

TWIN LAKES, PHASE 1

DEVELOPER/LEASEHOLD OWNER:

(DEVELOPER) CORE DEVELOPMENT
1321 OCHSNER BLVD. STE. 201
COVINGTON, LOUISIANA 70433

(OWNER) NORMAN'S LTD & NORDUS LLC & MICHAEL C DELANEY
6301 MONROE ST.
DAPHNE, ALABAMA 36526

LAND SURVEYOR:

EROL E. GODWIN, P.L.S.
SAWGRASS CONSULTING, LLC
30673 SGT. E.I. "BOOTS" THOMAS DR.
SPANISH FORT, AL 36527
(251)544-7900

ENGINEER:

TIMOTHY D. LAWLEY, P.E.
SAWGRASS CONSULTING, LLC
30673 SGT. E.I. "BOOTS" THOMAS DR.
SPANISH FORT, AL 36527
(251)544-7900

SITE DATA:

TAXPARCEL # 05-42-06-14-0-000-001.000
TOTAL ACREAGE = 16.6 ACRES±
TOTAL LOTS = 52
DENSITY = 3.13 UPA
SMALLEST LOT SIZE = 0.16 ACRES±
TOTAL LINEAR FOOTAGE OF STREETS = 2,468 L.F.±
(CENTERLINE MEASURED TO BACK OF CUL-DE-SAC)
TOTAL COMMON AREAS = 8.71 ACRES±

CURRENT ZONING:

PUD - CITY OF LOXLEY

UTILITIES:

WATER - CITY OF LOXLEY
SEWER - CITY OF LOXLEY
POWER - RIVIERA UTILITIES
GAS - RIVIERA UTILITIES
BROADBAND - BRIGHTSPEED

BUILDING SETBACKS:

HIGHWAY CONSTRUCTION SETBACKS AT TIME OF RECORDING
COUNTY ROAD 64 = 75' FROM CENTERLINE OF RIGHT-OF-WAY
CABINET SHOP ROAD = 40' FROM CENTERLINE OF RIGHT-OF-WAY
60' & 73' WIDE LOTS= FRONT=20' REAR=20'

SIDE=10' MIN.
LOT DEPTH=130'
100' WIDE LOTS FRONT=30' REAR=30'
SIDE=10'

SIDE SIDE BACK ABUTTING ROADWAY=20' (ALL LOTS)

DRAINAGE & UTILITY EASEMENTS:

FRONT/REAR = 15'
SIDE = (7.5' EACH SIDE)

CERTIFICATE OF APPROVAL BY MEDIACOM (BRIGHTSPEED)

THE UNDERSIGNED, AS AUTHORIZED BY MEDIACOM, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

DATED THIS ____ DAY OF _____, 2026.

(AUTHORIZED SIGNATURE)

CERTIFICATE OF APPROVAL BY CITY OF LOXLEY PUBUX WORKS (SEWER & WATER)

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY SEWER SERVICE, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

DATED THIS ____ DAY OF _____, 2026.

(AUTHORIZED SIGNATURE)

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (POWER)

THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

DATED THIS ____ DAY OF _____, 2026.

(AUTHORIZED SIGNATURE)

CERTIFICATE OF APPROVAL BY E-911 ADDRESSING

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE MAP WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

DATED THIS ____ DAY OF _____, 2026.

(AUTHORIZED REPRESENTATIVE)

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY DEPARTMENT OF PUBLIC HEALTH

I, _____, DO HEREBY CERTIFY THAT THE PLANS AND SPECIFICATIONS OF THE REQUIRED IMPROVEMENTS COVERING A SANITARY SEWERAGE SYSTEM AND/OR SEWER LINES AND DOMESTIC WATER SUPPLY SYSTEM AND/OR DISTRIBUTION LINES HAVE BEEN EXAMINED BY ME AND FOUND TO COMPLY WITH THE REQUIREMENTS AS SET FORTH IN THE REGULATIONS OF THE ALABAMA STATE HEALTH DEPARTMENT; AND HEREBY APPROVED AS SHOWN.

DATED THIS ____ DAY OF _____, 2026.

