

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
FIDELITY & SECURITY
TOTAL \$ 55.00
1 Page

FST BERTOLLA
PROPERTIES L.L.C.
P.O. BOX 1527
DAIRY CREEK, AL 36526
UNZONED

FST SMITH, ROBERT M ETAL
SMITH, LINDA M
10821 ST HWY 104
FAIRHOPE, AL 36532
UNZONED

FST HOBBS, RICHARD E
ETUX MIRA B
11011 HOBBS RD
FAIRHOPE, AL 36532
UNZONED

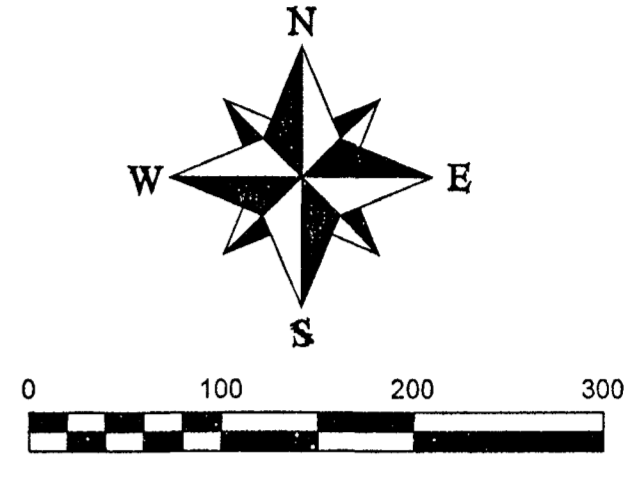
FST CUMMINGS, J V
C/O SARA BOOTH
P.O. BOX 3124
DAIRY CREEK, AL 36526
UNZONED

POINT OF COMMENCEMENT
"LOCALLY ACCEPTED" NORTHEAST
CORNER OF SECTION 11, TOWNSHIP 6
SOUTH, RANGE 2 EAST, BALDWIN
COUNTY, ALABAMA

SITE DATA:
ZONING: UNZONED
CITY OF FAIRHOPE EXTRA-TERRITORIAL JURISDICTION
TOTAL ACREAGE: 26.98 ACRES
NUMBER OF LOTS: 45
DENSITY: 1.67 LOTS/ACRE
SMALLEST LOT: 14,000 S.F.
LARGEST LOT: 21,685 S.F.
LIN FT OF STREETS: 3,642 L.F.
COMMON AREA: 5.19 ACRES OR 19.2%

REQUIRED SETBACKS
FRONT - 30 FEET
REAR - 30 FEET
SIDE - 10 FEET
STREET SIDE - 20 FEET

UTILITIES
WATER SERVICE: CITY OF FAIRHOPE
SEWER SERVICE: BALDWIN COUNTY SEWER SERVICE
ELECTRIC SERVICE: RIVIERA UTILITIES
TELEPHONE SERVICE: AT&T



SURVEYOR'S CERTIFICATE:
STATE OF ALABAMA
COUNTY OF BALDWIN

WE, DEWBERRY J PREBLE-RISH, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF DAIRY CREEK, ALABAMA, HEREBY STATE THAT ABOVE IS A CORRECT MAP OR PLAT OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA, TO-WIT:

