SANDY FORD SUBDIVISION

PHASE ONE
A PLANNED UNIT DEVELOPMENT

NO	DELTA ANGLE	RADIUS	TAN LEN	ARC LEN	CHORD DIR	CH LEN
1	43°25'45"	100.50	40.02	76.18	S19°58'20"E	74.37
2	43°19'55"	100.00	39.73	75.63	N20°01'15"W	73.84
3	04°25'11"	1000.00	38.59	77.14	S00°32'59"E	77.12
4	11°06'32"	800.00	78.15	155.61	S84°34'29"W	155.56
5	18°42'26"	350.00	57.65	114.26	N80°29'32"W	113.77
6	48°04'38"	70.00	31.22	58.74	S65°43'31"E	57.03
7	88°35'27"	50.00	43.79	77.31	S45°56'26"W	69.84
8	91°29'28"	25.00	25.66	39.92	S44°06'01"E	35.81
9	87°42'00"	25.00	24.02	38.27	S46°18'15"W	34.64
10	91°29'28"	25.00	25.66	39.92	N44°06'01"W	35.81
11	88°30'32"	25.00	24.36	38.62	S45°53'59"W	34.89
12	89°55'05"	25.00	24.96	39.23	N45°11'42"E	35.33
13	75°25'07"	25.00	19.33	32.91	S37°28'24"E	30.58
14	90°00'00"	25.00	25.00	39.27	N44°45'51"W	35.36
15	88°24'55"	25.00	24.32	38.58	S46°01'47"W	34.86
16	77°55'37"	25.00	20.22	34.00	N50°48'02"W	31.44
17	186°09'54"	50.00	412.12	145.01	N85°04'49"E	99.27
18	153°51'04"	50.00	215.30	134.28	N74°38'00"W	97.41
19	61°47'41"	25.00	14.96	26.96	N59°20'19"E	25.66
20	62°50'25"	350.00	232.14	416.77	N41°06'54"W	393.19

OWNER'S CERTIFICATE

WHERE THE OWNER OF LANDS BEING SUBDIVIDED IS A CORPORATION, THE FOLLOWING FORM OF CERTIFICATE SHALL BE WRITTEN ON THE FACE OF THE PLAT AND SIGNED BY THE OWNER, WITH NOTARY'S ACKNOWLEDGEMENT AS REQUIRED BY LAW:

WE, THE UNDERSIGNED PRESIDENT AND SECRETARY, ACTING FOR AND WITH FULL AUTHORITY OF THE CORPORATION IS THE OWNER OF THE HEREON PLATTED LANDS AND DOES HEREBY ACCEPT THIS PLAT REPRESENTING THE SURVEY AND SUBDIVISION THEREOF.

_____ PRESIDENT DATE _____

_____ SECRETARY DATE _____

ACKNOWLEDGEMENT

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT _____ WHOSE NAME 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, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2000

_____
NOTARY PUBLIC

HOLDERS OF MORTGAGE

REGIONS BANK
FAIRHOPE, ALABAMA

_____ _____
BANK REPRESENTATIVE DATE

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT _____ IS A REPRESENTATIVE OF REGIONS BANK, WHO ARE THE HOLDERS OF THE MORTGAGE, IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THE DATE 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 OFFICIAL SEAL, THIS _____ DAY OF _____, 2000

_____
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT _____ WHOSE NAME 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, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2000