BY: _____
COUNTY HEALTH OFFICER

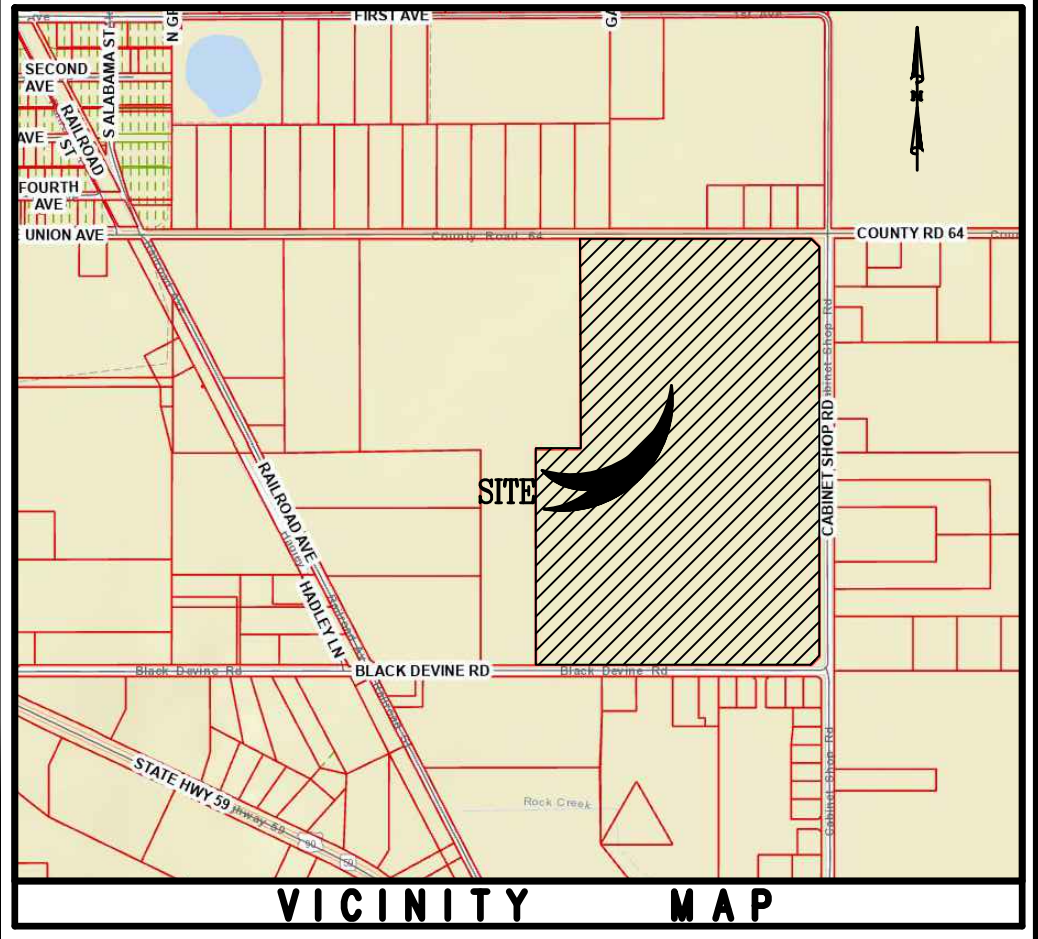
CERTIFICATE OF APPROVAL BY THE CITY OF LOXLEY PLANNING AND ZONING COMMISSION

THE UNDERSIGNED, AS _____ OF THE CITY OF LOXLEY PLANNING AND ZONING COMMISSION, HEREBY CERTIFIES THAT, AT ITS MEETING OF _____, _____ THE CITY OF LOXLEY PLANNING AND ZONING COMMISSION APPROVED THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE ____ DAY OF _____, 2026.

CITY OF LOXLEY PLANNING AND ZONING COMMISSION

BY: _____

ITS: _____



LICENCED ENGINEER'S CERTIFICATION OF IMPROVEMENTS

I, TIMOTHY D. LAWLEY, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA HEREBY CERTIFY THAT ALL ROADWAYS AND OTHER IMPROVEMENTS FOR TWIN LAKES SUBDIVISION HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF LOXLEY, ALABAMA, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE MEETING AT WHICH THE SUBDIVISION WAS APPROVED AND THAT THE SUBDIVISION HAS BEEN CONSTRUCTED ACCORDING TO THE STANDARDS SET FORTH IN THE TOWN OF LOXLEY SUBDIVISION REGULATIONS.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 2026.

