BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 6/20/2019 2:20 PM
TOTAL $ 44.00
1 Pages

1766838

SLIDE 0002685-D

CERTIFICATE OF APPROVAL BY THE E-911 ADDRESSING:

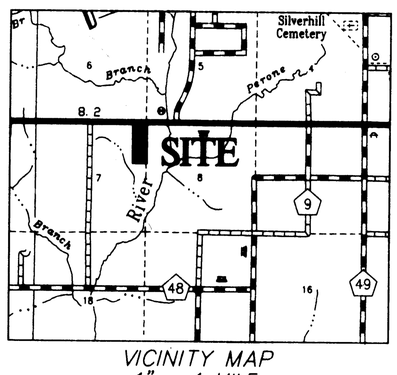
THE UNDERSIGNED, AS AUTHORIZED BY E-911 BOARD HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 28th DAY OF May, 2019.

S. Roberts
AUTHORIZED REPRESENTATIVE

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 01003C0670L, COMMUNITY NUMBER 015000, PANEL NUMBER 0670, SUFFIX M, MAP REVISED DATE APRIL 19, 2019.

PROPERTY IS LOCATED IN THE NW 1/4 OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.



VICINITY MAP
1" = 1 MILE

SURVEYOR\ENGINEER:
DEWBERRY
25353 FRIENDSHIP RD - DAPHNE, AL. 36526
JOHN G. AVENT, PLS LIC. NO. 27393
JARED D. LANDRY, PE LIC. NO. 35618

DEVELOPER/OWNER:
TH FAIRHOPE FALLS 2018, LLC
29891 WOODROW LANE, STE. 300
SPANISH FORT, AL 36527

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 23rd DAY OF May, 2019.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY AT&T: (TELEPHONE)

THE UNDERSIGNED, AS AUTHORIZED BY CONNEXION TECHNOLOGIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 28th DAY OF May, 2019.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY SEWER SERVICE: (SEWER)

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, THIS 28 DAY OF May, 2019.

AUTHORIZED REPRESENTATIVE

Baldwin County Sewer Service, L.L.C. P.O. Box 1369 Fairhope, AL 36532 BCSS (251) 971-3002

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 6 DAY OF June, 2019.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY CITY OF FAIRHOPE UTILITIES (GAS):

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 6 DAY OF June, 2019.

AUTHORIZED REPRESENTATIVE

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.

THE CITY OF FAIRHOPE PLANNING COMMISSION

BY: _____ DATE: JUNE 19, 2019
~~SECRETARY~~ INTERIM DIRECTOR

ENGINEER'S CERTIFICATE

I, THE UNDERSIGNED, A REGISTERED ENGINEER IN THE STATE OF ALABAMA HOLDING LICENSE NUMBER 35618, HEREBY CERTIFY THAT I HAVE DESIGNED THE WITHIN IMPROVEMENTS IN CONFORMITY WITH APPLICABLE CODES AND LAWS AND WITH THE PRINCIPALS OF GOOD ENGINEERING PRACTICE. I FURTHER CERTIFY THAT I HAVE OBSERVED THE CONSTRUCTION OF THE WITHIN IMPROVEMENTS, THAT THE SAME CONFORMS TO MY DESIGN, THAT THE WITHIN IS A TRUE AND ACCURATE REPRESENTATION OF IMPROVEMENTS AS INSTALLED AND THAT SAID IMPROVEMENTS ARE HEREBY RECOMMENDED FOR ACCEPTANCE BY THE CITY OF FAIRHOPE, ALABAMA.

