

# CERTIFICATION OF OWNERSHIP AND DEDICATION:

THIS IS TO CERTIFY THAT WE, THE UNDERSIGNED ARE THE OWNER 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 25<sup>th</sup> DAY OF October, 2016

OWNER: S. HICKORY, INC.  
BY: CHARLES K. BRELAND, JR.  
ITS: PRESIDENT

## CERTIFICATION BY NOTARY PUBLIC:

STATE OF ALABAMA  
COUNTY OF BALDWIN

I, Patti L. Powell, NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN, IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT CHARLES K. BRELAND, JR., AS PRESIDENT OF S. HICKORY, INC., 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 OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 25<sup>th</sup> DAY OF October, 2016

Patti L. Powell  
NOTARY PUBLIC

## MORTGAGEE'S ACCEPTANCE:

IN WITNESS WHEREOF, OSPREY KOMMERZIELLE, LLC, THE HOLDERS OF THE MORTGAGE THAT ENCUMBERS THE HEREIN DESCRIBED PROPERTY, AS SHOWN ON INSTRUMENT 1551610 IN THE RECORDS OF THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA, HAS CAUSED THIS INSTRUMENT TO BE SIGNED BY THE UNDERSIGNED OFFICER, THEREUNTO DULY AUTHORIZED ON THIS 25<sup>th</sup> DAY OF October, 2016.

John J. D. ITS: Attorney-in-Fact

ACKNOWLEDGEMENT  
STATE OF ALABAMA  
BALDWIN COUNTY

I, Patti L. Powell, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE HEREBY CERTIFY THAT WILLIAM J. BRELAND, JR. WHOSE NAME AS APPEARS ON INSTRUMENT 1551610, HAS CAUSED THIS INSTRUMENT TO BE SIGNED BY 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 25<sup>th</sup> DAY OF October, 2016

Patti L. Powell  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

**SITE DATA**  
CURRENT ZONING: R-1C  
MINIMUM LOT SIZE: 9,500 SF  
LIN. FT. STREETS: 1,995 LF  
NUMBER OF LOTS: 30  
SMALLEST LOT: 10,930 SF  
LARGEST LOT: 22,061 SF (LOT 28)  
COMMON AREAS: 4.31 AC OR 28.1%  
TOTAL AREA: 14.61 AC