(ENGINEER SIGNATURE)

ENGINEER

SURVEYORS NOTES:

- INFORMATION USED TO PERFORM AND PRODUCE THIS SURVEY ARE PREVIOUS SURVEYS, BY THIS FIRM OR OTHERS, DEEDS OF RECORDS AND/OR OTHER INFORMATION AS PROVIDED BY THE CLIENT. NO TITLE SEARCH, OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM OR BY OTHERS UNDER THE DIRECTION OF THIS FIRM. IN ADDITION, THERE MAY BE OTHER INSTRUMENTS OF RECORD WITHIN THE OFFICE OF THE JUDGE OF PROBATE, AS WELL AS OTHER UNRECORDED INSTRUMENTS COULD ENCUMBER AND/OR AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT THE TIME OF SURVEY.
- BASIS OF BEARING: BASED ON GRID NORTH AS DETERMINED BY RTK GPS AND REFERENCED TO NAD83, ALABAMA WEST STATE PLANE COORDINATES.
- DATE OF FIELD WORK: MAY 2026
- I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION MAP COMMUNITY PANEL NO. 01003C0676M, EFFECTIVE APRIL 19, 2019, AND HAVE FOUND THAT THE DESCRIBED PROPERTY IS LOCATED IN FLOOD ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ANY FLOOD ZONES GIVEN OR SHOWN ON THE FACE OF THIS DRAWING ARE BY ELEVATIONS FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAPS.
- THE CITY OF LOXLEY WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY COMMON AREAS OR DRAINAGE EASEMENTS.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF WATER BODIES SHALL NOT BECOME A CITY OF LOXLEY RESPONSIBILITY.
- MAINTENANCE RESPONSIBILITY SHALL BE VESTED IN THE PROPERTY OWNER OR PROPERTY OWNERS ASSOCIATION.

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, EROL E. GODWIN, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE BELOW DESCRIBED PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA.

SURVEYED DESCRIPTION:

A PORTION OF LOT 2, REPLAT OF LOT 2, OF REPLAT OF LOT 2, MINUS TEN SUBDIVISION, AS RECORDED AS SLIDE 2922-E, IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2, REPLAT OF LOT 2, OF REPLAT OF LOT 2, MINUS TEN SUBDIVISION, AS RECORDED AS SLIDE 2922-E, IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 64; THENCE RUN N89°57'41"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 64, 284.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°57'41"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 64, 362.00 FEET TO A POINT; THENCE RUN S07°05'02"W, LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 64, 156.10 FEET TO A POINT; THENCE RUN S27°33'30"W, 56.36 FEET TO A POINT; THENCE RUN S07°05'02"W, 430.00 FEET TO A POINT; THENCE RUN N89°54'58"E, 310.00 FEET TO A POINT; THENCE RUN N07°05'02"E, 430.00 FEET TO A POINT; THENCE RUN S89°54'58"E, 10.00 FEET TO A POINT; THENCE RUN S07°05'02"W, 130.00 FEET TO A POINT; THENCE RUN S89°54'58"E, 397.00 FEET TO A POINT; THENCE RUN N07°05'02"E, 337.58 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 64; THENCE RUN N89°57'41"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 64, 101.15 FEET TO A POINT; THENCE RUN S45°01'08"E, LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 64, 70.11 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CABINET SHOP ROAD; THENCE RUN S07°05'02"W, ALONG SAID WEST RIGHT-OF-WAY LINE OF CABINET SHOP ROAD, 1018.31 FEET TO A POINT; THENCE RUN N89°54'58"W, LEAVING SAID WEST RIGHT-OF-WAY LINE OF CABINET SHOP ROAD, 495.00 FEET TO A POINT; THENCE RUN S07°05'02"W, 130.00 FEET TO A POINT; THENCE RUN N89°54'58"W, 62.82 FEET TO A POINT; THENCE RUN N07°05'02"E, 550.00 FEET TO A POINT; THENCE RUN N89°54'58"W, 310.00 FEET TO A POINT; THENCE RUN S07°05'02"W, 550.00 FEET TO A POINT; THENCE RUN S89°54'58"E, 205.00 FEET TO A POINT; THENCE RUN S07°05'02"W, 50.00 FEET TO A POINT; THENCE RUN S89°54'58"E, 27.82 FEET TO A POINT; THENCE RUN S07°05'02"W, 525.00 FEET TO A POINT; THENCE RUN N89°54'58"W, 407.89 FEET TO A POINT; THENCE RUN N45°44'33"W, 448.77 FEET TO A POINT; THENCE RUN N44°15'27"E, 41.14 FEET TO A POINT; THENCE RUN NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 44°10'25", A CHORD OF WHICH BEARS N22°10'15"E FOR 75.20 FEET AN ARC DISTANCE OF 77.10 FEET TO A POINT; THENCE RUN N07°05'02"E, 88.10 FEET TO A POINT; THENCE RUN NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 90°00'00", A CHORD OF WHICH BEARS N45°05'02"E FOR 35.36 FEET AN ARC DISTANCE OF 39.27 FEET TO A POINT; THENCE RUN S89°54'58"E, 168.23 FEET TO A POINT; THENCE RUN N07°05'02"E, 50.00 FEET TO A POINT; THENCE RUN N89°54'58"W, 63.23 FEET TO A POINT; THENCE RUN N07°05'02"E, 990.00 FEET TO A POINT; THENCE RUN N27°23'06"W, 56.35 FEET TO A POINT; THENCE RUN N07°04'54"E, 155.33 FEET TO THE POINT OF BEGINNING, CONTAINING 27.42 ACRES MORE OR LESS, AND LYING IN SECTION 14, TOWNSHIP 5 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.