PROJECT ENGINEER

5/21/19
DATE

FAIRHOPE FALLS PHASE 2

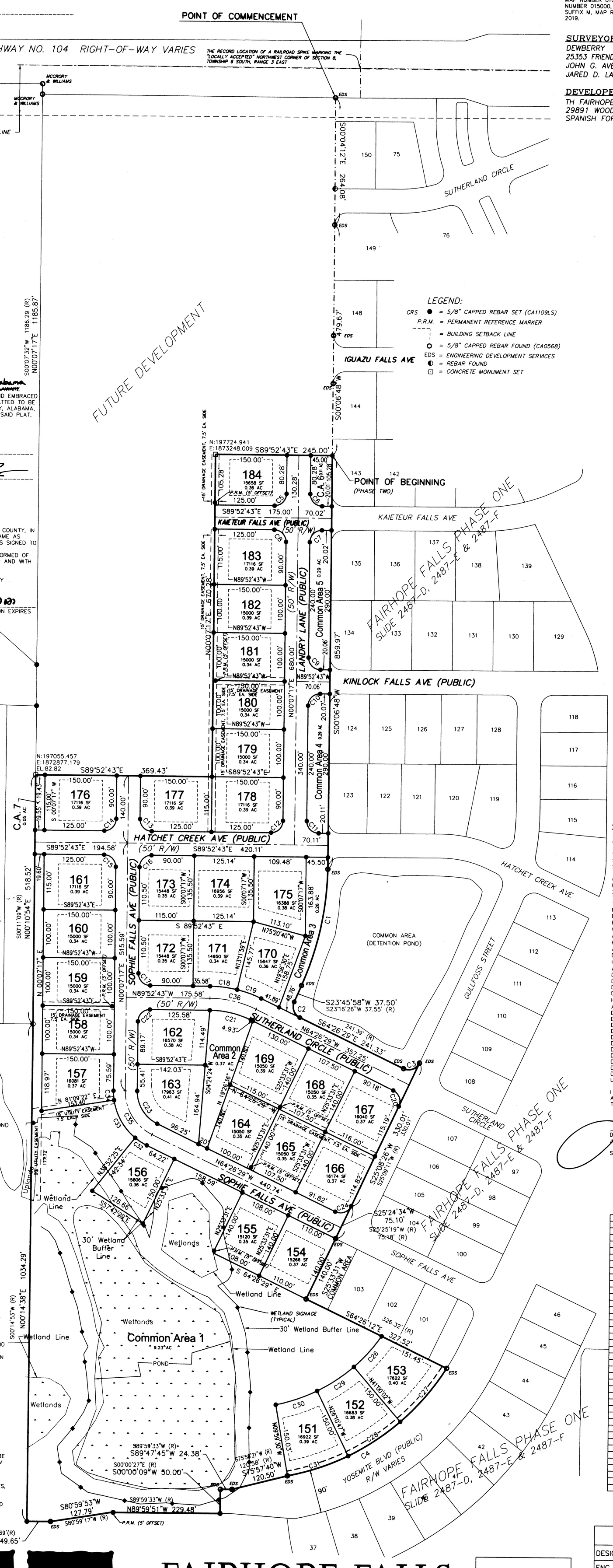
PLANS WHICH ARE CERTIFIED CONSIST OF PAGE 1 THRU 23, EACH OF WHICH BEARS MY SEAL AND SIGNATURE.

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 20 DAY OF June, 2019.

COUNTY ENGINEER SLP



SITE DATA

CURRENT ZONING: NONE
MINIMUM LOT SIZE: 7,500 SF
LIN. FT. STREETS: 3,582 LF
NUMBER OF LOTS: 34
SMALLEST LOT: 14,950 FT
LARGEST LOT: 17,963 FT
COMMON AREAS: 10.60 AC
TOTAL AREA: 27.05 AC

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

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

DEDICATION:

I, THE UNDERSIGNED, OWNER OF Th Fairhope Falls 2018, LLC, A ~~DELAWARE~~ Alabama CORPORATION, AS PROPRIETOR(S), HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS FAIRHOPE FALLS 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:

NATHAN L. COX
PRINT NAME SIGNATURE

Robert A. Riis
WITNESS SIGNATURE

ACKNOWLEDGMENT OF DEDICATION:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Kathryn McAleer Huey, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT THE ABOVE, WHOSE NAME AS Manager 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 23rd DAY OF May, 2019.