COMMENCE AT A CAPPED REBAR IN PAVEMENT AT THE "LOCALLY ACCEPTED" NORTHEAST CORNER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE SOUTH 00 DEGREES 20 MINUTES 15 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 40.08 FEET TO A MAGNAIL IN PAVEMENT, THENCE RUN NORTH 89 DEGREES 49 MINUTES 05 SECONDS WEST, A DISTANCE OF 33.00 FEET TO A POINT AT THE INTERSECTION OF THE SOUTH MARGIN OF ALABAMA HIGHWAY 104 AND THE WEST MARGIN OF LAWRENCE ROAD, THENCE RUN SOUTH 00 DEGREES 20 MINUTES 15 SECONDS WEST, ALONG SAID WEST MARGIN OF LAWRENCE ROAD, A DISTANCE OF 1002.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 20 MINUTES 15 SECONDS WEST, ALONG SAID WEST MARGIN, A DISTANCE OF 1391.26 FEET, THENCE DEPARTING THE WEST MARGIN OF LAWRENCE ROAD, RUN NORTH 66 DEGREES 48 MINUTES 24 SECONDS WEST, A DISTANCE OF 292.48 FEET, THENCE RUN NORTH 55 DEGREES 04 MINUTES 57 SECONDS WEST, A DISTANCE OF 116.80 FEET, THENCE RUN NORTH 33 DEGREES 37 MINUTES 55 SECONDS WEST, A DISTANCE OF 88.18 FEET, THENCE RUN NORTH 12 DEGREES 27 MINUTES 47 SECONDS WEST, A DISTANCE OF 156.05 FEET, THENCE RUN NORTH 41 DEGREES 03 MINUTES 23 SECONDS WEST, A DISTANCE OF 91.72 FEET, THENCE RUN NORTH 70 DEGREES 29 MINUTES 23 SECONDS WEST, A DISTANCE OF 108.01 FEET, THENCE RUN NORTH 37 DEGREES 21 MINUTES 19 SECONDS WEST, A DISTANCE OF 108.27 FEET, THENCE RUN NORTH 10 DEGREES 21 MINUTES 28 SECONDS WEST, A DISTANCE OF 162.19 FEET, THENCE RUN NORTH 08 DEGREES 16 MINUTES 14 SECONDS WEST, A DISTANCE OF 225.94 FEET, THENCE RUN NORTH 22 DEGREES 26 MINUTES 10 SECONDS WEST, A DISTANCE OF 129.36 FEET, THENCE RUN NORTH 26 DEGREES 01 MINUTES 46 SECONDS WEST, A DISTANCE OF 247.06 FEET, THENCE RUN NORTH 22 DEGREES 13 MINUTES 00 SECONDS WEST, A DISTANCE OF 223.26 FEET, THENCE RUN NORTH 22 DEGREES 04 MINUTES 40 SECONDS WEST, A DISTANCE OF 224.40 FEET, THENCE RUN NORTH 63 DEGREES 37 MINUTES 53 SECONDS WEST, A DISTANCE OF 112.20 FEET, THENCE RUN NORTH 48 DEGREES 37 MINUTES 54 SECONDS WEST, A DISTANCE OF 77.74 FEET, THENCE RUN NORTH 28 DEGREES 54 MINUTES 26 SECONDS EAST, A DISTANCE OF 102.48 FEET, THENCE RUN NORTH 11 DEGREES 27 MINUTES 58 SECONDS EAST, A DISTANCE OF 112.11 FEET, THENCE RUN NORTH 07 DEGREES 46 MINUTES 17 SECONDS WEST, A DISTANCE OF 103.03 FEET, THENCE RUN NORTH 05 DEGREES 04 MINUTES 36 SECONDS WEST, A DISTANCE OF 102.48 FEET, THENCE RUN NORTH 01 DEGREES 37 MINUTES 38 SECONDS WEST, A DISTANCE OF 65.75 FEET, THENCE RUN NORTH 24 DEGREES 23 MINUTES 18 SECONDS WEST, A DISTANCE OF 83.59 FEET TO A POINT ON THE SOUTH MARGIN OF ALABAMA HIGHWAY 104; THENCE RUN SOUTH 89 DEGREES 57 MINUTES 32 SECONDS EAST, ALONG SAID SOUTH MARGIN, A DISTANCE OF 286.74 FEET, THENCE DEPARTING SAID SOUTH MARGIN OF ALABAMA HIGHWAY 104, RUN ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 62.82 FEET, (CHORD BEARS SOUTH 00 DEGREES 01 MINUTES 36 SECONDS WEST, A DISTANCE OF 40.00 FEET), THENCE RUN SOUTH 05 DEGREES 04 MINUTES 58 SECONDS EAST, A DISTANCE OF 50.00 FEET, THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.14 FEET, (CHORD BEARS SOUTH 44 DEGREES 11 MINUTES 22 SECONDS WEST, A DISTANCE OF 35.26 FEET), THENCE RUN SOUTH 00 DEGREES 20 MINUTES 15 SECONDS WEST, A DISTANCE OF 288.22 FEET, THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, (CHORD BEARS SOUTH 44 DEGREES 39 MINUTES 45 SECONDS EAST, A DISTANCE OF 35.36 FEET), THENCE RUN SOUTH 89 DEGREES 57 MINUTES 32 SECONDS WEST, A DISTANCE OF 115.00 FEET, THENCE RUN SOUTH 00 DEGREES 20 MINUTES 15 SECONDS WEST, A DISTANCE OF 164.62 FEET, THENCE RUN SOUTH 31 DEGREES 18 MINUTES 51 SECONDS EAST, A DISTANCE OF 138.79 FEET, THENCE RUN SOUTH 89 DEGREES 57 MINUTES 32 SECONDS WEST, A DISTANCE OF 517.00 FEET TO THE POINT OF BEGINNING. TRACT CORNERS, MORE OR LESS, AND LIES IN SECTION 11, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.

