

**SURVEYOR'S NOTES:**  
1. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.  
2. DESCRIPTIONS AS FURNISHED BY CLIENT.  
3. THERE MAY BE UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.  
4. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.  
5. 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 MONUMENTS WERE FOUND AND IDENTIFIED.  
6. SURVEY WAS CONDUCTED ON MAY 21, 2019, AND IS RECORDED IN FIELD BOOK #313, AT PAGES 28, AND IN AN ELECTRONIC DATA FILE. TOTAL CORNERS WERE PLACED BY AUGUST, 2019.  
7. BEARINGS AND DISTANCES SHOWN HEREON WERE COMPUTED FROM ACTUAL FIELD TRAVERSERIES.  
8. BEARINGS ARE BASED ON STATE PLANE GRID COORDINATES ALABAMA WEST ZONE 0102 (NAD 83 DATUM).  
9. ALL OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC GPS.  
10. THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A RETRACEMENT AND PROPORTIONING OF THE ORIGINAL GOVERNMENT SURVEY.  
11. ALL BEARINGS AND DISTANCES ARE MEASURED AND OBSERVED UNLESS OTHERWISE SHOWN HEREON.  
12. THE BASIS BEARINGS FOR THIS SURVEY IS THE WEST PROPERTY LINE OF OLDFIELD PHASE 3B AS BEING STATE PLANE GRID N 012532° E.  
13. NO IMPROVEMENTS LOCATED AT TIME OF SURVEY.

**CERTIFICATION OF APPROVAL OF STREETS, DRAINAGE AND IMPROVEMENTS:**  
STATE OF ALABAMA  
COUNTY OF BALDWIN  
CITY OF DAPHNE  
I, PUBLIC WORKS DIRECTOR FOR THE CITY OF DAPHNE, ALABAMA, DO HEREBY CERTIFY THAT THE PLAN HAS BEEN EXAMINED BY ME AND ALSO THAT THE SUBDIVIDER'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 21<sup>st</sup> DAY OF November 2019.  
*James A. Cant*  
PUBLIC WORKS DIRECTOR

**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 21<sup>st</sup> DAY OF November 2019.  
*James A. Cant*  
AUTHORIZED REPRESENTATIVE

