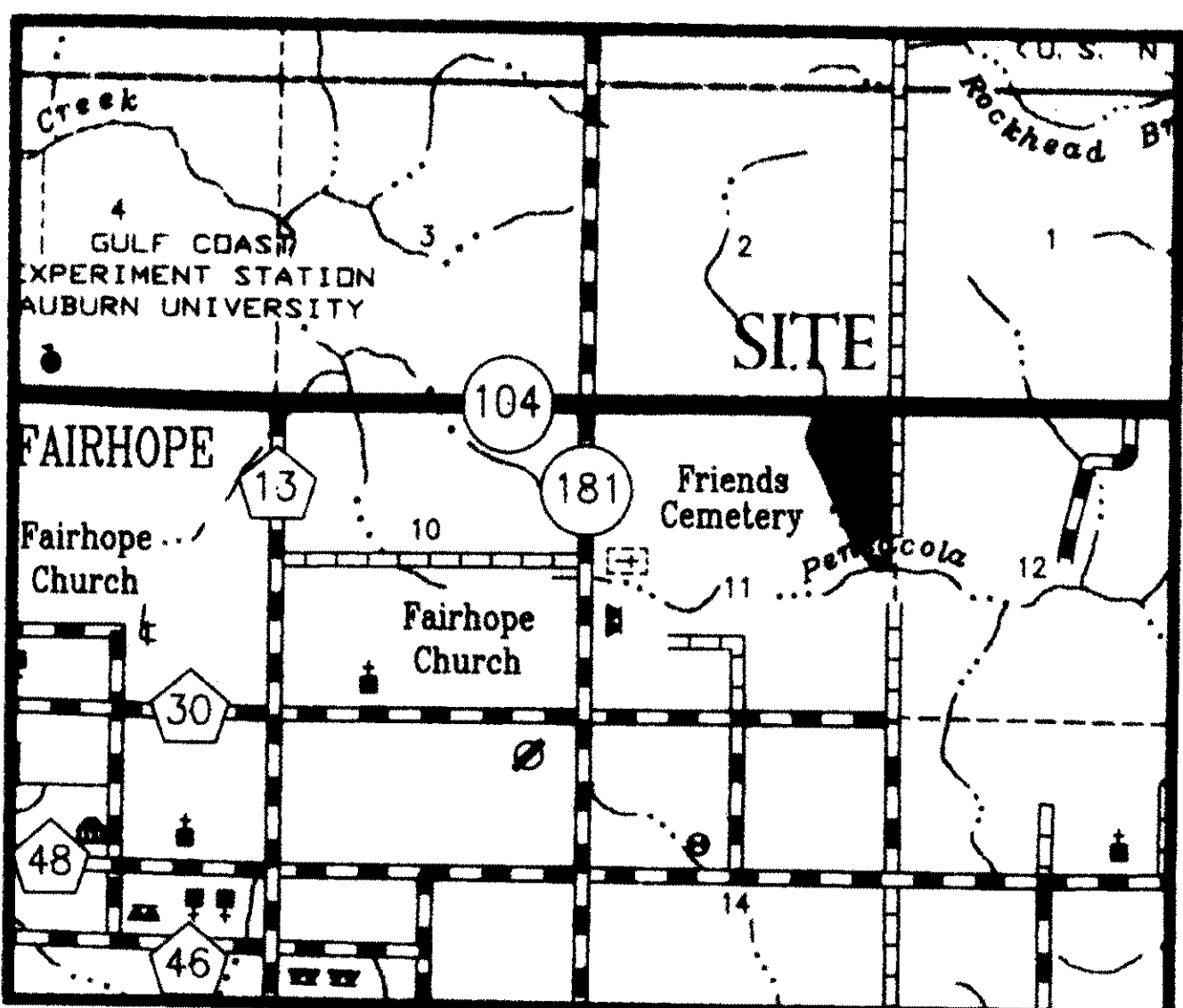
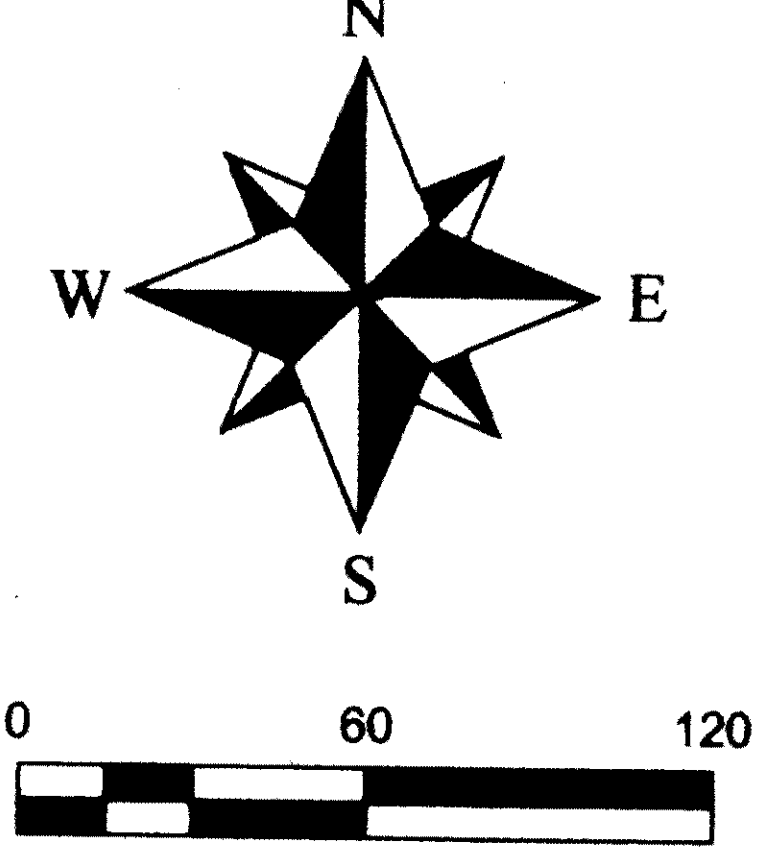




