QUINN, PATRICIA T (1/2 INT) ETAL
QUINN,
C/O MICHAEL QUINN
P O BOX 547
MONTROSE AL 36559

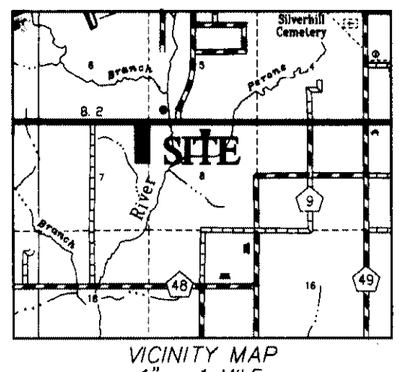
SOUTHERN WOODLANDS L L C
(60% INT) ETAL
169 DAUPHIN STREET
SUITE 101
MOBILE , AL 36602

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 4/7/2021 2:55 PM
TOTAL $ 43.00
1 Pages

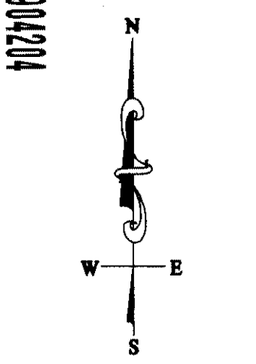
SLIDE 0002771-B

1004204

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



VICINITY MAP
1" = 1 MILE



GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

POINT OF COMMENCEMENT
POINT OF BEGINNING

ALABAMA HIGHWAY NO. 104 (RIGHT-OF-WAY VARIES)
(PAVED ROAD)

THE RECORD LOCATION OF A RAILROAD SPIKE MARKING THE "LOCALLY ACCEPTED" NORTHWEST CORNER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 3 EAST

100' HIGHWAY CONSTRUCTION SETBACK LINE

MCCRORY & WILLIAMS

S89°47'32"E 614.05'
N89°48'00"W (R)

EDS

Common Area 10
0.60 AC

S89°47'32"E

100.00' 100.00' 100.00' 100.00' 100.00' 100.17'

39.07'

264.08'

B.S.L. (TYP.)

212 15000 SF 0.34 AC N00°12'28"E 150.00'
213 15000 SF 0.34 AC N00°12'28"E 150.00'
214 15000 SF 0.34 AC S00°12'28"W 150.00'
215 15000 SF 0.34 AC N00°12'28"E 150.00'
216 15000 SF 0.34 AC N00°12'28"E 150.00'
217 15080 SF 0.35 AC 150.00'

189.07'

13.78'

100.00' 100.00' 100.00' 100.00' 100.00' 100.90'

S00°04'16"E

SMART, LEONARD ETAL SMART, SHARON
12640 ST HWY 104
FAIRHOPE AL 36532

SUTHERLAND CIRCLE S89°47'32"E 614.76' (50' R/W)

SUTHERLAND CIRCLE

195.00' N89°47'32"W 350.00' 69.76'

20'

211 15687 SF 0.36 AC 125.04' N89°52'43"W 105.58' 80.39'
190 15640 SF 0.36 AC 124.96' S89°52'43"E 80.24' 105.05'
189 15607 SF 0.36 AC 125.04' N89°52'43"W 79.86'

C40 C39 C38 C37

19.81' 25.0' EDS

C.A. 7 0.28 AC 230.00' 254.95'

76

149

210 15000 SF 0.34 AC N89°52'43"W 150.00' 100.00' 100.00'
191 15000 SF 0.34 AC S89°52'43"E 150.00' 100.00' 100.00'
188 15000 SF 0.34 AC B.S.L. (TYP.) N89°52'43"W 150.00' 100.00'

(50' R/W) 330.07'

148

209 15000 SF 0.34 AC B.S.L. (TYP.) N89°52'43"W 150.00' 100.00' 100.00'
192 15000 SF 0.34 AC S89°52'43"E 150.00' 100.00' 100.00'
187 15000 SF 0.34 AC N89°52'43"W 150.00' 100.00'

15' DRAINAGE EASEMENT, 7.5' EA. SIDE

S00°07'32"W 1186.29 (R)
N00°07'17"E 1185.87'

