

2471-A

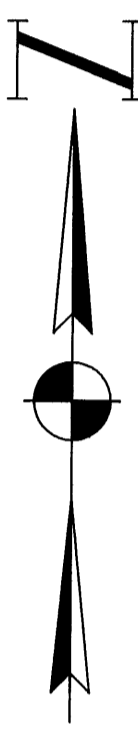
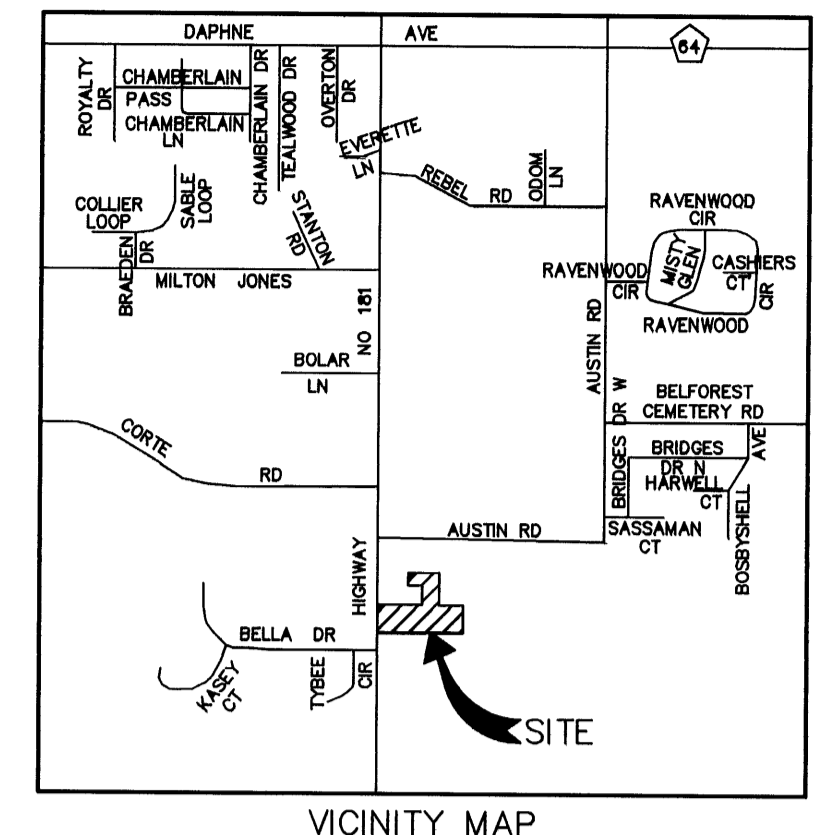
BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed: 8/13/2012 5:55 PM
TOTAL 5 101 0
2 Pages
SLIDE 0002471-A

1369812

N 89°49'17" E 1335.16
1213.24'

DUNMORE, PHASE ONE
SLIDE NOS. 2414-A & 2414-B
COMMON AREA
(DETENTION AREA)

WETLANDS LIMITS AS LOCATED
BARRY A. WITTOR & ASSOCIATES, INC.



SURVEYOR'S CERTIFICATE AND DESCRIPTION OF PROPERTY

STATE OF ALABAMA
CITY OF DAPHNE
COUNTY OF BALDWIN

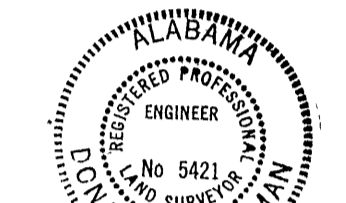
I, DONALD F. COLEMAN, A LICENSED LAND SURVEYOR OF BALDWIN COUNTY, ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF HEARTHSTONE MULTI-ASSET ENTITY, D. L.P., A CALIFORNIA LIMITED PARTNERSHIP, SITUATED IN BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