(DESCRIPTION COMPOSED FROM PROBATE 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

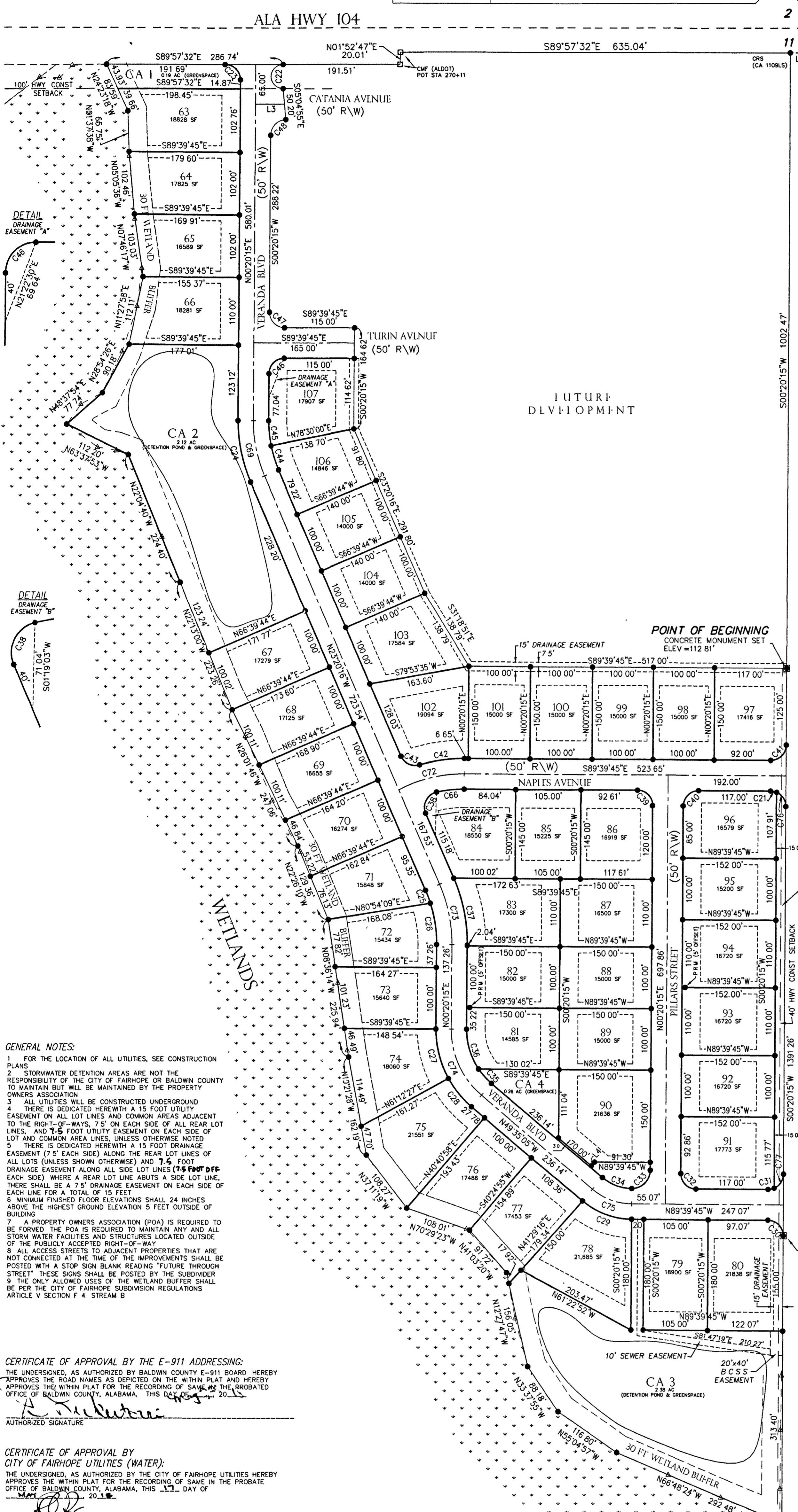
04-16-2018

DEWBERRY | PREBLE-RISH
DAVID E DIEHL AL PLS No 26014



Table with 3 columns: LINE, BEARING, DISTANCE. Contains lines L1 through L4.

Table with 5 columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Contains curves C1 through C77.



GENERAL NOTES:
1 FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
2 STORMWATER DETENTION AREAS ARE NOT THE RESPONSIBILITY OF THE CITY OF FAIRHOPE OR BALDWIN COUNTY TO MAINTAIN BUT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
3 ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
4 THERE IS DEDICATED HEREWITH A 15 FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHT-OF-WAYS, 7.5' ON EACH SIDE OF ALL REAR LOT LINES, AND 15 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON AREA LINES, UNLESS OTHERWISE NOTED.
5 THERE IS DEDICATED HEREWITH A 15 FOOT DRAINAGE EASEMENT (7.5' EACH SIDE) ALONG THE REAR LOT LINES OF ALL LOTS (UNLESS SHOWN OTHERWISE) AND 7.5 FOOT DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES (7.5' FROM OFF EACH SIDE) WHERE A REAR LOT LINE ABUTS A SIDE LOT LINE. THERE SHALL BE A 7.5' DRAINAGE EASEMENT ON EACH SIDE OF EACH LINE FOR A TOTAL OF 15 FEET.
6 MINIMUM FINISHED FLOOR ELEVATIONS SHALL 24 INCHES ABOVE THE HIGHEST GROUND ELEVATION 5 FEET OUTSIDE OF BUILDING.