NOTARY PUBLIC MY COMMISSION EXPIRES May 23, 2022

KATHRYN MCALEER HUEY
My Commission Expires
May 23, 2022

SURVEYOR'S CERTIFICATE:

STATE OF ALABAMA
COUNTY OF BALDWIN

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

COMMENCE AT A CAPPED REBAR (EDS) AT THE NORTHWEST CORNER OF FAIRHOPE FALLS SUBDIVISION, PHASE ONE, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED AT SLIDES 2487-D, 2487-E AND 2487-F, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA,
THENCE RUN SOUTH 00 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF 264.08 FEET; THENCE RUN SOUTH 00 DEGREES 06 MINUTES 48 SECONDS WEST, A DISTANCE OF 479.67 FEET FOR A POINT OF BEGINNING AND RUN THENCE SOUTH 00 DEGREES 06 MINUTES 48 SECONDS WEST, A DISTANCE OF 859.97 FEET; THENCE ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 249.79 FEET, HAVING A RADIUS OF 625.00 FEET, (CHORD BEARS SOUTH 12 DEGREES 19 MINUTES 00 SECONDS WEST, A DISTANCE OF 248.13 FEET); THENCE RUN SOUTH 23 DEGREES 45 MINUTES 58 SECONDS WEST, A DISTANCE OF 37.50 FEET; THENCE ALONG A CURVE TO THE LEFT, AN ARC DISTANCE OF 38.49 FEET, HAVING A RADIUS OF 25.00 FEET, (CHORD BEARS SOUTH 20 DEGREES 20 MINUTES 15 SECONDS EAST, A DISTANCE OF 34.80 FEET); THENCE RUN SOUTH 64 DEGREES 26 MINUTES 29 SECONDS EAST, A DISTANCE OF 241.33 FEET; THENCE ALONG A CURVE TO THE LEFT, AN ARC DISTANCE OF 39.29 FEET, HAVING A RADIUS OF 25.00 FEET, (CHORD BEARS NORTH 70 DEGREES 18 MINUTES 47 SECONDS EAST, A DISTANCE OF 35.37 FEET); THENCE RUN SOUTH 25 DEGREES 08 MINUTES 26 SECONDS WEST, A DISTANCE OF 330.01 FEET; THENCE RUN SOUTH 25 DEGREES 24 MINUTES 34 SECONDS WEST, A DISTANCE OF 75.10 FEET; THENCE RUN SOUTH 25 DEGREES 33 MINUTES 31 SECONDS WEST, A DISTANCE OF 140.00 FEET; THENCE RUN SOUTH 64 DEGREES 26 MINUTES 12 SECONDS EAST, A DISTANCE OF 327.52 FEET; THENCE ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 412.84 FEET, HAVING A RADIUS OF 505.00 FEET, (CHORD BEARS SOUTH 55 DEGREES 36 MINUTES 42 SECONDS WEST, A DISTANCE OF 401.44 FEET); THENCE RUN SOUTH 75 DEGREES 57 MINUTES 40 SECONDS WEST, A DISTANCE OF 120.50 FEET; THENCE RUN SOUTH 89 DEGREES 47 MINUTES 45 SECONDS WEST, A DISTANCE OF 24.38 FEET; THENCE RUN SOUTH 00 DEGREES 00 MINUTES 09 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 89 DEGREES 59 MINUTES 51 SECONDS WEST, A DISTANCE OF 229.48 FEET; THENCE RUN SOUTH 80 DEGREES 59 MINUTES 53 SECONDS WEST, A DISTANCE OF 127.79 FEET; THENCE RUN NORTH 89 DEGREES 59 MINUTES 51 SECONDS WEST, A DISTANCE OF 49.65 FEET; THENCE RUN NORTH 00 DEGREES 14 MINUTES 38 SECONDS EAST, A DISTANCE OF 1034.29 FEET; THENCE RUN NORTH 00 DEGREES 10 MINUTES 54 SECONDS EAST, A DISTANCE OF 518.52 FEET; THENCE RUN SOUTH 89 DEGREES 52 MINUTES 43 SECONDS EAST, A DISTANCE OF 369.43 FEET; THENCE RUN NORTH 00 DEGREES 07 MINUTES 17 SECONDS EAST, A DISTANCE OF 670.28 FEET; THENCE RUN SOUTH 89 DEGREES 52 MINUTES 43 SECONDS EAST, A DISTANCE OF 245.00 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 27.05 ACRES, MORE OR LESS, AND LIES IN SECTION 7, TOWNSHIP 6 SOUTH, RANGE 3 EAST.