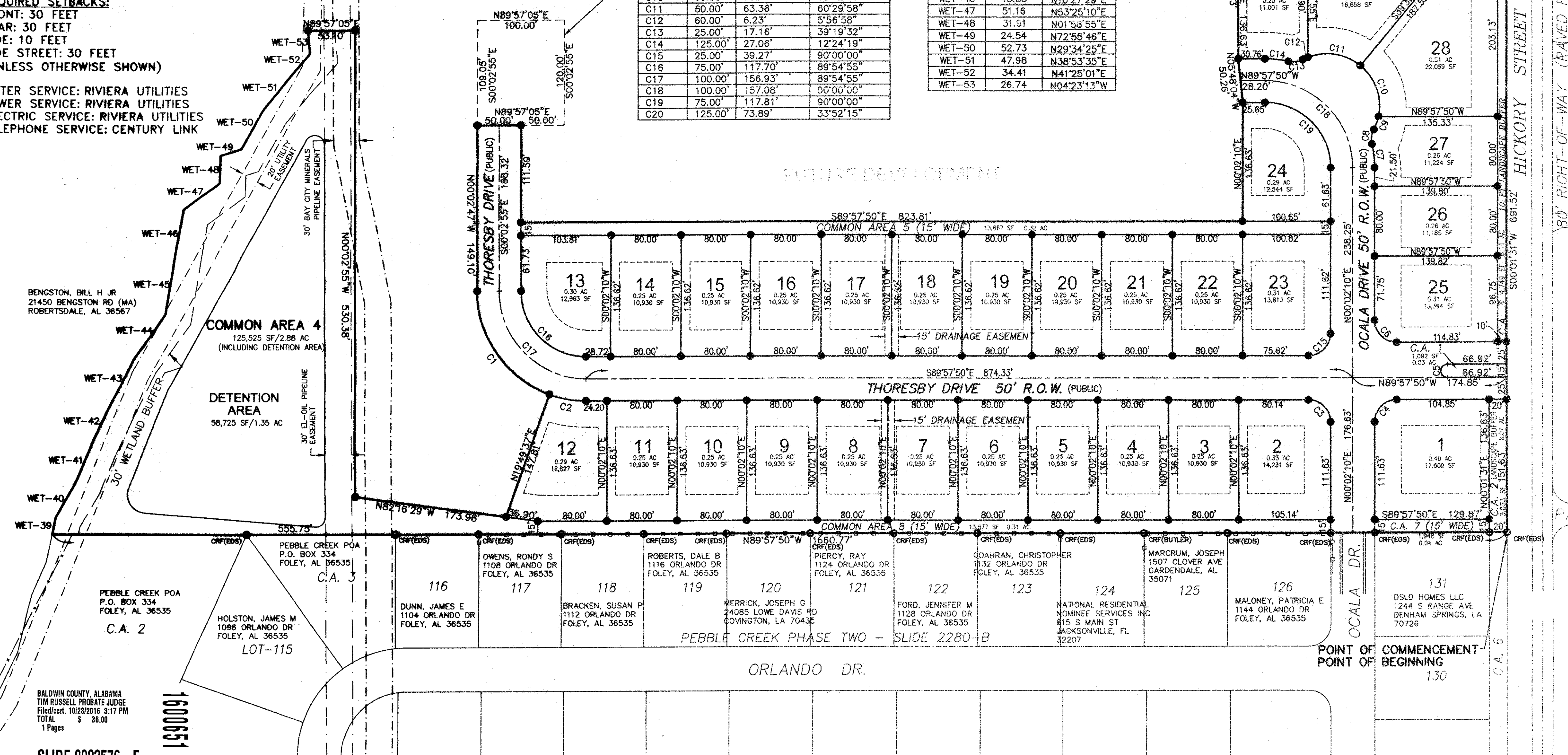
**REQUIRED SETBACKS:**  
FRONT: 30 FEET  
REAR: 30 FEET  
SIDE: 10 FEET  
SIDE STREET: 30 FEET  
(UNLESS OTHERWISE SHOWN)

WATER SERVICE: RIVIERA UTILITIES  
SEWER SERVICE: RIVIERA UTILITIES  
ELECTRIC SERVICE: RIVIERA UTILITIES  
TELEPHONE SERVICE: CENTURY LINK

## FLOOD CERTIFICATE:

THIS PROPERTY LIES WITHIN ZONE "X" (UNSHADED) AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF BALDWIN COUNTY, ALABAMA, MAP NUMBER 0100300815L, COMMUNITY NUMBER 15000, PANEL NUMBER 0815, SUFFIX L, MAP REVISED DATE JULY 17, 2007.

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



## 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 26<sup>th</sup> DAY OF October, 2016

Mico Adams  
AUTHORIZED REPRESENTATIVE

## CERTIFICATE OF APPROVAL BY CENTURYLINK

THE UNDERSIGNED, AS AUTHORIZED BY CENTURYLINK HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 25<sup>th</sup> DAY OF October, 2016

Forest Chieney  
AUTHORIZED REPRESENTATIVE

## 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 25<sup>th</sup> DAY OF October, 2016

Tom L. Schell  
AUTHORIZED REPRESENTATIVE

## 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 25<sup>th</sup> DAY OF October, 2016

Tom L. Schell  
AUTHORIZED REPRESENTATIVE

## AFFIDAVIT OF LICENSED PROFESSIONAL ENGINEER:

I, JASON N. ESTES, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA, LICENSE NO. 22714, HEREBY CERTIFY THAT I HAVE DESIGNED THE WITHIN IMPROVEMENTS IN CONFORMITY WITH APPLICABLE CODES AND LAWS AND WITH THE PRINCIPLES OF GOOD ENGINEERING PRACTICE INCLUDING THE DRAINAGE DESIGN REQUIREMENTS OF THE CITY OF FOLEY SUBDIVISION 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 IMPROVEMENTS AS INSTALLED.

