

BALDWIN COUNTY, ALABAMA
TIM RUSSELL, PROBATE JUDGE
FILED: FEB 20, 2015 8:18 PM
TOTAL 5 PAGES
2 PAGES

1515208

SLIDE 0002533-E

1/2

EPN 24
EAS FILE CORP. INVNL. CA

Craft Farms North
Phase 3

#251

TEMPORARY TURN-AROUND & UTILITY EASEMENT - TO BE AUTOMATICALLY EXTINGUISHED UPON EXTENSION OF LADYBANK STREET FOR FUTURE DEVELOPMENT AT SUCH TIME AS SAID STREET EXTENSION IS APPROVED BY THE CITY OF GULF SHORES.

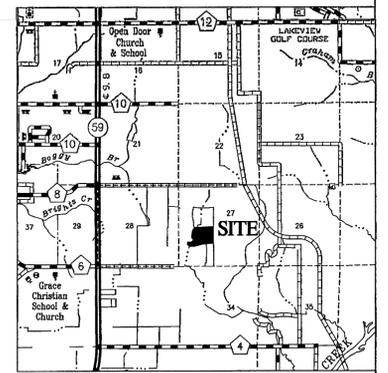
TEMPORARY TURN-AROUND & UTILITY EASEMENT - TO BE AUTOMATICALLY EXTINGUISHED UPON EXTENSION OF ALTON STREET FOR FUTURE DEVELOPMENT AT SUCH TIME AS SAID STREET EXTENSION IS APPROVED BY THE CITY OF GULF SHORES.

FUTURE DEVELOPMENT

ZONE R-14

DR HORTON, INC - BIRMINGHAM
25366 PROFIT DRIVE
DAPHNE, AL 36526

NOTE:
A PROPOSED COMMON AREA IS TO BE LOCATED ALONG THE REAR OF LOTS 228-235 IN THE FUTURE PHASE.



VICINITY MAP
1" = 1 MILE

- LEGEND:**
- P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - REC = PLAT OR MAP RECORD BEARING & DISTANCE
 - *ALL OTHER BEARINGS / DISTANCES ARE FIELD MEASURED
 - = BUILDING SETBACK LINE - B.S.L.
 - = CAPPED IRON PIN PLACED (CA-0951-LS)
 - = 5/8" CAPPED IRON PIN FOUND (CA-0568-LS)
 - = CONCRETE MONUMENT SET

UNZONED
HOLMES FAMILY LLC
PO BOX 299
MOBILE, AL 36601

SITE DATA

ZONING: R-1-4
 PROPOSED USE: SINGLE FAMILY
 MINIMUM LOT SIZE ALLOWED: 11,000 SF
 LIN. FT. STREETS: 3,843 LF
 NUMBER OF LOTS: 53
 SMALLEST LOT: 13,500 SF (LOTS 250 & 251)
 LARGEST LOT: 28,492 SF (LOT 256)
 COMMON AREAS: 1.48 AC
 TOTAL AREA: 28.77 AC

REQUIRED SETBACKS:

FRONT: 35 FEET
 REAR: 40 FEET
 SIDE: 10 FEET
 SIDE STREET: 15 FEET

WATER SERVICE: GULF SHORES UTILITIES
 SEWER SERVICE: GULF SHORES UTILITIES
 ELECTRIC SERVICE: BALDWIN COUNTY E.M.C.
 TELEPHONE SERVICE: MEDIACOM



**CRAFT FARMS NORTH
PHASE THREE**

JANUARY, 2015 - SHEET 1 OF 2 SHEETS

BOUNDARY SURVEY AND PLAT OF SUBDIVISION					
DESIGN	D.E.D.	DRAWN	D.E.D.	CHKD.	D.E.D.
ENG	J.N.E	SURVEYOR	D.E.D.	PROJ MGR	J.G.A.
PREBLE-RISH L.L.C. CONSULTING ENGINEERS & SURVEYORS CIVIL - SURVEYING - SITE PLANNING					SCALE 1"=60'
9949 Bellaton Ave Daphne, AL 36526 251-990-9950 Fax 251-990-9910 Info@preble-rish.net					PROJ. NO. 395.0020
					FILE 3950020PLAT
					SHEET 1 of 2

NOTE:
EACH HOME BUILDER SHALL HAVE THE SOIL TESTED BY A GEOTECHNICAL ENGINEER AND OBTAIN A RECOMMENDATION FROM THAT ENGINEER FOR THE HOME FOUNDATION PREPARATION.