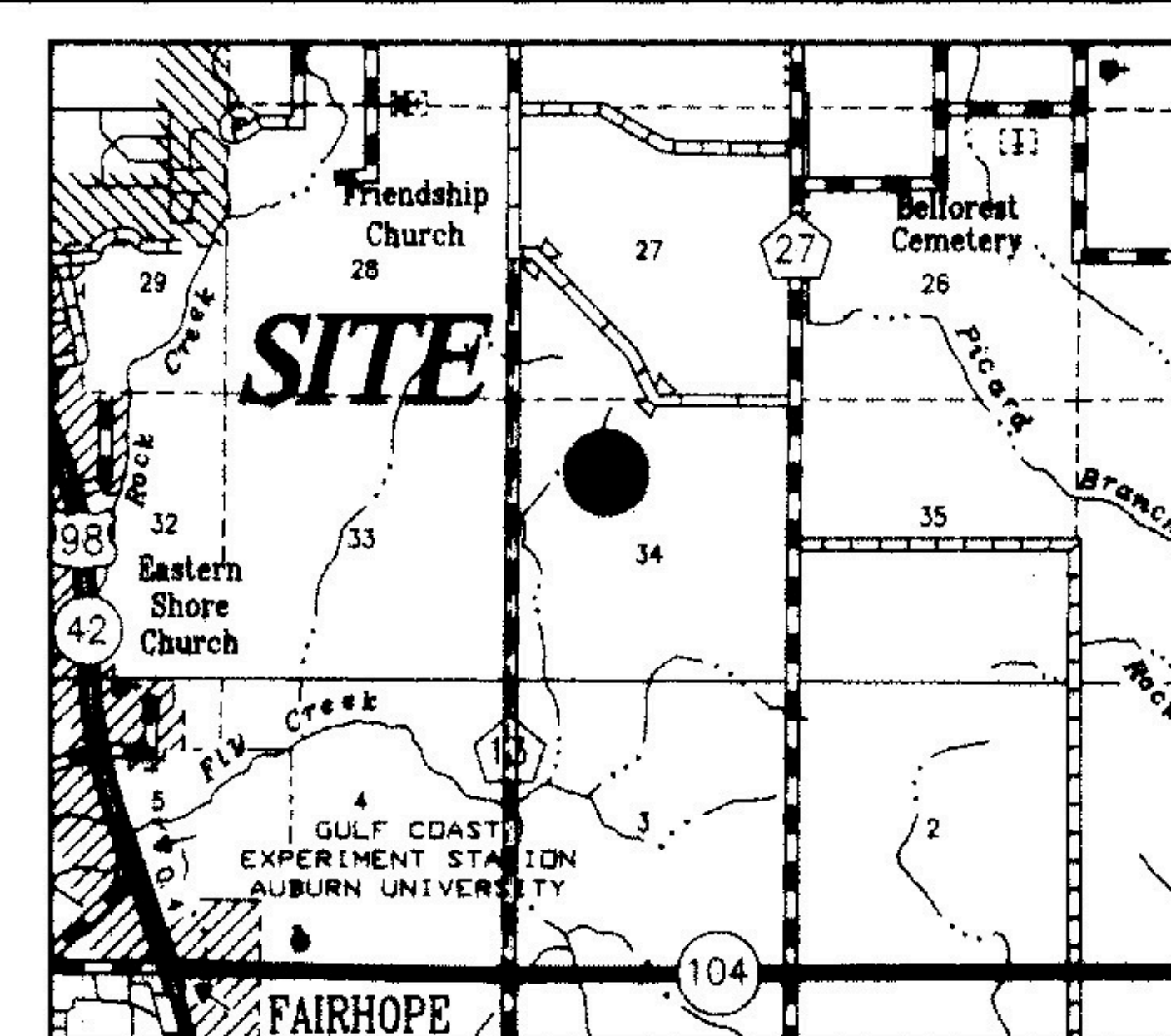
**CERTIFICATE OF APPROVAL BY TELEPHONE (AT&T):**  
THE UNDERSIGNED, AS AUTHORIZED BY AT&T HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 21<sup>st</sup> DAY OF November 2019.  
*James A. Cant*  
AUTHORIZED REPRESENTATIVE

**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 21<sup>st</sup> DAY OF November 2019.  
*James A. Cant*  
AUTHORIZED REPRESENTATIVE