Jason N. Estes  
DATE 10-24-16  
ALA. LIC. NO. 22714

## CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

THE UNDERSIGNED, AS THE 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 28<sup>th</sup> DAY OF OCTOBER, 2016

Phillip Hines  
CITY ENGINEER

## CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION

THE WITHIN PLAT OF SHERWOOD PHASE ONE, FOLEY ALABAMA IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION, THIS THE 28<sup>th</sup> DAY OF October, 2016

Phillip Hines  
CITY PLANNING COMMISSION CHAIRMAN

## GENERAL NOTES:

1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
2. 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 THE CITY OF FOLEY.
3. THE DRAINAGE EASEMENTS BETWEEN LOTS 7 & 8 AND LOTS 17 & 18 AND THE DRAINAGE INFRASTRUCTURE WITHIN THOSE EASEMENTS, ARE PRIVATE AND TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION AND WILL NOT BE MAINTAINED BY THE CITY OF FOLEY.
4. ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
5. THERE IS DEDICATED HERewith A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES ADJACENT TO RIGHT-OF-WAYS AND A 15 FOOT (7.5 FEET EACH SIDE) UTILITY EASEMENT ALONG ALL SIDE LOT LINES.
6. AT THE TIME OF HOUSE CONSTRUCTION ON EACH LOT, THE LOT OWNER WILL BE REQUIRED TO COMPLY WITH THE CITY'S TREE ORDINANCE.
7. LOT 1 AND LOTS 25-28 SHALL NOT BE ALLOWED ANY VEHICULAR ACCESS FROM THE REAR OF THE LOTS TO HICKORY STREET.
8. THE DEVELOPER HAS PROVIDED TO THE CITY OF FOLEY A PERFORMANCE BOND AS DEFINED IN PARAGRAPH 3.2 OF THE CITY OF FOLEY SUBDIVISION REGULATIONS IN LIEU OF CONSTRUCTING SIDEWALKS PRIOR TO THE RECORDING OF THIS PLAT. THIS BOND IS FOR A ONE YEAR PERIOD AT THE END OF WHICH TIME SIDEWALKS WILL HAVE BEEN CONSTRUCTED OR WILL BE CONSTRUCTED AT THAT TIME. SIDEWALKS WILL BE CONSTRUCTED WITHIN THE R.O.W. ALONG THE FRONT OF ALL LOTS AND COMMON AREAS, AND ALL SUCH SIDEWALKS SHALL BE COMPLIANT WITH THE CITY OF FOLEY CONSTRUCTION MANUAL AND THE AMERICANS WITH DISABILITIES ACT (ADA), WHICH MEANS THE SLOPE OF ALL DRIVEWAYS INSTALLED OVER THE PATH OF THE SIDEWALKS MUST MEET THE ADA.
9. AS PER THE CITY OF FOLEY PLANNING COMMISSION, A R.O.W. HAS BEEN PROVIDED BETWEEN LOTS 1 AND 2 BUT THE DEVELOPER WAS NOT REQUIRED OR PERMITTED TO CONSTRUCT A ROADWAY WITHIN THAT PORTION OF THE R.O.W. NO FUTURE ROADWAY IMPROVEMENTS WITHIN THAT PORTION OF THE R.O.W. BETWEEN LOTS 1 & 2 ARE ALLOWED TO BE MADE WITHOUT FIRST OBTAINING THE WRITTEN APPROVAL OF THE CITY OF FOLEY PLANNING COMMISSION.