AND THAT THE PLAT OR MAP CONTAINED HEREON IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED IS DIVIDED GIVING THE LENGTH AND BEARINGS OF EACH LOT AND EASEMENT 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 (CROSS) AS HEREON SHOWN. I FURTHER CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

EROL E. GODWIN, PLS
ALABAMA LICENSE NUMBER 26621

DATE

SHEET 1 IS NOT VALID WITHOUT ALL SHEETS (TOTAL OF 3 SHEETS) ATTACHED HERETO

NUMBER:	REVISION:	DATE:				PRELIMINARY PLAT	SCALE:
						TWIN LAKES, PHASE 1	DATE: JUNE 29, 2026
						CORE DEVELOPMENT	DRAWN BY:
							CHECKED BY:
							SHEET: 1 OF 3



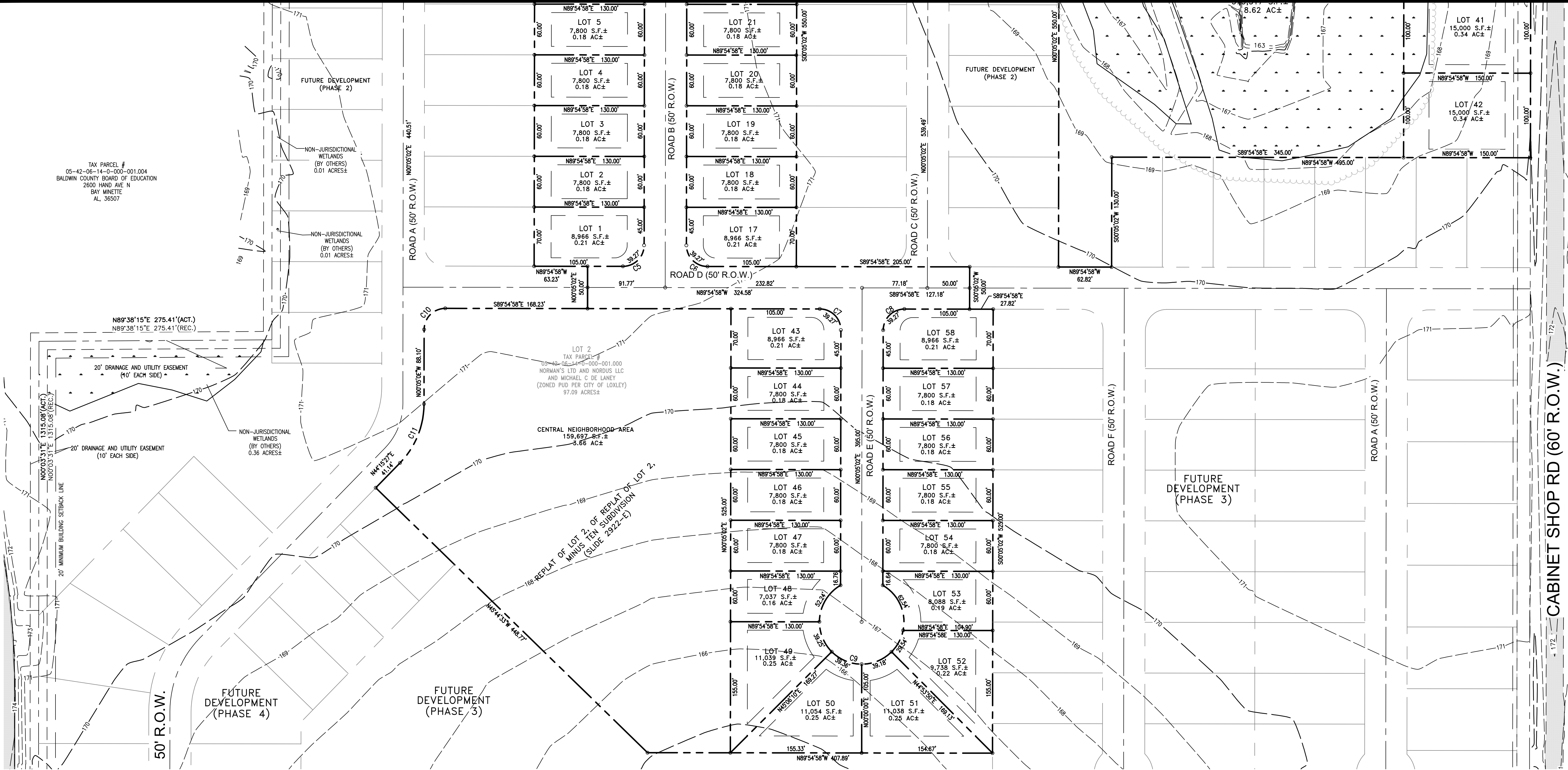


NUMBER:	REVISION:	DATE:



SHEET: 2 OF 3

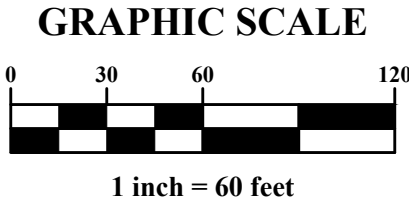
MATCHLINE: SEE SHEET, 1 OF 2



CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD DIST.	ARC LENGTH