Common Area 9 0.28 AC

SOPHIE FALLS AVENUE (50' R/W)

660.60'

C41 19.97' 479.67'

S89°52'43"E 69.97'

IGUAZU FALLS AVE

208 15000 SF 0.34 AC S89°52'43"E 150.00' 100.00' 100.00'
193 15000 SF 0.34 AC S89°52'43"E 150.00' 100.00' 100.00'
186 15000 SF 0.34 AC S89°52'43"W 150.00' 100.00'

N00°07'17"E 529.79'

LANDRY LANE

199.72'

C42 19.97' 174.72' 149.72' C.A. 6 0.16 AC 45.00'

S00°06'48"W

144

207 15000 SF 0.34 AC S89°52'43"E 150.00' 100.00' 100.00'
194 15000 SF 0.34 AC S89°52'43"E 150.00' 100.00' 100.00'
185 15000 SF 0.34 AC 150.00' 100.00'

B.S.L. (TYP.)

206 15658 SF 0.36 AC 150.00' 105.28' 80.28'
195 15658 SF 0.36 AC 150.00' 105.28' 80.28'

N89°52'43"W 245.00'

N:197724.941
E:1873248.009

P.R.M. (5' OFFSET)

184

143 142

C44 C43

125.00' S89°52'43"E 195.00'
S89°52'43"E 175.00'

(50' R/W)

KAIETEUR FALLS AVE

KAIETEUR FALLS AVE

20' 125.00'

205 17116 SF 0.39 AC 115.00' 90.00' S89°52'43"E 150.00'
196 17116 SF 0.39 AC 90.00' 115.00' S89°52'43"E 150.00'

C45 C46

183

204 15000 SF 0.34 AC S89°52'43"E 150.00' 100.00' 100.00'
197 15000 SF 0.34 AC S89°52'43"E 150.00' 100.00' 100.00'

15' DRAINAGE EASEMENT, 7.5' EA. SIDE

182

Common Area 8 0.28 AC

540.00'

S00°07'17"W 670.28'

203 15000 SF 0.34 AC B.S.L. (TYP.) S89°52'43"E 150.00' 100.00' 100.00'
198 15000 SF 0.34 AC S89°52'43"E 150.00' 100.00' 100.00'

P.R.M. (5' OFFSET)

181

15' DRAINAGE EASEMENT 7.5' EA. SIDE

202 15000 SF 0.34 AC N89°52'43"W 150.00' 100.00' 100.00'
199 15000 SF 0.34 AC S89°52'43"E 150.00' 100.00' 100.00'

15' DRAINAGE EASEMENT 7.5' EA. SIDE

180

S00°21'25"E (R)
N00°21'40"W
85.59'

N00°10'54"E 143.50'

201 15000 SF 0.34 AC 150.00' 100.00' 100.00'
200 15000 SF 0.34 AC 150.00' 100.00' 100.00'

15' DRAINAGE EASEMENT, 7.5' EA. SIDE

179

19.43'

N89°52'43"W 369.43'

N:197055.457
E:1872877.179
EL:82.82

176 177 178

135 136 138 139

FAIRHOPE FALLS PHASE ONE
SLIDE 2487-D, 2487-E & 2487-F

134 133 132 131 130 129

KINLOCK FALLS AVE

124 125 126 127 128

123 122 121 120 119

118 117 116 115 114

FAIRHOPE FALLS PHASE TWO
SLIDE 2685-D

173 174 175

172 171 170

161 160 159

COMMON AREA
(DETENTION POND)

HATCHET CREEK AVE

113 112 111 110 109

GULLFOSS STREET

FAIRHOPE FALLS PHASE ONE
SLIDE 2487-D, 2487-E & 2487-F

LEGEND:

CRS ● = 5/8" CAPPED REBAR SET (CA1109LS)
P.R.M. = PERMANENT REFERENCE MARKER
C.A. = COMMON AREA
= BUILDING SETBACK LINE (B.S.L.)
○ = 5/8" CAPPED REBAR FOUND (CA0568)
EDS = ENGINEERING DEVELOPMENT SERVICES
◐ = REBAR FOUND
⊡ = CONCRETE MONUMENT SET

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 01003C0670M, COMMUNITY NUMBER 015000, PANEL NUMBER 0670, SUFFIX M, MAP REVISED DATE APRIL 19, 2019.

