FOR THE USES AND PURPOSES THEREIN SET FORTH.



CERTIFICATION OF APPROVAL OF STREETS, DRAINAGE AND IMPROVEMENTS:
STATE OF ALABAMA
CITY OF DAPHNE
COUNTY OF BALDWIN

I, JOSHUA NEWMAN, ENGINEER FOR THE CITY OF DAPHNE, ALABAMA, DO HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED BY ME AND ALSO THAT THE SUBDIVISION'S PLANS AND SPECIFICATIONS COMPLY WITH THE REQUIREMENTS SET FORTH IN THE DAPHNE LAND USE AND DEVELOPMENT ORDINANCE.

I FURTHER CERTIFY THAT THE STREET, DRAINAGE AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED.

DATED THIS 23rd DAY OF MARCH 2023

Joshua Newman
DIRECTOR OF COMMUNITY DEVELOPMENT:
STATE OF ALABAMA
CITY OF DAPHNE
COUNTY OF BALDWIN

THE UNDERSIGNED, AS DIRECTOR OF THE DAPHNE COMMUNITY DEVELOPMENT DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA THIS 23rd DAY OF MARCH 2023.

PC APPROVAL DATE: March 23, 2023
Adrienne D. Jones
ADRIENNE D. JONES

LICENSED ENGINEER'S CERTIFICATION OF IMPROVEMENTS
STATE OF ALABAMA
CITY OF BALDWIN

I, JASON N. ESTES, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA WITH A LICENSE NUMBER OF 22714, HEREBY CERTIFY THAT I HAVE DESIGNED THE WITHIN IMPROVEMENTS IN CONFORMANCE WITH APPLICABLE CODES AND LAWS AND WITH THE PRINCIPLES OF GOOD ENGINEERING PRACTICE INCLUDING THE DRAINAGE DESIGN REQUIREMENTS OF THE CITY OF DAPHNE AND 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 THE IMPROVEMENTS AS INSTALLED.

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY SEWER SERVICE:
THE UNDERSIGNED AS AUTHORIZED BY BALDWIN COUNTY SEWER SERVICE HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 23rd DAY OF MARCH 2023.

I, JOSHUA NEWMAN, ENGINEER FOR THE CITY OF DAPHNE, ALABAMA, DO HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED BY ME AND ALSO THAT THE SUBDIVISION'S PLANS AND SPECIFICATIONS COMPLY WITH THE REQUIREMENTS SET FORTH IN THE DAPHNE LAND USE AND DEVELOPMENT ORDINANCE.

I FURTHER CERTIFY THAT THE STREET, DRAINAGE AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED.

DATED THIS 23rd DAY OF MARCH 2023

Joshua Newman
DIRECTOR OF COMMUNITY DEVELOPMENT:
STATE OF ALABAMA
CITY OF DAPHNE
COUNTY OF BALDWIN

THE UNDERSIGNED, AS DIRECTOR OF THE DAPHNE COMMUNITY DEVELOPMENT DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA THIS 23rd DAY OF MARCH 2023.

PC APPROVAL DATE: March 23, 2023
Adrienne D. Jones
ADRIENNE D. JONES

MORTGAGEE'S ACCEPTANCE (D.R. HORTON, INC.-BIRMINGHAM)
BY: *Josh Wilber*
AS ITS: *Assistant Vice President*

CERTIFICATION BY NOTARY PUBLIC:
STATE OF ALABAMA
COUNTY OF BALDWIN

I, *Alison C. Parmer*, a NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN, IN THE STATE OF ALABAMA DO CERTIFY THAT WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE (SHE) SIGNED, SEALED AND DELIVERED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE (SHE) SIGNED AND DELIVERED SAID INSTRUMENT AT HIS (HER) FREE AND VOLUNTARY WILL FOR THE USES AND PURPOSES THEREIN SET FORTH.

SITE DATA
CURRENT ZONING: P.U.D.
MINIMUM LOT SIZE: 9,800 S.F.
LIN. FT. STREETS: 2,608 LF
SMALLEST LOT: 9,800 S.F.
LARGEST LOT: 22,057 S.F.
COMMON AREA: 1.01 AC
(5.3% OF PHASE THIRTEEN)
NUMBER OF LOTS: 60
DENSITY: 3.16 Lots/Acre
TOTAL ACRES: 19.00 AC.

REQUIRED SETBACKS:
FRONT: 30 FT
REAR: 30 FT
SIDE: 6 FT
SIDE STREET: 20 FT

WATER SERVICE: BELFOREST WATER SYSTEM
SEWER SERVICE: BALDWIN COUNTY SEWER SERVICE
ELECTRIC SERVICE: RIVERIA UTILITIES
TELEPHONE SERVICE: AT&T

BALDWIN COUNTY, ALABAMA
HARRY D. OLIVER, JR. PROBATE JUDGE
ELECTED: 3/21/2023 12:39 AM
TOTAL \$ 70.00
1 Pages

SLIDE 0002882-F

JUBILEE FARMS PHASE THIRTEEN

A PLANNED UNIT DEVELOPMENT

FINAL PLAT
MARCH 13, 2023 - SHEET 1 OF 1
PLAT OF SUBDIVISION

DESIGN	D.E.D.	DRAWN	A.E.F.	CHKD.	V.L.G.
ENG	J.N.E.	SURVEYOR	V.L.G.	PROJ MGR	C.C.B.

SCALE: 1"=60'
PROJ. NO. 50130946
FILE: FINAL-PH13
SHEET 1 of 1