FLOOD CERTIFICATE:
THIS PROPERTY LIES WITHIN ZONE "X" AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF COMMUNITY NUMBER 010030333, PANEL NUMBER 0333, SUFFIX L, MAP REVISED JULY 17, 2007.

SURVEYOR/ENGINEER:
PREBLE-RISH, LLC
9949 BELLATON AVENUE, DAPHNE, ALABAMA 36526
DAVID E. DIEHL, PLS LIC. NO. 26014
JASON ESTES, PE LIC. NO. 22714

DEVELOPER / OWNER:
DR HORTON, INC. - BIRMINGHAM
25366 PROFIT DRIVE
DAPHNE, AL 36526

JACK EDWARDS AIRPORT HEIGHT ZONING OVERLAY DISTRICT
ALL LOTS OF THIS SUBDIVISION ARE LOCATED WITHIN THE JACK EDWARDS AIRPORT HEIGHT ZONING OVERLAY DISTRICT AND SHALL BE SUBJECT TO THE PROVISIONS OF ORDINANCE NO. 831 OR TO THE PROVISIONS OF ANY SUPERSEDING ORDINANCE OR AMENDMENT THERETO.

68
ROSSER, CHARLES
19314 ST HWY 186
GULF SHORES, AL 36542

69
WEST LACON
DEVELOPERS LLC
PO BOX 8782
MOBILE, AL 36689

81
SOUTHEASTERN BUILDING
CONCEPTS, LLP
25366 PROFIT DRIVE
DAPHNE, AL 36526

82
SOUTHEASTERN BUILDING
CONCEPTS, LLP
25366 PROFIT DRIVE
DAPHNE, AL 36526

83
SOUTHEASTERN BUILDING
CONCEPTS, LLP
25366 PROFIT DRIVE
DAPHNE, AL 36526

90
WARREN, CRAIG
6063 LAKESIDE DRIVE
MT OLIVE, AL 35117

91
BOYCE, GARY
3684 CYPRESS CIRCLE
GULF SHORES, AL 36542

92
COZART, JOHN WESLEY
PO BOX 2
DULUTH, GA 30096

DR HORTON, INC - BIRMINGHAM
25366 PROFIT DRIVE
DAPHNE, AL 36526

CRAFT FARMS NORTH PHASE ONE
RECORDED ON SLIDE 2243 B-E
ZONE R-1-5

2/2

S. 2533.F

BALDWIN COUNTY, ALABAMA
TIM RUSSELL, PROBATE JUDGE
FIDUCIARY RECORDS SECTION
TOTAL \$ 74.00
2 Pages

1515284

SLIDE 0002533-E +F

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY E.M.C.:

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E.M.C. HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 3rd DAY OF April, 2015.

Brian Seale
AUTHORIZED REPRESENTATIVE

CERTIFICATION BY GULF SHORES UTILITIES:

THE UTILITIES BOARD OF THE CITY OF GULF SHORES HEREBY CERTIFIES THAT POTABLE WATER SERVICE AND SANITARY SEWER SERVICE ARE AVAILABLE TO THE PROPERTY DESCRIBED BY THIS PLAT WITH THE FOLLOWING STIPULATIONS:

GULF SHORES UTILITIES MAKES NO STATEMENT REGARDING AND ASSUMES NO RESPONSIBILITY FOR ANY PARTICULAR OF THIS PLAT NOT ASSOCIATED WITH PROVISION OF POTABLE WATER AND/OR SANITARY SERVICE AND HEREBY AFFIRMATIVELY DISCLAIMS ANY SUCH RESPONSIBILITY.

Chris Johnson 4-13-2015
MANAGER DATE

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION OF GULF SHORES, ALABAMA.