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C37	25.00'	39.31'	25.04'	S45°09'52"W	35.38'
C38	25.00'	39.23'	24.96'	S44°50'08"E	35.33'
C39	25.00'	39.31'	25.04'	S45°09'52"W	35.38'
C40	25.00'	39.23'	24.96'	S44°50'08"E	35.33'
C41	25.00'	39.27'	25.00'	S44°52'43"E	35.36'
C42	25.00'	39.27'	25.00'	N45°07'17"E	35.36'
C43	25.00'	39.27'	25.00'	N44°52'43"W	35.36'
C44	25.00'	39.27'	25.00'	S45°07'17"W	35.36'
C45	25.00'	39.27'	25.00'	N44°52'43"W	35.36'
C46	25.00'	39.27'	25.00'	S45°07'17"W	35.36'

CERTIFICATE OF APPROVAL BY THE PLANNING DIRECTOR

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 1st DAY OF April, 2021.

PLANNING DIRECTOR

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 11 DAY OF January, 2021.

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 12 DAY OF January, 2021.

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 9th DAY OF February, 2021.

AUTHORIZED REPRESENTATIVE

BCSS (251) 971-3022 P O Box 1628 Foley, AL 36536

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 11 DAY OF March, 2021.

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 12 DAY OF January, 2021.

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: SECRETARY DATE: 3/11/2021

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 12 DAY OF January, 2021.

Samantha Roberts
AUTHORIZED REPRESENTATIVE

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 March, 2021.

COUNTY ENGINEER

MORTGAGEE'S ACCEPTANCE:

IN WITNESS WHEREOF, Zeb T. Wardell OF 22ND STATE BANK, THE OWNERS OF THE MORTGAGE ON THE ATTACHED DESCRIBED PROPERTY HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY THE UNDERSIGNED OFFICERS, THEREUNTO DULY AUTHORIZED ON THIS THE 12 DAY OF April, 2021.

MORTGAGEE: 22ND STATE BANK
BY:
AS ITS:

CERTIFICATION BY NOTARY PUBLIC:

STATE OF Alabama
COUNTY OF Baldwin

I, Kathryn McAleer Huey, NOTARY PUBLIC IN AND FOR THE COUNTY OF Baldwin, IN THE STATE OF Alabama, HEREBY CERTIFY THAT Zeb T. Wardell, WHOSE NAME AS Exec. Vice Pres. OF 22ND STATE BANK 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 FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS 1st DAY OF April, 2021.

NOTARY PUBLIC

KATHRYN MCALEER HUEY
My Commission Expires
May 23, 2022

SMART, LEONARD E ETUX SHARON K
12640 ST HWY 104
FAIRHOPE AL 36532

MORTGAGEE'S ACCEPTANCE:

IN WITNESS WHEREOF, D. Joel Coleman OF DR Horton, THE OWNERS OF THE MORTGAGE ON THE ATTACHED DESCRIBED PROPERTY HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY THE UNDERSIGNED OFFICERS, THEREUNTO DULY AUTHORIZED ON THIS THE 1st DAY OF April, 2021.

MORTGAGEE: DR HORTON
BY:
AS ITS: Settlements Manager

CERTIFICATION BY NOTARY PUBLIC:

STATE OF Alabama
COUNTY OF Baldwin

I, Kathryn McAleer Huey, NOTARY PUBLIC IN AND FOR THE COUNTY OF Baldwin, IN THE STATE OF Alabama, HEREBY CERTIFY THAT D. Joel Coleman, WHOSE NAME AS Settlements Manager OF DR HORTON 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 FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS 1st DAY OF April, 2021.

NOTARY PUBLIC

KATHRYN MCALEER HUEY
My Commission Expires
May 23, 2022

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, RIGHTS-OF-WAY, 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 RIGHTS-OF-WAY OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHTS-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 DECEMBER, 2020.
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 10 FOOT (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.