## SURVEYOR'S NOTES:

1. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
2. DESCRIPTION AS FURNISHED BY CLIENT.
3. THERE MAY BE RECORDED OR 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 MONUMENTATION IS ALSO SHOWN.
6. SURVEY WAS CONDUCTED ON OCTOBER 16<sup>th</sup> THRU 30<sup>th</sup>, 2002; NOVEMBER 1<sup>st</sup>, 4<sup>th</sup>, 5<sup>th</sup>, & 7<sup>th</sup>, DECEMBER 2002; JANUARY 30<sup>th</sup> THRU FEBRUARY 4<sup>th</sup>, 2003 AND IS RECORDED IN FIELD BOOK #52, AT PAGES 65-69, 73-75, 77, FIELD BOOK #60, AT PAGES 1-5, 11-13, 16-20 & 25, FIELD BOOK #59, AT PAGES 66-67, IN FIELD BOOK #155, AT PAGES 57-59 & 63 AND IN AN ELECTRONIC DATA FILE. ALSO IN DECEMBER, 2005.
7. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES.
8. THE ELEVATIONS SHOWN HEREON ARE RELATED TO MEAN SEA LEVEL (NAVD 88) AS TAKEN FROM BALDWIN COUNTY GPS STATION NO. 392R (ELEVATION 57.66').
9. BEARINGS ARE BASED ON BALDWIN COUNTY GPS STATIONS NO. 392R AND 391R COMPUTED FROM PUBLISHED STATE PLANE COORDINATE VALUES (NAD 83) TO BE N 00°21'20" W ~ S 00°21'20" E.
10. ALL DISTANCES SHOWN HAVE A SCALE FACTOR OF .9999379 APPLIED TO THEM BASED ON PUBLISHED DATA FOR BALDWIN COUNTY GPS STATIONS NO. 392 AND 391.
11. SURVEY OF REVISED WETLANDS WAS CONDUCTED ON FEBRUARY 5<sup>th</sup>, 2003, RECORDED IN FIELD BOOK #66, AT PAGE 16, AND IN AN ELECTRONIC DATA FILE. PLEASE SEE MAP #020909 DATED 10/28/2002 AND MAP #0212580Y DATED 11/20/2002.

## SURVEYOR'S CERTIFICATE:

STATE OF ALABAMA  
COUNTY OF BALDWIN

WE, DEWBERRY | PREBLE-RISH, 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, TO-WIT:

BEGINNING AT NORTHEAST CORNER OF COMMON AREA 6 OF PEBBLE CREEK, PHASE TWO SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 2280-B, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 89 DEGREES 57 MINUTES 50 SECONDS WEST, A DISTANCE OF 1660.77 FEET; THENCE RUN NORTHEASTERLY ALONG A DELINEATED WETLANDS LINE THE FOLLOWING COURSES:

