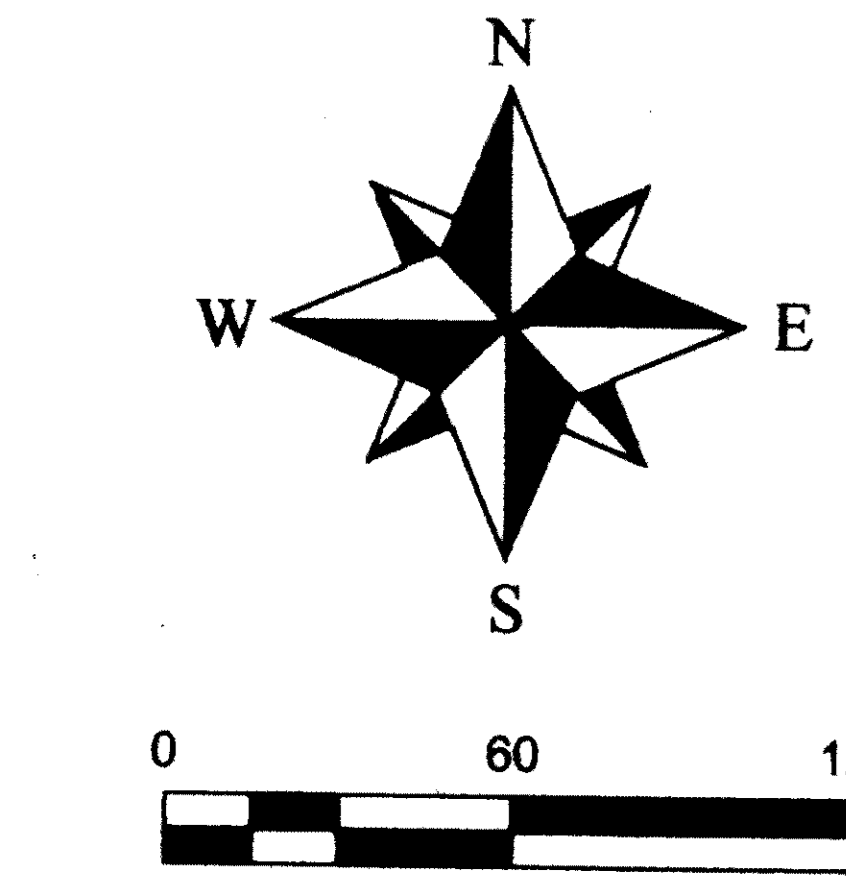


VICINITY MAP
1 INCH = 1 MILE

- GENERAL NOTES:**
- FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
 - 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.
 - ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
 - 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.
 - 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.
 - MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE 24 INCHES ABOVE THE HIGHEST GROUND ELEVATION 5 FEET OUTSIDE OF BUILDING.
 - 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 (C1109LS)
 - 5/8" CRS (C1109LS)
 - 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'	S44°39'45"E	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
 MONROSE, AL 36559

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 21ST DAY OF JUNE, 2019.

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 21ST DAY OF JUNE, 2019.

CERTIFICATE OF APPROVAL BY RIVERIA UTILITIES (ELECTRIC):
 THE UNDERSIGNED, AS AUTHORIZED BY RIVERIA UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 21ST DAY OF JUNE, 2019.

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 21ST DAY OF JUNE, 2019.

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 21ST DAY OF JUNE, 2019.

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 21ST DAY OF JUNE, 2019.

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 REPRESENTATION OF 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: 6-21-19

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 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]

CERTIFICATE OF NOTARY PUBLIC:
 STATE OF ALABAMA
 COUNTY OF BALDWIN
 I, Sonia Ann Mowery, a Notary Public in and for said county, in said state, do hereby certify that the above, whose name is [Name], has appeared before me, a Notary Public, 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.
 MY COMMISSION EXPIRES 7-14-2021