APPROVED BY THE CITY OF GULF SHORES PLANNING COMMISSION, BY APPROVAL OF THIS SUBDIVISION PLAT THE PLANNING COMMISSION OF THE CITY OF GULF SHORES ASSUMES NO RESPONSIBILITY FOR SURVEY ERRORS OR FOR DEFECTS OR DEFICIENCIES IN THE TITLE TO THE PROPERTY AFFECTED BY THIS PLAT, AND ANY SUCH RESPONSIBILITY IS HEREBY AFFIRMATIVELY DISCLAIMED.

Chris Johnson 5-22-15
CHAIRMAN DATE

CERTIFICATE OF APPROVAL BY THE COORDINATOR OF COMMUNITY DEVELOPMENT OF GULF SHORES, ALABAMA:

APPROVED BY THE COORDINATOR OF COMMUNITY DEVELOPMENT OF THE CITY OF GULF SHORES, BY APPROVAL OF THIS SUBDIVISION PLAT THE COORDINATOR OF COMMUNITY DEVELOPMENT OF GULF SHORES ASSUMES NO RESPONSIBILITY FOR SURVEY ERRORS OR FOR DEFECTS OR DEFICIENCIES IN THE TITLE TO THE PROPERTY AFFECTED BY THIS PLAT AND ANY SUCH RESPONSIBILITY IS HEREBY AFFIRMATIVELY DISCLAIMED.

Chris Johnson 5-22-15
COORDINATOR OF COMMUNITY DEVELOPMENT DATE

CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PUBLIC WORKS OF GULF SHORES, ALABAMA:

APPROVED BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF GULF SHORES, BY APPROVAL OF THIS SUBDIVISION PLAT THE DIRECTOR OF PUBLIC WORKS OF GULF SHORES ASSUMES NO RESPONSIBILITY FOR SURVEY ERRORS OR FOR DEFECTS OR DEFICIENCIES IN THE TITLE TO THE PROPERTY AFFECTED BY THIS PLAT AND ANY SUCH RESPONSIBILITY IS HEREBY AFFIRMATIVELY DISCLAIMED.

Mark Corman 5-23-15
DIRECTOR OF PUBLIC WORKS DATE

CERTIFICATION OF OWNERSHIP AND DEDICATION:

THIS IS TO CERTIFY THAT WE THE UNDERSIGNED ARE THE OWNERS OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT 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 1st DAY OF April, 2015.

BY: DR HORTON, INC -- BIRMINGHAM

[Signature]
ITS: Division President

STATE OF ALABAMA :
COUNTY OF BALDWIN :

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, HEREBY CERTIFY THAT Scott Whitworth, WHOSE NAME AS Division President OF DR HORTON, INC., OF BIRMINGHAM, IS SIGNED TO THE FOREGOING INSTRUMENT AND WHO IS KNOWN TO ME AND KNOWN BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, AND WITH AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR SAID COMPANY, GIVEN UNDER MY HAND AND SEAL THIS 1st DAY OF April, 2015.

Scott Whitworth
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/03/2016

LEIGH ANN CAPOCCI
Notary Public
State of Alabama
Commission # 12508
Commission Expires 10/03/2016

WETLAND NOTICE

BY APPROVAL OF THIS PLAT, THE PLANNING COMMISSION OF THE CITY OF GULF SHORES, MAKES NO REPRESENTATION OR WARRANTY, EITHER EXPRESSED OR IMPLIED, THAT ANY LOT DELINEATED ON THIS PLAT WHICH MAY BE ENCUMBERED BY ANY WETLANDS IS OR WILL BE SUITABLE FOR IMPROVEMENT OR OTHER DEVELOPMENT.

PURCHASERS ARE ON NOTICE THAT IMPROVEMENT OF PROPERTY ENCUMBERED BY WETLANDS WILL REQUIRE SEPARATE PERMITTING BY FEDERAL AND/OR STATE AUTHORITIES UNDER SUCH LAW AND REGULATIONS GOVERNING WETLANDS AS MAY BE IN EFFECT FROM TIME TO TIME.

