**Exhibit C** S-2746C FAIRHOPE AVENUE ENTRANCE DETAIL SCALE 1"=40' TWIN BEECH ROAD TWIN BEECH ROAD POINT OF COMMENCEMENT
NORTHEAST CORNER OF SECTION 30,
TOWNSHIP 6 SOUTH, RANGE 2 EAST C.A.#1 BALDWIN COUNTY, ALABAMA AS SHOWN ON SURVEY BY GEO-SURVEYING, INC., (11/08/99) BATTLES ROAD 25 C.A.#2 JENKINS, PERCY HENRY ETUX O'GWYNONN 18865 SECTION ST FAIRHOPE, AL 36532 JENKINS, SHELLY ETUX DELANEY ELLEN DALE 398 S INGLESIDE ST JORDAN, PATRICK LEE ETAL JORDAN, ELISABE 103 WEDGEWOOD CIR FAIRHOPE, AL 36532 OLD BATTLES ROAD FAIRHOPE, AL 36532 UNZONED WEST 622' (R) 30' BSL-NOT TO SCALE 15' U&DE S89'54'50"W 621.70' (A) S00'07'17"W 104.09' VICINITY MAP 201.52 4" DIA. CONCRETE
MONUMENT SET SIDEWALK EASEMENT S00°01'52"W 29.45' 4" DIA. CONCRETE
MONUMENT SET ELEV=94.26 NAVD88 DETAIL - LOT 25 ELEV=106.09 NAVD88 BALDWAN COUNTY, ALABAMA HARRY D'OLIVE, JR. PROBATE JUDGE Filed/cert. 10/16/2020 12:57 PM 1 TOTAL \$ 54.00 2 Pages THE STUB STREET SHALL PROVIDE FUTURE ACCESS 0' BSL ¬ N89.58'08"W, 201.55' TO ABUTTING PROPERTIES S89'53'32"W 459.00' SLIDE 0002746-C 198.66' LINE DATA <u>83,84</u> BEARING DISTANCE COMMON S89\*54'50"W 38.54' AREA #6 N89'54'50"E L3 N00'03'43"E FFE=104 -PETIOLE DRIVE - L46 CURVE DATA , (PUBLIC R/W) S89\*54'50"W N64\*44'24"E 94.75 S45'42'31"W **23** FFE=105 S40°17'12"W FFE=104 FFE=104 79.25 S40°17'12"W **COMMON** 29.46 AREA #5 N33'44'39" 27.40' FFE=104 34.42 N69'46'53" 68.42' 60.19' 59.71 SECTION COUNTY HIGH N89'58'08"W | 335.16' (PUBLIC R/W) PETIOLE DRIVE C44 N89'58'08"W 344.71 147'18' 47.04 <u>\_</u>122.50'<u>\_</u> S45°04'44"W *11* FFE=104 00°04'44"W 106.07 S44'55'16"E -15' U&DE 48.66 FFE=102 FFE=104 FFE=104 !N34°36'38' 1.92 155.02' (BSL) 83.54 94.67 S89'41'54"E 1,284.76' 10' U&DE & BSL -30' BSL-15' U&DE-TEACHERS RETIREMENT SYSTEM OF ALABAMA \$47\*42'34"W C/O DR DAVID G BRONNER 201 S UNION ST MONTGOMERY, AL 36104 L48 N49\*42'48"W 

 L49
 | \$89\*54'50"W
 | 38.79"

 L50
 | \$17\*50'22"W
 | 67.90"

 L51
 | \$17\*50'22"W
 | 72.95"

 L52
 | \$35\*00'00"W
 | 43.24"