VICINITY MAP
1 INCH = 1 MILE

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 A 7.5 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 A 15 FOOT DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES (7.5 FOOT 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 BE 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.



LEGEND:
● = 5/8"CRF (CA1109LS)
● = 5/8"CRS (CA1109LS)
--- = BUILDING SETBACK LINE

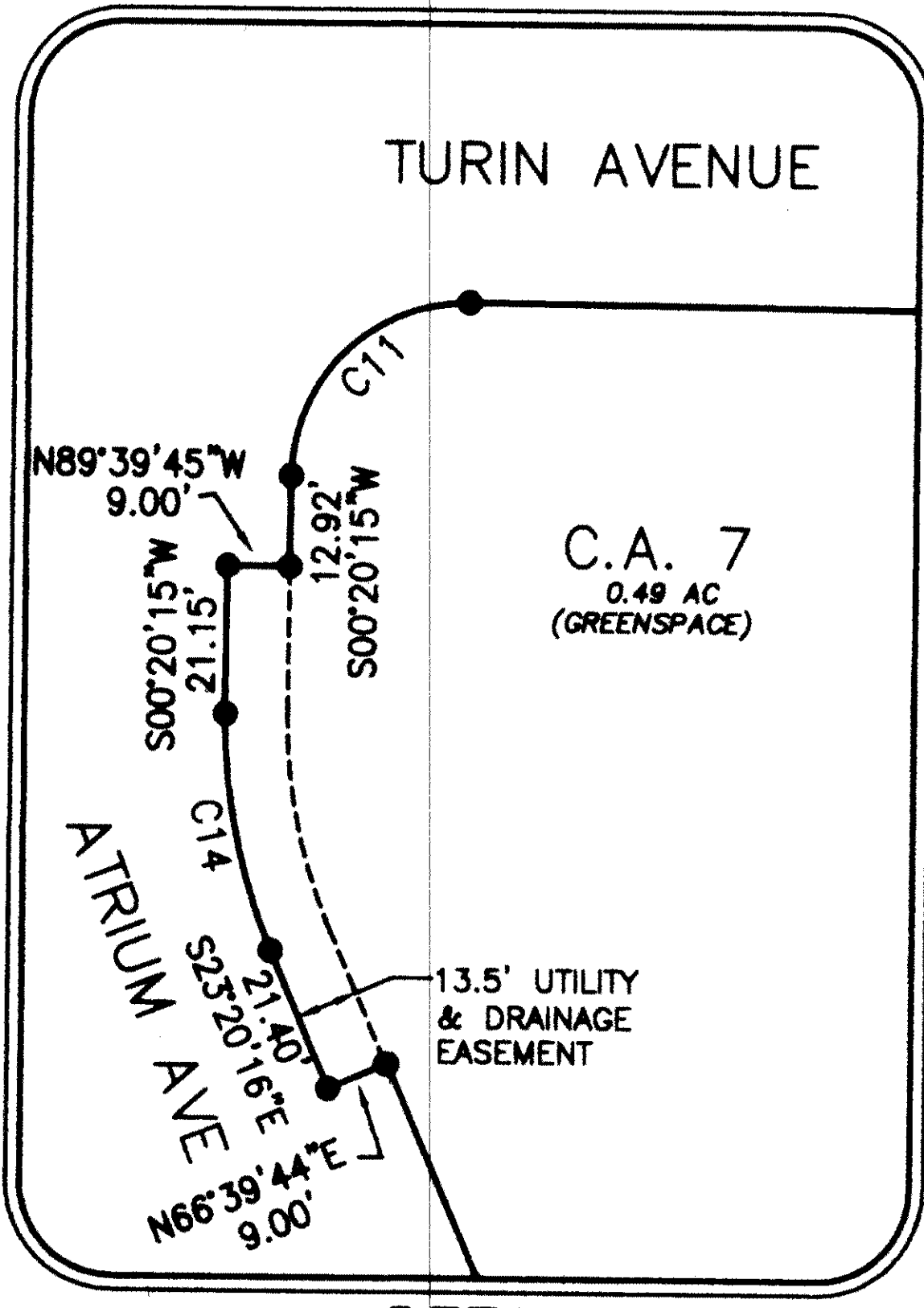
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	20.00'	62.82'	S00°01'36"W	40.00'
C2	25.00'	39.14'	S45°11'22"W	35.26'
C3	25.00'	39.27'	S44°39'45"E	35.36'
C4	34.00'	53.58'	S44°48'38"E	48.21'
C5	25.00'	39.40'	S44°48'38"E	35.45'
C6	25.00'	39.27'	S45°20'15"W	35.36'
C7	25.00'	39.27'	S44°39'45"E	35.36'
C8	25.00'	10.29'	N78°32'54"E	10.22'
C9	25.00'	28.98'	N33°32'54"E	27.39'
C10	25.00'	39.27'	N44°39'45"W	35.36'
C11	25.00'	39.27'	S45°20'15"W	35.36'
C12	75.00'	39.27'	S44°39'45"E	35.36'
C13	100.00'	41.32'	S11°30'00"E	41.03'
C14	84.00'	34.71'	S11°30'00"E	34.46'
C15	125.00'	39.65'	S08°44'59"E	39.48'
C16	125.00'	12.00'	S20°35'15"E	12.00'
C17	75.00'	41.33'	S39°07'30"E	40.81'
C18	75.00'	45.49'	S72°17'15"E	44.79'
C19	100.00'	115.76'	S56°30'00"E	109.40'
C20	125.00'	9.82'	S25°35'17"E	9.82'
C21	125.00'	81.18'	S46°26'34"E	79.76'
C22	125.00'	53.70'	S77°21'17"E	53.29'
C23	25.00'	39.27'	S45°20'15"W	35.36'
C24	25.00'	39.27'	S44°39'45"E	35.36'

SURVEYOR/ENGINEER

DEWBERRY
25353 FRIENDSHIP RD
DAPHNE, AL 36526
SURVEYOR-JOHN G AVENT-AL PLS 27393
ENGINEER-JASON N ESTES-AL LIC. 22714

OWNER

THE VERANDAS LLC
P.O. BOX 396