I HEREBY 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.

DEWBERRY
JOHN G. AVENT AL. P.L.S. No. 27393

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

ALABAMA LICENSED No. 27393 PROFESSIONAL LAND SURVEYOR JOHN G. AVENT

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	625.00'	249.79'	126.58'	S 12°19'00" W	248.13'
C1 (R)	625.00'	249.80'	126.59'	N 12°19'27" E	248.14'
C2	25.00'	38.49'	24.23'	S 20°20'15" E	34.80'
C2 (R)	25.00'	38.49'	24.23'	S 20°20'01" E	34.80'
C3	25.00'	39.29'	25.02'	N 70°18'47" E	35.37'
C3 (R)	25.00'	39.45'	25.18'	S 70°21'21" W	35.48'
C4	505.00'	412.84'	218.74'	S 55°36'42" W	401.44'
C4 (R)	505.00'	412.92'	218.79'	N 55°36'28" E	401.52'
CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C5	25.00'	39.27'	25.00'	S45°07'17"W	35.36'
C6	25.00'	39.27'	25.00'	S44°52'43"E	35.36'
C7	25.00'	39.27'	25.00'	N45°07'17"E	35.36'
C8	25.00'	39.27'	25.00'	N44°52'43"W	35.36'
C9	25.00'	39.27'	25.00'	N44°52'43"W	35.36'
C10	25.00'	39.27'	25.00'	N45°07'17"E	35.36'
C11	25.00'	39.27'	25.00'	N44°52'43"W	35.36'
C12	25.00'	39.27'	25.00'	N45°07'17"E	35.36'
C13	25.00'	39.27'	25.00'	S44°52'43"E	35.36'
C14	25.00'	39.27'	25.00'	S45°07'17"W	35.36'
C15	25.00'	39.27'	25.00'	S44°52'43"E	35.36'
C16	25.00'	39.27'	25.00'	S45°07'17"W	35.36'
C17	25.00'	39.27'	25.00'	N44°52'43"W	35.36'
C18	250.00'	57.06'	28.66'	S83°20'22"E	56.94'
C19	250.00'	53.93'	27.07'	N70°37'15"W	53.82'
C20	25.00'	39.09'	24.82'	N19°39'02"W	35.23'
C21	200.00'	88.79'	45.14'	S77°09'36"E	88.07'
C22	25.00'	39.27'	25.00'	S45°07'17"W	35.36'
C23	75.00'	84.51'	47.38'	N32°09'36"W	80.11'
C24	25.00'	39.45'	25.18'	S70°20'58"W	35.48'
C25	25.00'	39.27'	25.00'	N19°26'29"W	35.36'
C26	355.00'	86.72'	43.58'	S42°00'46"W	86.51'
C27	505.23'	148.21'	74.64'	S40°36'07"W	147.68'
C28	505.00'	130.62'	65.68'	S56°25'03"W	130.26'
C29	355.00'	91.82'	46.17'	S56°25'15"W	91.57'
C30	355.00'	91.62'	46.07'	N71°13'28"E	91.37'
C31	505.00'	134.01'	67.40'	S71°25'46"W	133.61'
C32	125.00'	29.05'	14.59'	N57°47'02"W	28.98'
C33	125.00'	92.25'	48.34'	N29°59'07"W	90.17'
C34	125.00'	19.56'	9.80'	N04°21'41"W	19.54'
C35	100.00'	112.68'	63.17'	N32°09'36"W	106.82'
C36	225.00'	99.89'	50.78'	S77°09'36"E	99.07'