 C42 24'24'59" 160.00' C43 20'00'00" 100.00' C44 30'00'00" 80.00' S52129'41"W 34.91 34,73' **LEGEND** S45117'12"W 41.41 41.89 C45 10°00'00" 130.00'
C46 10°10'59" 180.00'
C47 39°33'42" 180.00' RECORD BEARING OR DISTANCE S45'22'41"W ACTUAL BEARING OR DISTANCE S70°,15'01"W AREA DATA N44,58'08"W 141.42 C48 90°00'00" 100.00' C.A.#1 COMMON AREA #1 C49 90°00′00″ 100.00′ C50 17°48′30″ 100.00′ C51 40°22′21″ 60.00′ C52 72°04′28″ 85.00′ C53 17°09′38″ 100.00′ C54 27°52′10″ 100.00′ 141.42 N45:01'52"E NOTES: MINIMUM FINISHED FLOOR ELEVATIONS (NAVD88) S81103'53"E FFE 16,418 SF N69|53'59"W S53'52'36"W S26|25'11"W 0.344 AC 0.344 AC 0.347 AC 41.41 1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS. CAPPED REBAR FOUND (KOUNTZ) 15.000 SF 2. A PROPERTY OWNERS ASSOCIATION (POA) IS REQUIRED TO BE FORMED. THE POA IS REQUIRED TO MAINTAIN ANY AND ALL CAPPED REBAR FOUND (MOORE) CRF(2) 0.528 AC 0.500 AC 0.498 AC 0.597 AC STORM WATER FACILITIES AND STRUCTURES LOCATED OUTSIDE OF 23.004 S N21'03'55"E 48.16 21,779 SF 21,709 SF 26,022 SF 35,436 SF 18,448 SF 17,063 SF 28,650 SF 48.64 CAPPED REBAR FOUND (HMR) THE PUBLICLY ACCEPTED RIGHT-OF-WAY. 3. STORM WATER DETENTION AREAS ARE NOT THE RESPONSIBILITY OF BALDWIN COUNTY OR THE CITY OF FAIRHOPE TO MAINTAIN. 0.597 AC 0.814 AC 0.424 AC 0.392 AC 0.658 AC 0.346 AC 0.347 AC 0.347 AC CAPPED REBAR FOUND (CA 0092LS) CRF(4) 4. THERE IS A DEDICATED DRAINAGE, UTILITY, AND MAINTENANCE CRF(5) CAPPED REBAR FOUND (WATTIER) EASEMENT OVER THE ENTIRETY OF COMMON AREAS 1, 2, 3, 4, 5 15,088 SF 15,096 SF AND 6. RAILROAD SPIKE FOUND RRSF 5. LOT 29 WILL REQUIRE ITS OWN INDEPENDENT STORMWATER 15,096 SF 15,009 SF 21,748 SF 22,629 SF 15,000 SF 15,000 SF 15,000 SF 0.347 AC 0.499 AC 0.520 AC 0.324 AC 0.344 AC 0.344 AC 0.345 AC 0.345 AC 0.345 AC 0.344 AC 0.346 AC 0.346 AC 0.347 AC 1/2" REBAR FOUND RBF DRAINAGE SYSTEM. 6. CAPPED REBARS (WATTIER) HAVE BEEN SET AT ALL CORNERS CTF CRIMP TOP PIPE FOUND HILL TOP SUBDIVISION UNLESS OTHERWISE NOTED. 7. THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE 4" DIAMETER CONCRETE MONUMENT SET CMS MAINTENANCE, IF APPLICABLE, AND ENERGY COSTS OF THE PHASE ONE BUILDING SETBACK LINE BSL 15,000 SF 15,003 SF 15,043 SF 15,000 SF 15,000 SF 49,256 SF 9,835 SF 2,588 SF STREET LIGHTS. 8. PER ARTICLE V, SECTION F OF THE FAIRHOPE SUBDIVISION U&DE UTILITY & DRAINAGE EASEMENT REGULATIONS, A 50' STREAM BUFFER IS REQUIRED ALONG THE PLAT OF SUBDIVISION SEPTEMBER 21, 2020 SWE SIDEWALK EASEMENT EPHEMERAL STREAM BANK. 9. PERMANENT BUFFER SIGNS SHALL BE PLACED AT 100' INTERVALS ALONG THE OUTSIDE LIMIT OF THE STREAM BUFFER BOUNDARIES. LOT 29 C.A. 1 C.A. 2 C.A. 3 C.A. 4 WATTIER SURVEYING, INC. 10. THE FUTURE DEVELOPER OF LOT 29 SHALL INSTALL WATER 150,022 SF 20,130 SF 17,923 SF 19,165 SF PROFESSIONAL LAND SURVEYORS 240 0.462 AC 0.413 AC SERVICE FOR SAID LOT. 11. ALL DRIVEWAY CULVERT PIPE SHALL BE MINIMUM 22"x13" RCAP \_\_\_\_\_\_ 0.440 AC WITH CONCRETE SLOPE PAVED HEADWALLS. 4318 Downtowner Loop N., Suite H 251-342-2640 1" = 80'Mobile, Alabama 36609 SHEET 1 OF 2 J.O. NO. 19-0309 COMP. FILE 2541, DWG. NO. 6S-2E-30-05, F.B. NO. 71-72