DESCRIPTION:
A PORTION OF LOTS 5, 12, 13, AND 14, SITUATED IN SECTION 35, T5S-R2E, AS SHOWN ON PLAT OF HIGHLAND FARMS, AS RECORDED IN MISCELLANEOUS BOOK 1, PAGES 290 AND 291 OF THE PROBATE COURT RECORDS OF BALDWIN COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 31, DUNMORE, PHASE ONE, AS PER PLAT RECORDED ON SLIDE NOS. 2414-A AND 2414-B OF THE PROBATE COURT RECORDS OF BALDWIN COUNTY, ALABAMA, THENCE ALONG THE SOUTH BOUNDARY OF SAID DUNMORE, PHASE ONE, RUN AS FOLLOWS: N 00° 39' 23" E 186.50 FEET, S 89° 20' 37" E 217.00 FEET, N 00° 39' 23" E 0.95 FEET, S 89° 20' 37" E 167.00 FEET, N 00° 39' 23" W 6.40 FEET, S 89° 20' 37" E 167.00 FEET, S 00° 39' 23" W 135.00 FEET, S 89° 20' 37" E 200.00 FEET, N 00° 39' 23" E 12.38 FEET, S 89° 20' 37" E 215.00 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED, THENCE CONTINUING S 89° 20' 37" E ALONG SAID SOUTH BOUNDARY OF SAID DUNMORE, PHASE ONE, A DISTANCE OF 285.00 FEET TO A POINT; THENCE CONTINUING ALONG SAID SOUTH BOUNDARY OF SAID DUNMORE, PHASE ONE, AS FOLLOWS: N 00° 39' 23" E 15.00 FEET, S 89° 20' 37" E 220.00 FEET, S 00° 39' 23" W 200.00 FEET, S 89° 20' 37" E 200.00 FEET, S 00° 39' 23" W 10.00 FEET, S 89° 20' 37" E 140.00 FEET, S 89° 31' 41" E 225.58 FEET, S 89° 20' 37" E 75.00 FEET TO THE SOUTHEAST CORNER OF SAID DUNMORE, PHASE ONE, SAID POINT ALSO BEING ON THE WEST LINE OF LOT 15 SITUATED IN SECTION 35, T5S-R2E, AS SHOWN ON PLAT OF HIGHLAND FARMS, AS RECORDED IN MISCELLANEOUS BOOK 1, PAGES 290 AND 291 OF THE PROBATE COURT RECORDS OF BALDWIN COUNTY; THENCE ALONG SAID WEST LINE OF LOT 15 SITUATED IN SECTION 35, T5S-R2E, AS SHOWN ON PLAT OF HIGHLAND FARMS, RUN S 00° 04' 28" W 683.58 FEET TO THE NORTHEAST CORNER OF LOT 19 SITUATED IN SECTION 35, T5S-R2E, AS SHOWN ON SAID PLAT OF HIGHLAND FARMS; THENCE ALONG THE NORTH LINE OF LOT 19 SITUATED IN SECTION 35, T5S-R2E, AS SHOWN ON SAID PLAT OF HIGHLAND FARMS, AND THE NORTH LINE OF LOTS 20 AND 21 SITUATED IN SECTION 35, T5S-R2E, AS SHOWN ON SAID PLAT OF HIGHLAND FARMS, RUN S 89° 57' 50" W 1922.49 FEET TO A POINT; THENCE RUN N 00° 02' 10" W 150.00 FEET TO A POINT; THENCE RUN S 89° 57' 50" W 17.75 FEET TO A POINT; THENCE RUN N 00° 02' 10" W 215.00 FEET TO A POINT; THENCE RUN S 89° 57' 50" W 110.00 FEET TO A POINT; THENCE RUN S 89° 30' 31" W 81.08 FEET TO A POINT; THENCE RUN N 00° 02' 10" W 233.11 FEET TO THE POINT OF BEGINNING, CONTAINING 25.0987 ACRES.

AND THAT THE PLAT OR MAP CONTAINED HEREON IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED IS DIVIDED OWING THE TENOR AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND PARCEL AND ITS NUMBER AND SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS AND GIVING THE BEARINGS, LENGTH, WIDTH AND NAMES OF THE STREETS, SAID MAP FURTHER SHOWS THE RELATION OF THE LAND SO PLATTED TO THE GOVERNMENT SURVEY, AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT POINTS MARKED THUS (M) AS HEREON SHOWN. I FURTHER 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.

WITNESS MY HAND THIS 13TH DAY OF AUGUST, 2012.