MONTROSE, AL 36559



DETAIL A
1" = 40'

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 DAY OF June 20, 2019.

Aubrey J. [Signature]
AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY 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 DAY OF June 20, 2019.

[Signature]
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES (ELECTRIC)

THE UNDERSIGNED, AS AUTHORIZED BY RIVERA UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS DAY OF June 20, 2019.

[Signature]
AUTHORIZED REPRESENTATIVE

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 DAY OF June 20, 2019.

[Signature]
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY SEWER SERVICE (SEWER)

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY SEWER SERVICE (SCSS) HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS DAY OF June 20, 2019.

[Signature]
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY THE FAIRHOPE PLANNING COMMISSION

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

THE CITY OF FAIRHOPE PLANNING COMMISSION
BY: [Signature] DATE: JULY 29, 2019
SEWER DEVELOPMENT SVS MANAGER

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.

DATED THIS 29th DAY OF August 2019
[Signature]
COUNTY ENGINEER

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 CONFORMITY 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 IMPROVEMENTS 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.

JASON N. ESTES, ENGINEER
DATE: 5-21-19

THE VERANDAS, PHASE FOUR, AS-BUILT PLANS, WHICH ARE CERTIFIED, CONSIST OF PAGES 1 THRU 30 EACH OF WHICH BEARS MY SEAL AND SIGNATURE.