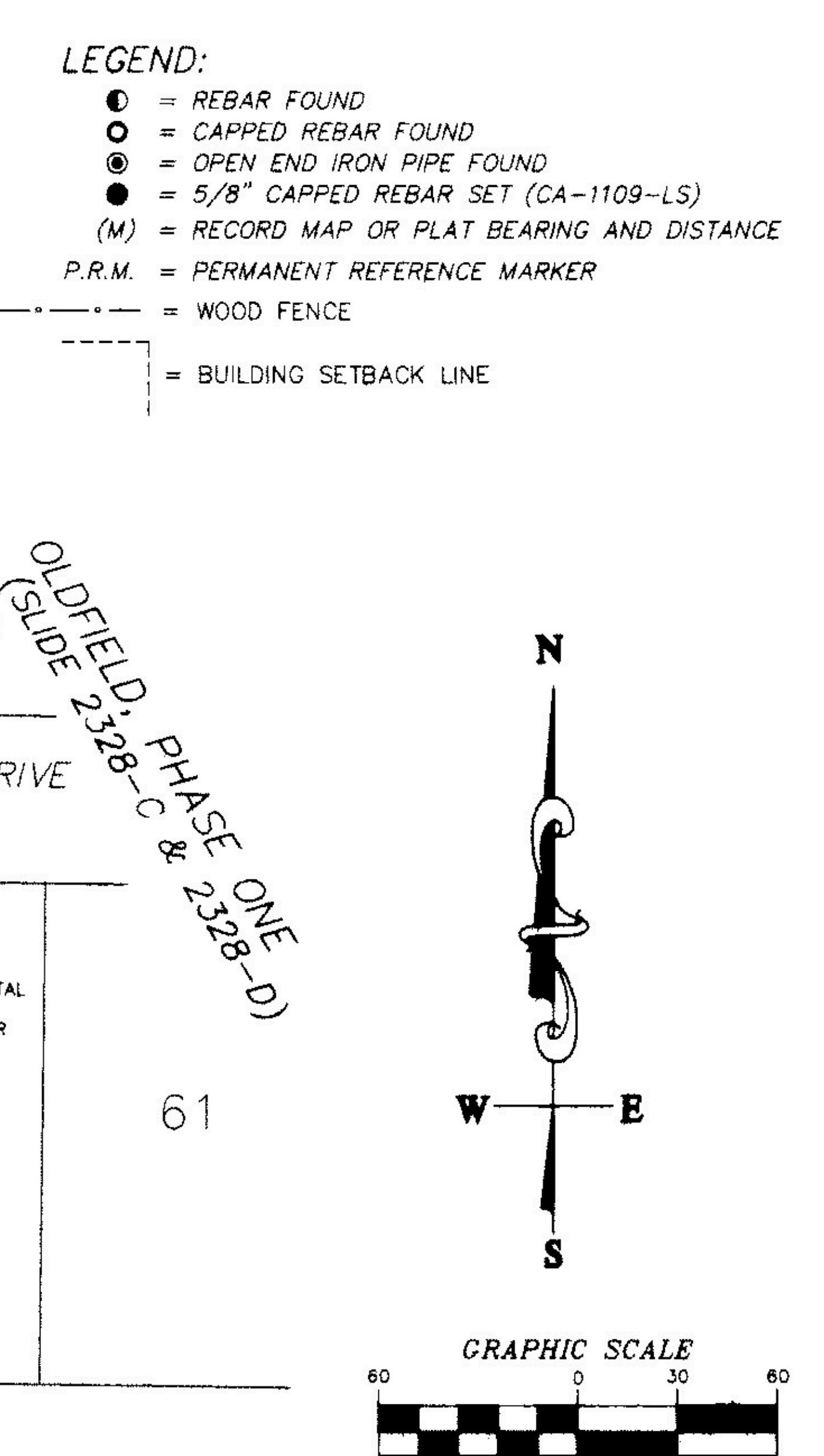
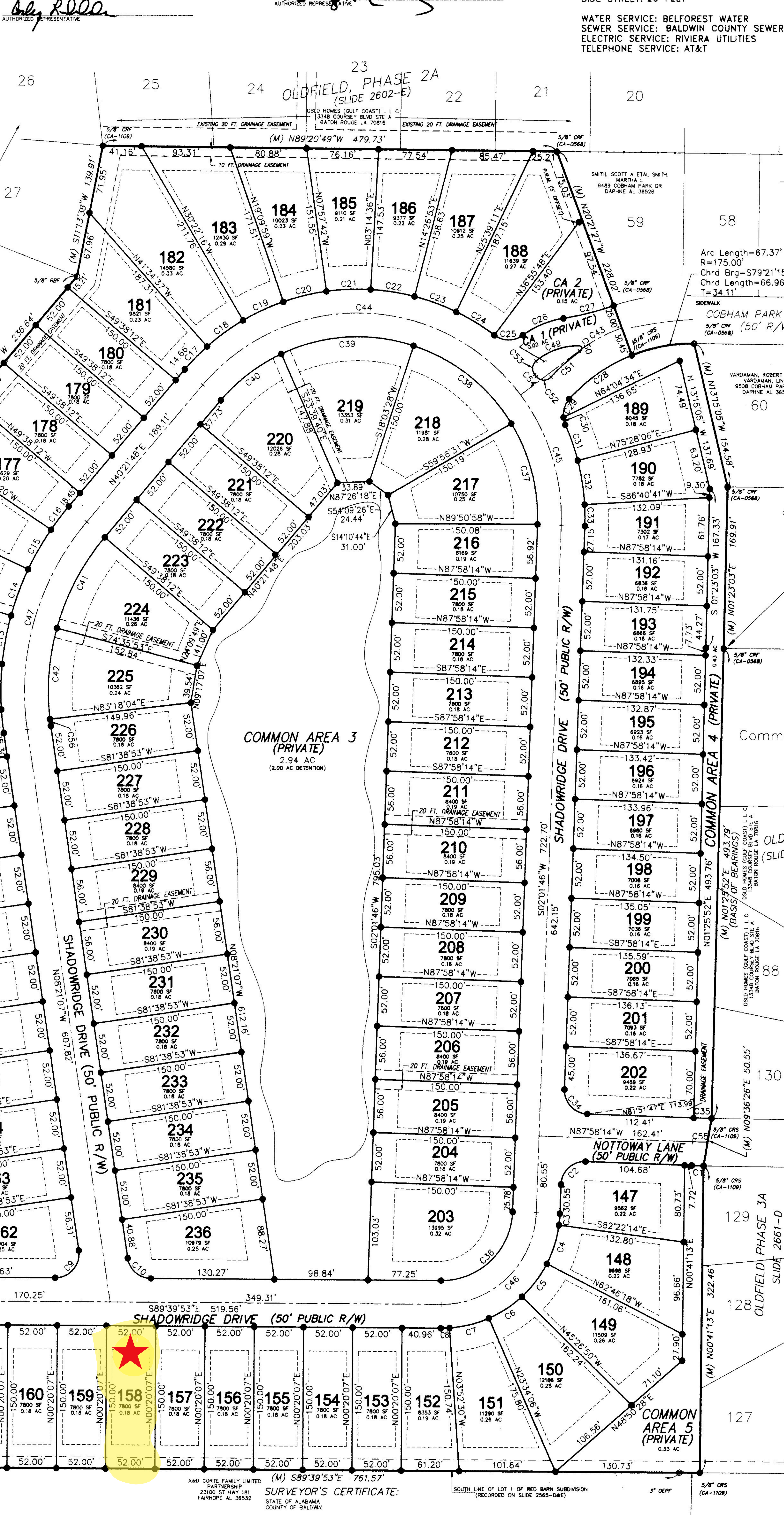
**SITE DATA**  
CURRENT ZONING: R-6(G)  
MINIMUM LOT SIZE: 5,000 SF  
LIN. FT. STREETS: 3,265 LF  
NUMBER OF LOTS: 90 (3.49 Units/Acre)  
SMALLEST LOT: 6,836 SF (LOT 192)  
LARGEST LOT: 14,626 SF (LOT 175)  
COMMON AREAS: 3.87 AC  
RETENTION: 2.00 AC (7.8%)  
RECREATION: 0.94 AC (3.6%)  
TOTAL AREA: 25.77 AC