GENERAL NOTES:

- 1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
2. STORMWATER DETENTION AREAS ARE NOT THE RESPONSIBILITY OF THE CITY OF GULF SHORES TO MAINTAIN.
3. ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
4. THERE IS DEDICATED HERewith A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHT-OF-WAYS AND A 10 FOOT (5 FEET EACH SIDE) UTILITY AND DRAINAGE EASEMENT ON EACH SIDE OF LOT AND COMMON AREA LINES, UNLESS OTHERWISE SHOWN.
5. THERE IS DEDICATED HERewith A 20 FOOT DRAINAGE EASEMENT ALONG THE REAR OF ALL LOTS. (UNLESS OTHERWISE SHOWN)
6. THE MINIMUM FINISHED FLOOR ELEVATION ON ALL LOTS SHALL BE 18" ABOVE THE HIGHEST ADJACENT CENTERLINE OF THE ROADWAY.

AFFIDAVIT OF LICENSED PROFESSIONAL ENGINEER:

I, JASON ESTES, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA FOR PREBLE-RISH, L.L.C. HOLDING LICENSE NUMBER 22714, HEREBY CERTIFY THAT I HAVE DESIGNED THE IMPROVEMENTS SHOWN ON THIS PLAT IN CONFORMANCE WITH APPLICABLE CODES AND LAWS, THE PRINCIPLES OF GOOD ENGINEERING PRACTICE, AND THE DRAINAGE DESIGN REQUIREMENTS OF THE CITY OF GULF SHORES OR BALDWIN COUNTY, AS APPLICABLE. I FURTHER CERTIFY THAT I HAVE INSPECTED THE CONSTRUCTION AND FIND THAT IT CONFORMS TO THE DESIGNED IMPROVEMENTS SHOWN ON THIS PLAT.

Jason Estes 3/31/15
JASON ESTES DATE

Table with columns: CURVE, RADIUS, ARC, TANGENT, CHD LGTH, CHD BEARING. Contains curve data from C1 to C67.

Table with columns: LINE, BEARING, DISTANCE. Contains line data from L1 to L12.