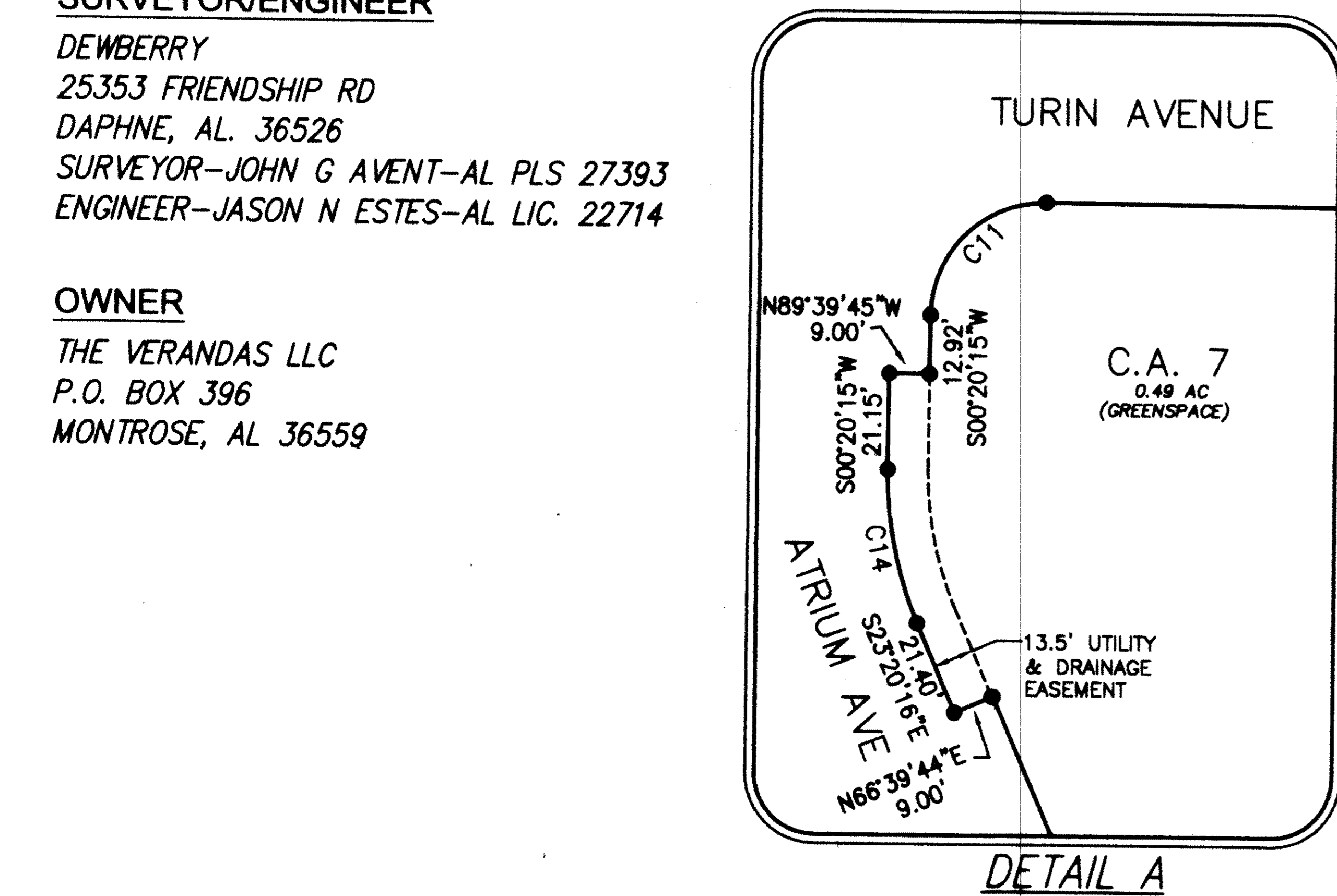
NOTE:
 THE VERANDAS, LLC IS RECORDING THIS PLAT OF THE VERANDAS, A SUBDIVISION AND HAS DESIGNATED CERTAIN AREAS OF LAND AS COMMON AREA INTENDED FOR THE PRIVATE USE OF THE LOT OWNERS IN THE VERANDAS, A SUBDIVISION.
 THE COMMON AREA IS NOT DEDICATED, DONATED NOR GIVEN FOR USE BY THE GENERAL PUBLIC BUT 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
 11311 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



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: RIVERIA 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 010030665 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, Adam M. Arnold, a Notary Public in and for said county, in said state, do hereby certify that the above, whose name is [Name], has appeared before me, a Notary Public, 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.
 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
25353 Friendship Road Daphne, AL 36526					
251-990-0950 fax 251-990-9815					
SCALE 1"=60'					
PROJ. NO. 50086218					
FILE 50086218FINAL					
SHEET 1 of 2					