7 A PROPERTY OWNERS ASSOCIATION (POA) IS REQUIRED TO BE FORMED. THE POA IS REQUIRED TO MAINTAIN ANY AND ALL STORM WATER FACILITIES AND STRUCTURES LOCATED OUTSIDE OF THE PUBLICLY ACCEPTED RIGHT-OF-WAY.
8 ALL ACCESS STREETS TO ADJACENT PROPERTIES THAT ARE NOT CONNECTED AT THE TIME OF THE IMPROVEMENTS SHALL BE POSTED WITH A STOP SIGN BLANK READING "FUTURE THROUGH STREET". THESE SIGNS SHALL BE POSTED BY THE SUBDIVIDER.
9 THE ONLY ALLOWED USES OF THE WETLAND BUFFER SHALL BE PER THE CITY OF FAIRHOPE SUBDIVISION REGULATIONS ARTICLE V SECTION F 4 STREAM B.

CERTIFICATE OF APPROVAL BY THE E-911 ADDRESSING:
THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 17th DAY OF April, 2018.

CERTIFICATE OF APPROVAL BY THE CITY OF FAIRHOPE UTILITIES (WATER):
THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 17th DAY OF April, 2018.

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 17th DAY OF April, 2018.

CERTIFICATE OF APPROVAL BY AT&T (TELEPHONE):
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 17th DAY OF April, 2018.

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY SEWER SERVICE (SEWER):
HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 17th DAY OF April, 2018.

CERTIFICATE OF APPROVAL BY THE FAIRHOPE PLANNING COMMISSION:
THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING COMMISSION OF FAIRHOPE, ALABAMA, AND IS APPROVED BY SUCH COMMISSION.

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER:
THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 17th DAY OF April, 2018.