DEDICATION:

I, THE UNDERSIGNED, OWNER OF GSV Fairhope Falls 2020, LLC, AN 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 3, 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
DREW DOLAN — WITNESS — SIGNATURE

ACKNOWLEDGMENT OF DEDICATION:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Whitney Nelson, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT THE ABOVE, WHOSE NAME AS Owner 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 11th DAY OF February, 2021.

NOTARY PUBLIC — MY COMMISSION EXPIRES Sept. 29, 2021

SURVEYOR\ENGINEER:
DEWBERRY
25353 FRIENDSHIP RD. DAPHNE, ALABAMA 36526
VICTOR L. GERMAIN, PLS LIC. NO. 38473
ANDREW N. BOBE, PE LIC. NO. 30021

DEVELOPER\OWNER:
GSV FAIRHOPE FALLS 2020, LLC
29891 WOODROW LANE, STE. 300
SPANISH FORT, AL 36527

SITE DATA

CURRENT ZONING: UNZONED
MINIMUM LOT SIZE: 7,500 SF
LIN. FT. STREETS: 2,785 LF
NUMBER OF LOTS: 33
SMALLEST LOT: 15,000 SF
LARGEST LOT: 17,116 SF
COMMON AREAS: 1.63 AC
TOTAL AREA: 16.19 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

ENGINEER'S CERTIFICATE

I, THE UNDERSIGNED, A REGISTERED ENGINEER IN THE STATE OF ALABAMA HOLDING LICENSE NUMBER 30021, 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 CORFORMS 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
1-7-2021
DATE

FAIRHOPE FALLS, PHASE THREE

PLANS WHICH ARE CERTIFIED CONSIST OF PAGE 1 THRU 19 EACH OF WHICH BEARS MY SEAL AND SIGNATURE.

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, FOR A POINT OF BEGINNING AND RUN THENCE SOUTH 00 DEGREES 04 MINUTES 16 SECONDS EAST, A DISTANCE OF 264.08 FEET; THENCE RUN SOUTH 00 DEGREES 06 MINUTES 48 SECONDS WEST, A DISTANCE OF 479.67 FEET; THENCE RUN NORTH 89 DEGREES 52 MINUTES 43 SECONDS WEST, A DISTANCE OF 245.00 FEET; THENCE RUN SOUTH 00 DEGREES 07 MINUTES 17 SECONDS WEST, A DISTANCE OF 670.28 FEET; THENCE RUN NORTH 89 DEGREES 52 MINUTES 43 SECONDS WEST, A DISTANCE OF 369.43 FEET; THENCE RUN NORTH 00 DEGREES 10 MINUTES 54 SECONDS EAST, A DISTANCE OF 143.50 FEET; THENCE RUN NORTH 00 DEGREES 21 MINUTES 40 SECONDS WEST, A DISTANCE OF 85.59 FEET; THENCE RUN NORTH 00 DEGREES 07 MINUTES 17 SECONDS EAST, A DISTANCE OF 1185.87 FEET; THENCE RUN SOUTH 89 DEGREES 47 MINUTES 32 SECONDS EAST, A DISTANCE OF 614.05 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 16.19 ACRES.

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
VICTOR L. GERMAIN AL. P.L.S. No. 38473 01/07/2021

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

ALABAMA LICENSED NO.38473 PROFESSIONAL LAND SURVEYOR VICTOR L. GERMAIN

FAIRHOPE FALLS PHASE THREE

FINAL PLAT
JANUARY 7, 2021 - SHEET 1 OF 1 SHEETS

BOUNDARY SURVEY AND PLAT OF SUBDIVISION

DESIGN	D.E.D.	DRAWN	A.E.F.	CHKD.	M.A.C.
ENG	A.N.B.	SURVEYOR	V.L.G.	PROJ MGR	A.N.B.

Dewberry
25353 Friendship Road Daphne, AL 36526
251.990.9950 fax 251.929.9815

SCALE 1"=100'
PROJ. NO. 50082843
FILE 50082843
SHEET 1 OF 1

W:\NATHAN\50082843-FAIRHOPE FALLS 2-3\PLN\FINAL PHASE 3\50082843FINAL PH 3_REVISE LOT 212.dwg, 1/7/2021 2:09:34 PM