SURVEYOR'S NOTES:

1. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
2. DESCRIPTION AS FURNISHED BY CLIENT.
3. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
4. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
5. THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
6. SURVEY WAS CONDUCTED ON JULY 1ST, 5TH, 6TH AND 7TH 2016; AND IS RECORDED IN FIELD BOOK #303, AT PAGES 42-47, AND IN AN ELECTRONIC DATA FILE. FINAL CORNERS WERE SET IN APRIL, 2019.
7. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES.
8. THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A RETRACEMENT AND PROPORTIONING OF THE ORIGINAL GOVERNMENT SURVEY.

GENERAL NOTES:

1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
2. STORMWATER DETENTION AREAS, COMMON AREAS, AND DRAINAGE EASEMENTS ARE NOT THE RESPONSIBILITY OF CITY OF FAIRHOPE OR BALDWIN COUNTY TO MAINTAIN.
3. ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
4. THERE IS DEDICATED HEREWITH A 10 FOOT DRAINAGE/UTILITY EASEMENT ON ALL LOT LINES ADJACENT TO RIGHT-OF-WAYS AND A 15 FOOT (7.5 FEET EACH SIDE) UTILITY EASEMENT ALONG ALL SIDE LOT LINES, AND 10 FOOT UTILITY EASEMENT ALONG COMMON AREA R.O.W.S.
5. MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE 18" ABOVE THE HIGHEST GROUND ELEVATION 10 FEET OUTSIDE OF BUILDING. SEE FAIRHOPE BUILDING DEPT. FOR SPECIFIC REQUIREMENT.
6. ALL STREET LIGHTS TO BE INSTALLED IN THIS SUBDIVISION, SHALL BE IN COMPLIANCE WITH THE CITY OF FAIRHOPE STANDARDS.
7. FENCES AND/OR ACCESSORY STRUCTURES ARE NOT ALLOWED IN DRAINAGE OR UTILITY EASEMENTS.
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. SIDEWALKS ADJACENT TO LOTS SHALL BE CONSTRUCTED BY LOT OWNER AT THE TIME OF HOUSE CONSTRUCTION.
10. THE ONLY ALLOWED USES OF THE WETLAND BUFFER SHALL BE PER THE CITY OF FAIRHOPE SUBDIVISION REGULATIONS ARTICLE V SECTION F 4. STREAM B.
11. NO SODDING OF WETLANDS BUFFER SHALL TAKE PLACE.
12. WETLAND BUFFER LOCATIONS EVERY 100 FEET SHALL BE CLEARLY DELINEATED ON ALL GRADING PLANS, SUBDIVISION PLATS, SITE PLANS AND ANY OTHER DEVELOPMENT PLANS. THE OUTSIDE LIMIT OF THE BUFFER MUST BE CLEARLY MARKED ON-SITE WITH PERMANENT SIGNS PLACED EVERY 100 FEET, PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.

FAIRHOPE FALLS PHASE TWO

RECORDING STAMP

FINAL PLAT
MAY 10, 2019 - SHEET 1 OF 1 SHEETS

BOUNDARY SURVEY AND PLAT OF SUBDIVISION

DESIGN	D.E.D.	DRAWN	A.E.F.	CHKD.	M.S.P.
ENG	J.D.L.	SURVEYOR	J.G.A.	PROJ MGR	M.S.P.
				SCALE	1"=100'
				PROJ. NO.	50082843
				FILE	50082843
				SHEET	1 OF 1

Dewberry
25353 Friendship Road Daphne, AL 36526
251.990.9950 fax 251.929.9815

NATHAN\50082843-FAIRHOPE FALLS 2-3\PLN\50082843-FINAL PH 2.dwg