**REQUIRED SETBACKS:**  
FRONT: 25 FEET  
REAR: 25 FEET  
SIDE: 6 FEET  
SIDE STREET: 20 FEET

WATER SERVICE: BELFOREST WATER SEWER SERVICE; BALDWIN COUNTY SEWER  
ELECTRIC SERVICE: RIVIERA UTILITIES  
TELEPHONE SERVICE: AT&T



**GENERAL NOTES:**  
1. STORMWATER RETENTION AREAS AND COMMON AREAS ARE NOT THE RESPONSIBILITY OF CITY OF DAPHNE BUT SHALL BE MAINTAINED BY THE JUBILEE FARMS HOMEOWNERS ASSOCIATION.  
2. COMMON AREAS ARE NOT INTENDED TO BE BUILDABLE LOTS FOR CONVERSION TO RESIDENTIAL USE.  
3. ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.  
4. THERE IS DEDICATED HEREWITH A 10 FOOT UTILITY EASEMENT ON ALL LOTS ALONG ALL COMMON AREAS ADJACENT TO RIGHT-OF-WAYS AND A 12' UTILITY EASEMENT ALONG ALL SIDE LOT LINES (5' ON EACH SIDE) UNLESS NOTED OTHERWISE.  
5. 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.  
6. THE CITY OF DAPHNE RESERVES THE RIGHT TO REQUIRE THE MAINTENANCE OF ALL PRIVATE DRAINAGE FACILITIES TO PREVENT AND/OR ELIMINATE PUBLIC HEALTH AND SAFETY THREATS OR NUISANCE CAUSED BY SAID DRAINAGE FACILITIES.  
7. ALL CONCRETE SIDEWALKS TO BE INSTALLED BY CONTRACTOR AT THE TIME OF HOUSE CONSTRUCTION.  
8. ALL SIDEWALKS WITHIN THIS DEVELOPMENT SHALL BE ADA COMPLIANT.  
9. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL COMMON AREAS PRIOR TO FINAL PLAT APPLICATION AND PROVIDED A SIDEWALK INSTALLATION AGREEMENT AND BOND ON ALL REMAINING SIDEWALKS ADJACENT TO LOTS.  
10. THIS SUBDIVISION IS PART OF A MULTI-PHASE DEVELOPMENT. A MASTER PLAN ILLUSTRATING THE OVERALL DEVELOPMENT IS ON FILE IN THE DEPARTMENT OF COMMUNITY DEVELOPMENT.  
11. THE MINIMUM FINISHED FLOOR ELEVATION ON ALL LOTS SHALL BE 18' ABOVE THE HIGHEST ADJACENT CENTERLINE OF THE ROADWAY.  
12. 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.  
13. THERE IS DEDICATED HEREWITH 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).