CERTIFICATE OF LEASEHOLD OWNERSHIP

I, THE UNDERSIGNED, OWNER OF THE VERANDAS, LLC, AN ALABAMA LIMITED LIABILITY CORPORATION, AS PROPRIETOR(S), HAVE CAUSED THE LAND EMBRAZED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS THE VERANDAS PHASE FOUR, 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:

PRINT NAME: Albert Cortez III
SIGNATURE: [Signature]
PRINT NAME: Bruce A. Bigler
SIGNATURE: [Signature]
WITNESS

CERTIFICATE OF NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN
I, [Signature], a Notary Public in and for said county, in said county, do hereby certify that the above, whose name is [Signature], has acknowledged before me 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 27th DAY OF June 2019
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-14-2021

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.

FST HIGBEE, RICHARD E
ETUX RITA B
11011 HIGBEE RD
FAIRHOPE, AL 36532
UNZONED

RECORDING STAMP

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

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

ALA HWY 104 PUBLIC R/W - WIDTH VARIES

COMMON AREA 6

1.20 ACRES
(GREENSPACE)

POINT OF BEGINNING
(CA 1108.9)



SITE DATA:

ZONING: UNZONED
CITY OF FAIRHOPE E.T.J.
TOTAL ACREAGE: 57.64 ACRES
NUMBER OF LOTS: 32
DENSITY: 1.91 LOTS/ACRE (WETLANDS - LOT 62 NOT INCLUDED)
SMALLEST LOT: 14,817 S.F.
LARGEST LOT: 23,561 S.F.
LIN. FT. OF STREETS: 2,498 L.F.
COMMON AREA: 1.69 ACRES
WETLANDS (LOT 62): 40.87 ACRES

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: RIVERA UTILITIES
TELEPHONE SERVICE: AT&T

FLOOD CERTIFICATE:

THIS PROPERTY LIES WITHIN ZONE "X" AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF BALDWIN COUNTY, ALABAMA, MAP NUMBER 01003C065 M, MAP EFFECTIVE DATE 4/19/2019.

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, Lee O. Turner and Reuben E. Davidson, III, WHOSE NAMES AS 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 HEREON INDICATED.

DATED THIS 21st DAY OF June, 2019

FAIRHOPE SINGLE TAX CORPORATION,
AN ALABAMA CORPORATION

BY: [Signature]
AS ITS PRESIDENT

ATTEST: [Signature]
SECRETARY

CERTIFICATE OF NOTARY PUBLIC:

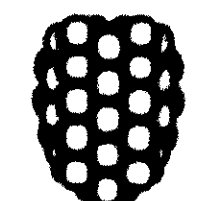
STATE OF ALABAMA
COUNTY OF BALDWIN
I, [Signature], a Notary Public in and for said county, in said county, do hereby certify that the above, whose name is [Signature], has acknowledged before me the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed 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 21st DAY OF June, 2019
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 4/2/2022

THE VERANDAS PHASE FOUR

BOUNDARY SURVEY AND PLAT OF SUBDIVISION

DESIGN	DED	DRAWN	DED	CHKD.	MSP
ENG	JL	SURVEYOR	JGA	PROJ MGR	MSP
SCALE 1"=60'					
PROJ. NO. 50086218					
FILE 50086218.FINAL					
SHEET 1 of 2					