C1	25.00'	90°00'00"	N44°54'58"W	35.36'	39.27'
C2	25.00'	90°00'00"	N45°05'02"E	35.36'	39.27'
C3	35.00'	88°49'50"	N00°05'02"E	48.99'	54.26'
C4	35.00'	88°49'50"	N00°05'02"E	48.99'	54.26'
C5	25.00'	90°00'00"	N45°05'02"E	35.36'	39.27'
C6	25.00'	90°00'00"	N44°54'58"W	35.36'	39.27'
C7	25.00'	90°00'00"	N44°54'58"W	35.36'	39.27'
C8	25.00'	90°00'00"	N45°05'02"E	35.36'	39.27'
C9	50.00'	299°59'59"	N89°57'00"E	50.00'	261.80'
C10	25.00'	90°00'00"	N45°05'02"E	35.36'	39.27'
C11	100.00'	44°10'25"	N22°10'15"E	75.20'	77.10'

SHEET 3 IS NOT VALID WITHOUT ALL SHEETS (TOTAL OF 3 SHEETS) ATTACHED HERETO

NUMBER:	REVISION:	DATE:





ENGINEERING - SURVEYING - CONSTRUCTION MANAGEMENT

30673 Sgt. E. I. "Boots" Thomas Drive, Spanish Fort, AL 36527 Phone: (251) 544-7900

PRELIMINARY PLAT
PHASE 1, TWIN LAKES
CORE DEVELOPMENT



SCALE: 1" = 60'
DATE: JUNE 29, 2026
DRAWN BY: KT
CHECKED BY: TL
SHEET: 3 OF 3