**DEVELOPER/OWNER:**  
D.R. HORTON INC.-HUNTSVILLE  
25366 PROFIT DRIVE  
DAPHNE, AL 36526  
PID# 43-08-34-0-000-002.004

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

**CERTIFICATION OF OWNERSHIP AND DEDICATION:**  
THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AS OWNER OF THE LAND SHOWN AND DESCRIBED IN THIS PLAT, AND THAT I 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 THE SAME TO ALLY, VALID, AND CONVEY TO THE CITY OF DAPHNE AND BELIEVE THE WITHIN IS A TRUE AND ACCURATE REPRESENTATION OF SAID LAND AS INSTALLED.  
ENGINEER: *Victor L. Germain*  
DATED THIS 21<sup>st</sup> DAY OF November 2019.  
BY: D.R. HORTON INC. - HUNTSVILLE

**LICENSED ENGINEER'S CERTIFICATION OF IMPROVEMENTS**  
STATE OF ALABAMA, CITY OF DAPHNE COUNTY 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 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 THE SAME TO ALLY, VALID, AND CONVEY TO THE CITY OF DAPHNE AND BELIEVE THE WITHIN IS A TRUE AND ACCURATE REPRESENTATION OF SAID LAND AS INSTALLED.  
ENGINEER: *Jason N. Estes*  
DATED THIS 21<sup>st</sup> DAY OF November 2019.

**CERTIFICATION OF APPROVAL FOR RECORDING:**  
STATE OF ALABAMA  
COUNTY OF BALDWIN  
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE DAPHNE LAND USE AND DEVELOPMENT ORDINANCE WITH THE EXCEPTION OF SUCH MODIFICATIONS, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND WRITTEN UPON SAID PLAT AND THAT IT HAS BEEN APPROVED FOR THE RECORDING IN THE OFFICE OF THE BALDWIN COUNTY JUDGE OF PROBATE.  
DATED THIS 21<sup>st</sup> DAY OF November 2019.  
*Andrew Pann*  
PLANNING COMMISSION CHAIRMAN OR AUTHORIZED REPRESENTATIVE  
**DIRECTOR OF COMMUNITY DEVELOPMENT:**  
STATE OF ALABAMA  
COUNTY OF BALDWIN  
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE DAPHNE LAND USE AND DEVELOPMENT ORDINANCE WITH THE EXCEPTION OF SUCH MODIFICATIONS, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND WRITTEN UPON SAID PLAT AND THAT IT HAS BEEN APPROVED FOR THE RECORDING IN THE OFFICE OF THE BALDWIN COUNTY JUDGE OF PROBATE.  
DATED THIS 21<sup>st</sup> DAY OF November 2019.  
*Victor L. Germain*  
VICTOR L. GERMAIN  
P.L.S. NO. 38473