Donald F. Coleman
DONALD F. COLEMAN, AL REG. NO. 5421



CERTIFICATE OF OWNERSHIP AND DEDICATION

THIS IS TO CERTIFY THAT WE, HEARTHSTONE MULTI-ASSET ENTITY, D. L.P., A CALIFORNIA LIMITED PARTNERSHIP, 781 LINCOLN AVE., SUITE 300, SAN RAFAEL, CA 94901, 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 THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT POINTS MARKED THUS (M) AS HEREON SHOWN, AND THAT PERMANENT MONUMENTS HAVE THE SAME UNDER DESIGN AND TITLE HEREON INDICATED; AND GRANT ALL EASEMENTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES AND RIGHTS OF USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL ACCOUNT.

DATED THIS 13TH DAY OF AUGUST, 2012.
HEARTHSTONE MULTI-ASSET ENTITY, D. L.P., A CALIFORNIA LIMITED PARTNERSHIP

BY: GULF STATES OF, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
GENERAL PARTNER

BY: HEARTHSTONE, INC., A CALIFORNIA CORPORATION
MANAGER

BY: *[Signature]*
EXECUTIVE VICE PRESIDENT - GENERAL COUNSEL

ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA
I, M. SANDLER, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DO CERTIFY THAT TRACY T. CARVER, WHOSE NAME AS EXECUTIVE VICE PRESIDENT - GENERAL COUNSEL OF HEARTHSTONE, INC., A CALIFORNIA CORPORATION, AS MANAGER OF GULF STATES OF, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF HEARTHSTONE MULTI-ASSET ENTITY, D. L.P., A CALIFORNIA LIMITED PARTNERSHIP, IS SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME ON THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED, SEALED AND DELIVERED SAID INSTRUMENT BY HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL ON THE 13TH DAY OF AUGUST, 2012.
I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is the true and correct copy.
[Signature]
NOTARY PUBLIC MY COMMISSION EXPIRES AUG 13, 2013

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

I, PUBLIC WORKS DIRECTOR FOR THE CITY OF DAPHNE, ALABAMA, DO HEREBY CERTIFY THAT THE PLAT 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.
IF FURTHER CERTIFY THAT THE STREET, DRAINAGE, AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED.
DATED THIS 30TH DAY OF AUGUST, 2012.

[Signature]
RICHARD JOHNSON

CERTIFICATION 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.
DATED THIS 7TH DAY OF August, 2012.

[Signature]
AUTHORIZED REPRESENTATIVE

CERTIFICATION OF APPROVAL BY BELFOREST WATER SYSTEM, INC.
THE UNDERSIGNED, AS AUTHORIZED BY BELFOREST WATER SYSTEM, INC. HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.
DATED THIS 6TH DAY OF August, 2012.

[Signature]
AUTHORIZED REPRESENTATIVE

CERTIFICATION OF APPROVAL BY RIVIERA UTILITIES
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.
DATED THIS 2ND DAY OF August, 2012.

[Signature]
AUTHORIZED REPRESENTATIVE

CERTIFICATION OF APPROVAL BY AT&T TELEPHONE
THE UNDERSIGNED, AS AUTHORIZED BY BELLSOUTH HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.
DATED THIS 30TH DAY OF Aug, 2012.

[Signature]
AUTHORIZED REPRESENTATIVE

LICENSED ENGINEER'S CERTIFICATION OF IMPROVEMENTS
I, D. JOEL COLEMAN, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA, WITH A LICENSE NUMBER OF 19542, 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 DAPHNE LAND USE & DEVELOPMENT REGULATIONS. I FURTHER CERTIFY THAT I HAVE PROVIDED OVERSIGHT OF THE CONSTRUCTION OF MY DESIGN, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE WITHIN IS A TRUE AND ACCURATE REPRESENTATION OF IMPROVEMENTS AS INSTALLED.

[Signature]
D. JOEL COLEMAN 8/1/2012
DATE
RESTER AND COLEMAN ENGINEERS, INC.

ADJACENT OWNERS table with columns for owner name, address, and acreage.

SITE DATA TABLE with rows A through G containing acreage, lot size, and other site statistics.