## CERTIFICATION OF OWNERSHIP AND DEDICATION

THIS IS TO CERTIFY THAT TWO HANDS DESIGN & DEVELOPMENT, LLC IS THE OWNER OF THE LAND SHOWN AND DESCRIBED HEREON, AND THAT THE SAME HAS CAUSED SAID LAND 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; AND GRANT ALL EASEMENTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS 30" DAY OF September

CERTIFICATION BY NOTARY PUBLIC

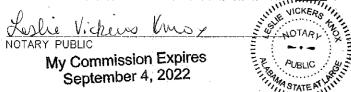
STATE OF ALABAMA COUNTY OF BALDWIN

Lestie Vickers Knox , A NOTARY PUBLIC IN AND FOR SAID STATE AND

COUNTY, HEREBY CERTIFY THAT M. Jason Tickle \_, WHOSE NAME AS

Managing Member of two hands design & development, LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the instrument, and as such officer and with full authority, executed the same voluntarily for and as the act of said CORPORATION

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS 3017 DAY OF <u>September</u>



SURVEYOR'S CERTIFICATE

STATE OF ALABAMA COUNTY OF BALDWIN

I, MARK A. WATTIER, A LICENSED SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF TWO HANDS DESIGN & DEVELOPMENT, LLC, SITUATED IN BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 2 EAST BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00'-04'-39" WEST ALONG THE EAST LINE OF SAID SECTION 30 A DISTANCE OF 979.00 FEET; THENCE RUN SOUTH 89"-54"-50" WEST A DISTANCE OF 40.00 FEET TO A 1/2" REBAR ON THE WEST RIGHT-OF-WAY LINE OF SECTION STREET (AKA COUNTY HIGHWAY NO. 3)(80' R/W), SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN SOUTH 89°-54'-50" WEST A DISTANCE OF 621.70 FEET TO A CAPPED REBAR (CA0092LS); THENCE RUN SOUTH 00°-07'-17" WEST A DISTANCE OF 104.09 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN NORTH 89'-58'-08" WEST A DISTANCE OF 201.55 TO A CAPPED REBAR (WATTIER); THENCE RUN SOUTH 00'-01'-52" WEST A DISTANCE OF 29.45 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN SOUTH 89'-53'-32" WEST A DISTANCE OF 459.00 FEET TO A CAPPED REBAR (WATTIER) ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE RUN SOUTH 00'-16'-36" WEST ALONG SAID WEST LINE A DISTANCE OF 645.05 FEET TO A CRIMP TOP PIPE; THENCE RUN SOUTH 89'-41'-54" EAST A DISTANCE OF 1,284.76 FEET TO A CAPPED REBAR (KOUNTZ) ON THE WEST RIGHT-OF-WAY LINE OF SAID SECTION STREET; THENCE RUN NORTH 00'-03'-43" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 787.02 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 21.175 ACRES, MORE

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 THE BOUNDARIES 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 (C) AS HEREON SHOWN. I FURTHER 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.

WITNESS MY HAND THIS THE 30th DAY OF September, 2020.

SURVEYOR ALABAMA LICENSE #20364

ENGINEER'S CERTIFICATE

STATE OF ALABAMA COUNTY OF BALDWIN

I, THE UNDERSIGNED, A REGISTERED ENGINEER IN THE STATE OF ALABAMA HOLDING CERTIFICATE NUMBER 25748, 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

ACCEPTANCEBEA THE CITY OF FAIRHOPE, ALABAMA. PROJECT BY SHOW A 13/20/22/

HILL TOP SUBDIVISION, PHASE ONE PLANS WHICH ARE CERTIFIED CONSIST OF PAGE  $\perp L$  THRU  $\pm 2$ , EACH OF WHICH BEARS BY SEAL AND SIGNATURE.