ENGINEER'S CERTIFICATE
I, JASON N. ESTES, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA, LICENSE NO. 22714, HEREBY CERTIFY THAT I HAVE DESIGNED THE IMPROVEMENTS FOR THIS DEVELOPMENT IN CONFORMANCE WITH APPLICABLE CODES AND LAWS AND WITH THE PRINCIPLES OF GOOD ENGINEERING PRACTICE INCLUDING THE DRAINAGE DESIGN REQUIREMENTS OF THE FAIRHOPE 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 AS-BUILTS PROVIDED TO THE CITY OF FAIRHOPE ARE A TRUE AND ACCURATE REPRESENTATION OF THE IMPROVEMENTS AS INSTALLED, AND THAT SAID IMPROVEMENTS ARE HEREBY RECOMMENDED FOR ACCEPTANCE BY THE CITY OF FAIRHOPE, ALABAMA.

CERTIFICATE OF LEASEHOLD OWNERSHIP
I, THE UNDERSIGNED, OWNER OF THE VERANDAS, LLC, AN ALABAMA LIMITED LIABILITY CORPORATION, AS PROPRIETOR(S), HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS THE VERANDAS PHASE TWO, BALDWIN COUNTY, ALABAMA, AND THAT THE STREETS AND EASEMENTS, AS SHOWN ON SAID PLAT, ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

SIGNED AND SEALED IN THE PRESENCE OF
Albert Cortez, III
PRINT NAME SIGNATURE

CERTIFICATE OF NOTARY PUBLIC:
STATE OF ALABAMA
COUNTY OF BALDWIN
I, M. Susan Adams, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT THE ABOVE, WHOSE NAME AS SHOWN ON THE WITHIN PLAT, OF THE LANDS PLATTED HEREON 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.

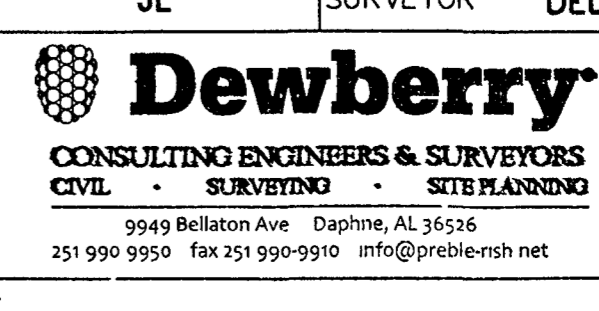
GIVEN UNDER MY HAND AND OFFICIAL SEAL THE 17th DAY OF April, 2018
M. Susan Adams 11-23-17
NOTARY PUBLIC MY COMMISSION EXPIRES

NOTE:
THE VERANDAS, LLC IS RECORDING THIS PLAT OF THE VERANDAS, A SUBDIVISION AND HAS DESIGNATED CERTAIN AREAS OF LAND AS COMMON AREA INTENDED FOR THE PRIVATE USE OF THE LOT OWNERS IN THE VERANDAS, A SUBDIVISION.
THE COMMON AREA IS NOT DEDICATED, DONATED, NOR GIVEN FOR USE BY THE GENERAL PUBLIC BUT SHALL BE CONVEYED TO THE VERANDAS PROPERTY OWNERS' ASSOCIATION, INC., FOR THE COMMON USE AND PRIVATE ENJOYMENT OF THE LOT OWNERS IN THE VERANDAS, A SUBDIVISION AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO THE VERANDAS, A SUBDIVISION. THIS PLAT IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF THE DECLARATION.

CERTIFICATE OF OWNERSHIP
WE, FAIRHOPE SINGLE TAX CORPORATION, AN ALABAMA CORPORATION, HEREBY STATE THAT WE ARE THE OWNERS OF THE LANDS DESCRIBED HEREON AND DO HEREBY DEDICATE ALL ROADS, STREETS, ALLEYS AND EASEMENTS SHOWN ON THIS PLAT TO THE PUBLIC.
WE, THE PRESIDENT AND SECRETARY 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 HEREIN INDICATED.

FAIRHOPE SINGLE TAX CORPORATION, AN ALABAMA CORPORATION
BY: AS ITS, PRESIDENT
ATTEST: SECRETARY

THE VERANDAS PHASE TWO
MARCH 8, 2018 - SHEET 1 OF 1
BOUNDARY SURVEY AND PLAT OF SUBDIVISION
DESIGN DED DRAWN DED CHKD. MSP
ENG JL SURVEYOR DED PROJ. MGR MSP
SCALE 1"=100'
PROJ. NO. 50086218
FILE 50086218FINAL
SHEET 1 of 1



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