NORTH 11 DEGREES 59 MINUTES 38 SECONDS EAST, A DISTANCE OF 20.35 FEET;  
NORTH 30 DEGREES 22 MINUTES 48 SECONDS EAST, A DISTANCE OF 46.96 FEET;  
NORTH 23 DEGREES 17 MINUTES 28 SECONDS EAST, A DISTANCE OF 47.19 FEET;  
NORTH 25 DEGREES 30 MINUTES 21 SECONDS EAST, A DISTANCE OF 48.89 FEET;  
NORTH 26 DEGREES 48 MINUTES 58 SECONDS EAST, A DISTANCE OF 57.87 FEET;  
NORTH 35 DEGREES 36 MINUTES 41 SECONDS EAST, A DISTANCE OF 62.65 FEET;  
NORTH 09 DEGREES 36 MINUTES 12 SECONDS EAST, A DISTANCE OF 73.58 FEET;  
NORTH 10 DEGREES 27 MINUTES 29 SECONDS EAST, A DISTANCE OF 45.83 FEET;  
NORTH 53 DEGREES 25 MINUTES 10 SECONDS EAST, A DISTANCE OF 51.16 FEET;  
NORTH 01 DEGREES 58 MINUTES 55 SECONDS EAST, A DISTANCE OF 31.91 FEET;  
NORTH 72 DEGREES 55 MINUTES 46 SECONDS EAST, A DISTANCE OF 24.54 FEET;  
NORTH 29 DEGREES 34 MINUTES 25 SECONDS EAST, A DISTANCE OF 52.73 FEET;  
NORTH 38 DEGREES 53 MINUTES 35 SECONDS EAST, A DISTANCE OF 47.98 FEET;  
NORTH 41 DEGREES 25 MINUTES 01 SECONDS EAST, A DISTANCE OF 34.41 FEET;  
NORTH 04 DEGREES 23 MINUTES 13 SECONDS WEST, A DISTANCE OF 26.74 FEET;  
THENCE RUN NORTH 89 DEGREES 57 MINUTES 50 SECONDS EAST, A DISTANCE OF 53.10 FEET;  
THENCE RUN SOUTH 00 DEGREES 02 MINUTES 55 SECONDS EAST, A DISTANCE OF 530.38 FEET;  
THENCE RUN SOUTH 82 DEGREES 16 MINUTES 29 SECONDS EAST, A DISTANCE OF 173.98 FEET;  
THENCE RUN NORTH 19 DEGREES 40 MINUTES 44 SECONDS EAST, A DISTANCE OF 147.81 FEET;  
THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 153.00 FEET, (DELTA ANGLE 70 DEGREES 07 MINUTES 45 SECONDS); THENCE RUN NORTH 00 DEGREES 02 MINUTES 47 SECONDS WEST, A DISTANCE OF 149.10 FEET; THENCE RUN NORTH 89 DEGREES 57 MINUTES 05 SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 00 DEGREES 02 MINUTES 55 SECONDS EAST, A DISTANCE OF 111.59 FEET; THENCE RUN SOUTH 89 DEGREES 57 MINUTES 50 SECONDS EAST, A DISTANCE OF 823.81 FEET; THENCE RUN NORTH 00 DEGREES 02 MINUTES 10 SECONDS EAST, A DISTANCE OF 136.63 FEET; THENCE RUN NORTH 05 DEGREES 48 MINUTES 04 SECONDS WEST, A DISTANCE OF 50.26 FEET; THENCE RUN NORTH 00 DEGREES 02 MINUTES 55 SECONDS WEST, A DISTANCE OF 151.63 FEET; THENCE RUN SOUTH 89 DEGREES 57 MINUTES 50 SECONDS EAST, A DISTANCE OF 305.86 FEET TO THE WEST MARGIN OF HICKORY STREET; THENCE RUN SOUTH 00 DEGREES 01 MINUTES 31 SECONDS WEST, ALONG THE WEST MARGIN OF SAID HICKORY STREET, A DISTANCE OF 691.52 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 14.61 ACRES, MORE OR LESS, AND LIES IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA. (DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY).

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 10-24-2016

DEWBERRY | PREBLE-RISH  
DAVID E. DIEHL AL. P.L.S. NO. 26014

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.



## SHERWOOD, PHASE ONE

FINAL PLAT  
JULY 25, 2016 - SHEET 1 OF 1 SHEETS

BOUNDARY SURVEY AND PLAT OF SUBDIVISION				
DESIGN	D.E.D.	DRAWN	A.E.F.	CHKD. D.E.D.
ENG	J.N.E.	SURVEYOR	D.E.D.	PROJ. MGR. M.S.P.
<b>Dewberry PREBLE-RISH</b>				SCALE 1"=80'
CONSULTING ENGINEERS & SURVEYORS CIVIL SURVEYING SITE PLANNING				PROJ. NO. 535.0001
9949 Bellaton Ave. Daphne, AL 36526 251.990.9950 Fax 251.990.9910 info@preble-rish.net				FILE 5350001.FINAL
				SHEET 1 OF 1

## SURVEYOR/ENGINEER:

DEWBERRY/PREBLE-RISH, L.L.C.  
BELLATON AVE DAPHNE, ALABAMA 36526  
DAVID E. DIEHL, PLS LIC. NO. 26014  
JASON N. ESTES, PE LIC. NO. 22714

## DEVELOPER/OWNER:

GULF BEACH INVESTMENT COMPANY  
P.O. BOX 7430  
SPANISH FORT, AL 36577  
S. Hickory, Inc.