SURVEYOR'S CERTIFICATE

STATE OF ALABAMA
COUNTY OF BALDWIN

WE, PREBLE-RISH, L.L.C., A FIRM OF LICENSED PROFESSIONAL ENGINEERS AND LAND SURVEYORS, OF DAPHNE ALABAMA, BY DAVID E DIEHL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA (LICENSE NUMBER 26014), HEREBY STATE THAT WE HAVE SURVEYED THE LANDS SHOWN ON THIS PLAT IN BALDWIN COUNTY, ALABAMA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 68, CRAFT FARMS NORTH, PHASE ONE, AS PER MAP OR PLAT THEREOF RECORDED AT SLIDES 2243 B-E, BALDWIN COUNTY PROBATE RECORDS; SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN ALONG THE MARGIN OF SAID CRAFT FARMS NORTH, PHASE ONE, THE FOLLOWING DESCRIBED COURSES: THENCE RUN NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 61.02 FEET, (CHORD BEARS NORTH 57 DEGREES 03 MINUTES 05 SECONDS EAST, 60.78 FEET); THENCE RUN NORTH 24 DEGREES 12 MINUTES 49 SECONDS WEST, A DISTANCE OF 60.00 FEET; THENCE RUN NORTH 00 DEGREES 04 MINUTES 35 SECONDS WEST, A DISTANCE OF 46.48 FEET; THENCE RUN SOUTH 85 DEGREES 10 MINUTES 59 SECONDS EAST, A DISTANCE OF 41.62 FEET; THENCE RUN NORTH 88 DEGREES 53 MINUTES 31 SECONDS EAST, A DISTANCE OF 350.78 FEET; THENCE RUN NORTH 20 DEGREES 27 MINUTES 46 SECONDS EAST, A DISTANCE OF 100.19 FEET; THENCE RUN NORTH 18 DEGREES 22 MINUTES 22 SECONDS WEST, A DISTANCE OF 92.58 FEET; THENCE RUN NORTH 75 DEGREES 50 MINUTES 37 SECONDS WEST, A DISTANCE OF 115.78 FEET; THENCE RUN NORTH 14 DEGREES 08 MINUTES 08 SECONDS WEST, A DISTANCE OF 125.06 FEET; THENCE RUN NORTH 11 DEGREES 30 MINUTES 10 SECONDS EAST, A DISTANCE OF 119.03 FEET; THENCE RUN NORTH 02 DEGREES 21 MINUTES 14 SECONDS EAST, A DISTANCE OF 24.71 FEET; THENCE RUN NORTH 79 DEGREES 49 MINUTES 47 SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 05 DEGREES 36 MINUTES 44 SECONDS EAST, A DISTANCE OF 127.79 FEET; THENCE RUN NORTH 39 DEGREES 31 MINUTES 53 SECONDS EAST, A DISTANCE OF 39.08 FEET; LEAVING THE MARGIN OF SAID CRAFT FARMS NORTH, PHASE ONE, RUN THE FOLLOWING DESCRIBED COURSES: THENCE RUN SOUTH 77 DEGREES 21 MINUTES 14 SECONDS EAST, A DISTANCE OF 226.56 FEET; THENCE RUN NORTH 12 DEGREES 38 MINUTES 46 SECONDS EAST, A DISTANCE OF 24.71 FEET; THENCE RUN SOUTH 77 DEGREES 21 MINUTES 14 SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 79 DEGREES 49 MINUTES 47 SECONDS EAST, A DISTANCE OF 253.17 FEET; THENCE RUN NORTH 84 DEGREES 01 MINUTES 42 SECONDS EAST, A DISTANCE OF 90.24 FEET; THENCE RUN NORTH 89 DEGREES 18 MINUTES 42 SECONDS EAST, A DISTANCE OF 499.59 FEET; THENCE RUN SOUTH 89 DEGREES 43 MINUTES 43 SECONDS EAST, A DISTANCE OF 218.11 FEET; THENCE RUN SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 893.51 FEET; THENCE RUN SOUTH 85 DEGREES 59 MINUTES 05 SECONDS WEST, A DISTANCE OF 199.78 FEET; THENCE RUN SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 8,147.70 FEET, AN ARC DISTANCE OF 16.50 FEET, (CHORD BEARS SOUTH 03 DEGREES 57 MINUTES 27 SECONDS EAST, 18.50 FEET); THENCE RUN SOUTH 89 DEGREES 08 MINUTES 02 SECONDS WEST, A DISTANCE OF 287.68 FEET TO THE MARGIN OF SAID CRAFT FARMS NORTH, PHASE ONE, AND RUN THE FOLLOWING DESCRIBED COURSES: THENCE RUN SOUTH 88 DEGREES 33 MINUTES 88 SECONDS WEST, A DISTANCE OF 123.94 FEET; THENCE RUN SOUTH 76 DEGREES 18 MINUTES 39 SECONDS WEST, A DISTANCE OF 431.07 FEET; THENCE RUN SOUTH 80 DEGREES 39 MINUTES 35 SECONDS WEST, A DISTANCE OF 160.60 FEET; THENCE RUN SOUTH 87 DEGREES 41 MINUTES 37 SECONDS WEST, A DISTANCE OF 273.12 FEET; THENCE RUN NORTH 42 DEGREES 03 MINUTES 55 SECONDS WEST, A DISTANCE OF 200.93 FEET TO THE POINT OF BEGINNING, TRACT CONTAINS 28.77 ACRES, MORE OR LESS, AND LIES IN SECTION 27, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.

(DESCRIPTION COMPOSED FROM RECORDS AND AN ACTUAL FIELD SURVEY)

WE FURTHER STATE THAT WE HAVE SURVEYED AND DIVIDED SUBJECT PROPERTY AT THE REQUEST AND INSTANCE OF THE OWNER THEREOF.

WE FURTHER STATE THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE MAY 7, 2002.

David E Diehl 3-31-2015
PREBLE-RISH, L.L.C. DATE
DAVID E DIEHL AL. P.L.S. NO. 26014



CRAFT FARMS NORTH
PHASE THREE
JANUARY, 2015 - SHEET 2 OF 2 SHEETS

Table with columns: DESIGN, D.E.D., DRAWN, D.E.D., CHKD., D.E.D., PROJ. MGR, J.G.A. Includes project information for Preble-Rish L.L.C.

EPN 24
EAS FILE CORP. IRVING, CA

Craft Farms North
Phase 3

#251