- NOTES: 1. LOTS 141 THROUGH 152 ARE ZONED R2. MINIMUM BUILDING SET-BACKS (ALL BUILDING SET-BACKS ARE MEASURED FROM A PERPENDICULAR TO THE PROPERTY LINES): 30' FRONT YARD SETBACK FROM PROPERTY LINE. 35' REAR SETBACK FROM PROPERTY LINE. 10' SIDE YARD SETBACK FROM PROPERTY LINE, EXCEPT AS SHOWN. 20' SIDE YARD SETBACK WHERE SIDE YARD ABUTS STREET. 2. LOTS 173 THROUGH 187 ARE ZONED R4. MINIMUM BUILDING SET-BACKS (ALL BUILDING SET-BACKS ARE MEASURED FROM A PERPENDICULAR TO THE PROPERTY LINES): 25' FRONT YARD SETBACK FROM PROPERTY LINE. 25' REAR SETBACK FROM PROPERTY LINE. 8' SIDE YARD SETBACK FROM PROPERTY LINE, EXCEPT AS SHOWN. 20' SIDE YARD SETBACK WHERE SIDE YARD ABUTS STREET. 3. LOTS 154 THROUGH 163, 165 THROUGH 172, AND 188 THROUGH 205 ARE ZONED R3. MINIMUM BUILDING SET-BACKS (ALL BUILDING SET-BACKS ARE MEASURED FROM A PERPENDICULAR TO THE PROPERTY LINES): 30' FRONT YARD SETBACK FROM PROPERTY LINE. 30' REAR SETBACK FROM PROPERTY LINE. 10' SIDE YARD SETBACK FROM PROPERTY LINE, EXCEPT AS SHOWN. 20' SIDE YARD SETBACK WHERE SIDE YARD ABUTS STREET. 4. LOTS 153 AND 164 ARE ZONED R3, BUT ARE SUBJECT TO R2 SETBACK REQUIREMENTS. MINIMUM BUILDING SET-BACKS (ALL BUILDING SET-BACKS ARE MEASURED FROM A PERPENDICULAR TO THE PROPERTY LINES): 35' FRONT YARD SETBACK FROM PROPERTY LINE. 35' REAR SETBACK FROM PROPERTY LINE. 10' SIDE YARD SETBACK FROM PROPERTY LINE, EXCEPT AS SHOWN. 20' SIDE YARD SETBACK WHERE SIDE YARD ABUTS STREET. 5. SEE RESTRICTIVE COVENANTS FOR COMPLETE EASEMENT INFORMATION. 6. □ DENOTES CONCRETE MONUMENT. 7. ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND. FOR THE LOCATION OF ALL UTILITIES SEE CONSTRUCTION PLANS. 8. SIDEWALKS 5 FEET IN WIDTH WILL BE INSTALLED AT THE TIME OF RESIDENTIAL CONSTRUCTION. 9. CITY OF DAPHNE BOARD OF ZONING AND ADJUSTMENTS WILL REVIEW ALL SETBACK VARIANCES. 10. COMMON AREAS TO BE MAINTAINED BY DUNMORE PROPERTY OWNERS ASSOCIATION AND NOT BY THE CITY OF DAPHNE. 11. OWNERSHIP OF THE COMMON AREAS WILL BE DUNMORE PROPERTY OWNERS ASSOCIATION. DUNMORE, PHASE TWO, PART "C", PART I IS SUBJECT TO COVENANTS AND RESTRICTIONS RECORDED IN SLIDE NO. 116458 OF THE PROBATE COURT RECORDS OF BALDWIN COUNTY, ALABAMA. 12. COMMON AREAS ARE NOT INTENDED TO BUILDABLE LOTS FOR RESIDENTIAL USE. 13. THERE IS A TEN (10) FOOT UTILITY EASEMENT ON ALL LOT LINES ADJACENT TO THE RIGHT OF WAY AND A FIVE (5) FOOT UTILITY EASEMENT ON ALL SIDE LOT LINES. 14. THE SUBJECT PROPERTY IS A PORTION OF TAX PARCEL NUMBER 05-43-07-35-0-000-002-000. 15. FOR CORNER LOTS, THE BUILDING ORIENTATION WILL DICTATE THE LOCATION OF FRONT, REAR, INTERIOR SIDE AND CORNER YARD SETBACKS. 16. 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. 17. THE CITY OF DAPHNE RESERVES THE RIGHT TO REQUIRE THE MAINTENANCE OF ALL PRIVATE DRAINAGE FACILITIES TO PREVENT POTENTIAL FLOODING AND/OR ELIMINATE PUBLIC HEALTH AND SAFETY THREATS OR NUISANCE CAUSED BY SAID DRAINAGE FACILITIES.

FINAL PLAT
SHEET 2 OF 2

Project information table including DWG. BY, DATE, REVISIONS, SCALE, and FILE NO.