CERTIFICATE OF APPROVAL BY THE CITY OF FAIRHOPE PLANNING COMMISSION

CHAIRMAN, PLANNING COMMISSION

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

THE UNDERSIGNED, AS COUNTY ENGINEER OF THE COUNTY OF BALDWIN, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE COUNTY OF THE COUNTY OF BALDWIN, ALABAMA, THIS THE COUNTY OF THE COUNTY OF BALDWIN, ALABAMA, THIS THE COUNTY OF SAME IN THE PROBATE OFFICE OF BALDWIN

COUNTY

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES:

THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES, HEREBY APPROVES THE WITHIN 

AUTHORIZED REPR

CERTIFICATE OF APPROVAL BY FAIRHOPE PUBLIC UTILITIES WATER AND SEWER DEPARTMENT:

THE UNDERSIGNED, AS AUTHORIZED BY FAIRHOPE PUBLIC UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE \_\_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_\_, 2020

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY FAIRHOPE PUBLIC UTILITIES GAS DEPARTMENT:

THE UNDERSIGNED, AS AUTHORIZED BY FAIRHOPE PUBLIC UTILITIES GAS DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE \_\_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_, 2020

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY AT&T:

THE UNDERSIGNED, AS AUTHORIZED BY AT&T, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY 911:

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY 911, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 30th DAY OF Soptember, 2020.

Samantha Roberts AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY PLANNING

THE UNDERSIGNED, AS DIRECTOR OF THE BALDWIN COUNTY PLANNING AND ZONING DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA THIS THE \_\_\_\_\_\_\_ DAY OF Ottler\_\_\_\_\_\_, 2020.

FLOOD CERTIFICATE: THE PROPERTY DESCRIBED HEREON IS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NUMBERS 01003C0756 M AND 01003C0757 M, DATED 04/19/2019, AND IS SHOWN TO BE IN FLOOD ZONE "X-UNSHADED.

UNZONED BALDWIN COUNTY

2,923 LF

15,000 SF

19,619 SF

5.018 AC

SITE DATA CURRENT ZONING: LINEAR FEET OF STREETS: NUMBER OF LOTS: SMALLEST LOT SIZE AVERAGE LOT SIZE: COMMON AREAS:

21.175 AC TOTAL AREA: 1.37 LOTS/ACRE SITE DENSITY: LOT UTILITY & DRAINAGE EASEMENTS

(EXCEPT AS OTHERWISE SHOWN) FRONT & REAR: 15' 15' (7.5' EACH SIDE)

LOT SIDEWALK EASEMENT (EXCEPT AS OTHERWISE SHOWN)

REQUIRED SETBACKS (EXCEPT AS OTHERWISE SHOWN) FRONT: 30' REAR: SIDE SIDE STREET:

> UTILITIES WATER, SEWER & GAS: FAIRHOPE PUBLIC UTILITIES 555 SOUTH SECTION ST., FAIRHOPE, AL 36532 JAY WHITMAN (251) 928-8003

ELECTRICAL: RIVIERA UTILITIES 413 E. LAUREL AVE, FOLEY, AL 36536 SCOTT SLIGH (251) 943-5001

TELEPHONE: 2155 OLD SHELL ROAD, MOBILE, AL 36607 WADE MITCHELL (251) 471-8361

ENGINEER: JADE CONSULTING, LLC. P.O. BOX 1929; FAIRHOPE, AL 36533 251-928-3443

SURVEYOR: WATTIER SURVEYING, INC. 4321 DOWNTOWNER LOOP NORTH, STE 201 MOBILE, AL 36609 251-342-2640

DEVELOPER/OWNER: TWO HANDS DESIGN & DEVELOPMENT, LLC. 6567 HAWTHORNE LANE; FAIRHOPE, AL 36532 251-209-7135

HILL TOP SUBDIVISION PHASE ONE PLAT OF SUBDIVISION

SEPTEMBER 21, 2020

WATTIER SURVEYING, INC. PROFESSIONAL LAND SURVEYORS

: I 4318 Downtowner Loop N., Suite H -251-342-2640 Mobile, Alabama 36609