**SURVEYOR'S CERTIFICATE:**  
STATE OF ALABAMA  
COUNTY OF BALDWIN  
I, DEWBERRY, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF DAPHNE, ALABAMA, HEREBY STATE THAT THE ABOVE IS A CORRECT MAP OR PLAT OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA:  
BEGINNING AT A CAPPED REBAR (CA-0568-LS) AT THE SOUTHWEST CORNER OF COMMON AREA 16 OF OLDFIELD, PHASE 1, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED AT SLIDE 2328-C AND SLIDE 2328-D, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; AND RUN THENCE NORTHERLY ALONG THE WESTERLY MARGIN OF SAID OLDFIELD, PHASE 1, THE FOLLOWING COURSES: TO WIT: NORTH 012303° EAST, A DISTANCE OF 169.91 FEET TO A CAPPED REBAR (CA-0568-LS); NORTH 1315° WEST, A DISTANCE OF 154.58 FEET TO A CAPPED REBAR (CA-0568-LS); ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 81.37 FEET, (CHORD BEARS SOUTH 79°21'15" WEST, A DISTANCE OF 66.96 FEET) TO A CAPPED REBAR (CA-0568-LS); NORTH 202127° WEST, A DISTANCE OF 226.02 FEET TO A CAPPED REBAR (CA-0568-LS); SOUTH 042140° WEST, A DISTANCE OF 236.64 FEET TO A CAPPED REBAR (CA-0568-LS); SOUTH 024614° WEST, A DISTANCE OF 143.32 FEET TO A CAPPED REBAR (CA-1109-LS); ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 81.37 FEET, (CHORD BEARS SOUTH 79°21'15" WEST, A DISTANCE OF 66.96 FEET) TO A CAPPED REBAR (CA-1109-LS); SOUTH 111338° WEST, A DISTANCE OF 139.91 FEET TO A CAPPED REBAR (CA-1109-LS); SOUTH 402140° WEST, A DISTANCE OF 236.64 FEET TO A CAPPED REBAR (CA-1109-LS); SOUTH 024614° WEST, A DISTANCE OF 143.32 FEET TO A CAPPED REBAR (CA-1109-LS); SOUTH 223807° EAST, A DISTANCE OF 54.31 FEET TO A CAPPED REBAR (CA-1109-LS); SOUTH 020207° WEST, A DISTANCE OF 150.00 FEET TO A CAPPED REBAR (CA-1109-LS); SOUTH 892952° EAST, A DISTANCE OF 78.97 FEET TO S OPEN END PIPE, THENCE RUN SOUTH 894332° EAST, A DISTANCE OF 21.62 FEET TO A CAPPED REBAR (CA-1109-LS); ON THE WESTERLY MARGIN OF OLDFIELD PHASE 3A, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED AT SLIDE 2261-D, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTHERLY ALONG THE WESTERLY MARGIN OF SAID OLDFIELD PHASE 3A AND THE WESTERLY MARGIN OF OLDFIELD PHASE 2B, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED AT SLIDE 2827-B, C, & D, AND SLIDE 2827-D, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA, THE FOLLOWING COURSES: TO WIT: NORTH 004113° EAST, A DISTANCE OF 108.56 FEET TO A CAPPED REBAR (CA-1109-LS); SOUTH 223807° EAST, A DISTANCE OF 50.55 FEET TO A CAPPED REBAR (CA-1109-LS); THENCE RUN NORTH 012532° EAST, A DISTANCE OF 493.79 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 25.77 ACRES, MORE OR LESS, AND LIES IN THE NORTH HALF OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.  
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.  
DATED THIS 11/19/19  
*Victor L. Germain*  
VICTOR L. GERMAIN  
P.L.S. NO. 38473

**OLDFIELD PHASE 3B**  
SINGLE FAMILY RESIDENTIAL  
(A RESUBDIVISION OF A PORTION LOT 1 OF RED BARN SUBDIVISION)  
FINAL PLAT  
NOVEMBER 19, 2019 - SHEET 1 OF 1 SHEETS  
BOUNDARY SURVEY AND PLAT OF SUBDIVISION

DESIGN	D.E.D.	DRAWN	A.E.F.	CHKD.	M.S.P.
ENG	J.N.E.	SURVEYOR	V.L.G.	PROJ MGR	J.G.A.

**Dewberry**  
25353 Friendship Road Daphne, AL 36526  
251.990.9950 fax 251.929.9815

SCALE 1"=60'  
PROJ. NO. 50103928  
50103928FINAL.DWG  
SHEET 1 OF 1