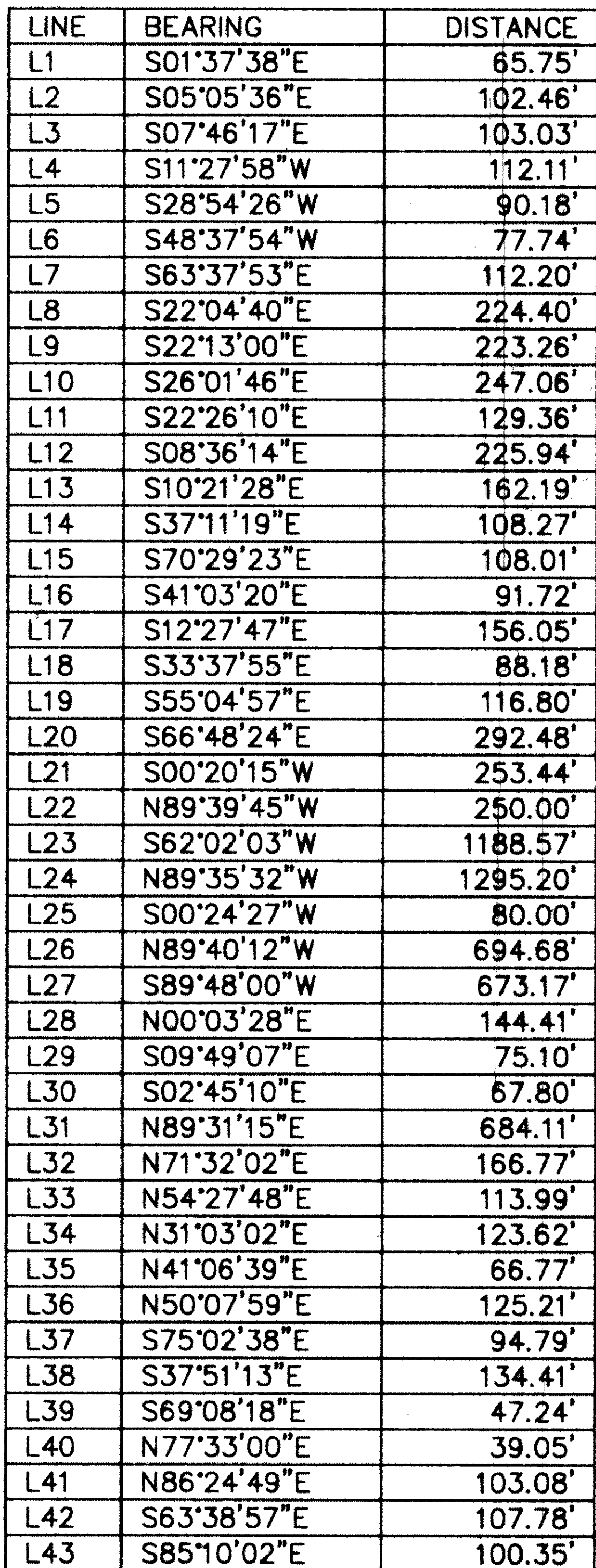
Dewberry

25353 Friendship Road Daphne, AL 36526
251.990.0950 fax 251.990.9815

SLIDE 0002691-D

RECORDING STAMP

LINE	BEARING	DISTANCE
L44	N84°42'17"E	711.72'
L45	N85°47'22"E	136.71'
L46	N78°24'50"E	107.41'
L47	N39°07'54"E	112.70'
L48	N66°06'36"E	128.42'
L49	N39°51'43"E	195.25'
L50	S89°31'12"E	102.84'
L51	N31°51'07"E	92.92'
L52	S87°18'15"E	77.39'
L53	S56°22'12"E	39.97'
L54	S89°16'20"E	41.21'
L55	N53°29'23"E	40.63'
L56	N65°41'18"E	37.60'
L57	N59°25'27"E	72.35'
L58	N38°55'22"E	20.10'
L59	N39°48'47"W	31.80'
L60	N57°38'33"W	85.58'
L61	N26°40'50"W	350.79'
L62	N38°14'55"W	85.52'
L63	N64°39'49"W	100.08'
L64	N50°03'13"W	100.98'
L65	N34°01'41"W	37.78'
L66	N05°33'59"W	118.18'
L67	N18°04'53"W	75.56'
L68	N02°03'42"E	128.58'
L69	N14°05'57"E	69.11'
L70	N08°44'35"W	122.05'
L71	N21°52'15"W	107.16'
L72	N36°57'41"W	82.49'
L73	N61°09'21"W	91.64'
L74	N24°09'11"W	193.78'
L75	N42°19'58"W	125.25'
L76	N23°45'51"W	467.91'
L77	N05°13'26"W	137.29'
L78	N31°20'00"W	211.83'
L79	N42°05'34"E	102.76'
L80	N80°20'49"E	97.96'
L81	N53°01'53"E	189.74'
L82	S87°49'54"E	32.71'
L83	N46°31'23"E	31.39'
L84	S89°57'32"E	54.36'
L85	S24°23'18"E	83.59'



BOUNDARY SURVEY AND PLAT OF SUBDIVISION					
DESIGN	DED	DRAWN	DED	CHKD.	MSP
ENG	JL	SURVEYOR	JGA	PROJ MGR	MSP
 25353 Friendship Road Daphne, AL 36526 351-990-9950 Fax 351-990-9815				SCALE	1" = 200'
				PROJ. NO.	50086218
				FILE	50086218/FINAL
				SHEET	2 OF 2.