_____
NOTARY PUBLIC

ADJACENT PROPERTY OWNERS

1. Julio Corte, Jr.
24311 County Road 27
Daphne, Alabama 36528
43-08-33-0-000-003.00

2. Madeline Berglin
P.O. Box 926
Fairhope, Alabama 36532
43-08-33-0-000-002.00

3. Rock Creek Partners, L.L.C.
200 Rock Creek Parkway
Fairhope, Alabama 36532
43-08-32-0-001-148.00

4. William J. ET AL, Celeste G. Buck
107 Cedar Pointe
Fairhope, Alabama 36532
43-08-32-0-001-118.000

5. James E. ET AL, Mary Ann Love
109 Cedar Pointe
Fairhope, Alabama 36532
43-08-32-0-001-119.000

6. James G. Tanner, III
2181 Quail Run Drive
Baton Rouge, La. 70808
43-08-32-0-001-120.000

7. James G. Tanner, III
2181 Quail Run Drive
Baton Rouge, La. 70808
43-09-32-0-001-121.000

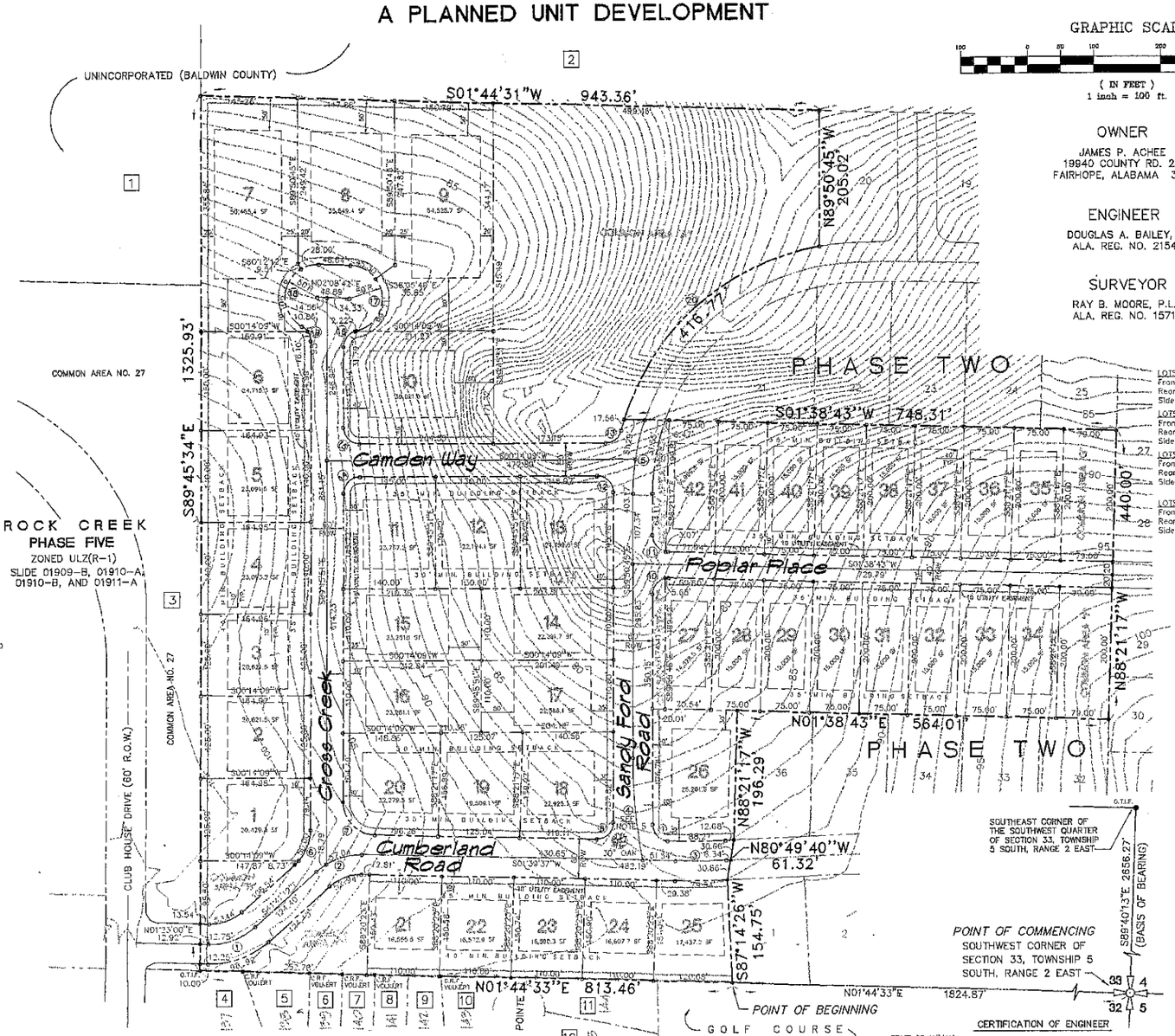
8. James G. Tanner, III
2181 Quail Run Drive
Baton Rouge, La. 70808
43-09-32-0-001-122.000

9. James G. Tanner, III
2181 Quail Run Drive
Baton Rouge, La. 70808
43-09-32-0-001-123.000

10. Richard L. ET AL ETUX, Virginia Smith
119 Cedar Pointe
Fairhope, Alabama 36532
43-09-32-0-001-124.000

11. Linda B. Noquin
130 Cedar Pointe
Fairhope, Alabama 36532
43-09-32-0-001-125.000

12. R. Taylor ET AL, Portia F. Abbot
128 Cedar Pointe
Fairhope, Alabama 36532
43-09-32-0-001-126.000



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

OWNER

JAMES P. ACHEE
19940 COUNTY RD. 27
FAIRHOPE, ALABAMA 36532

ENGINEER

DOUGLAS A. BAILEY, P.E.
ALA. REG. NO. 21541

SURVEYOR

RAY B. MOORE, P.L.S.
ALA. REG. NO. 15712

VICINITY MAP

BUILDING SETBACKS

LOTS 1-8
Front Setback 35'
Rear Setback 40'
Side Setback 10'

LOTS 11,12,3,18-20,26
Front Setback 35'
Rear Setback 30'
Side Setback 10'

LOTS 14-17
Front Setback 35'
Rear Setback 50'
Side Setback 10'

LOTS 21-25
Front Setback 35'
Rear Setback 40'
Side Setback 10'

LOTS 7, 9
Front Setback 80'
Rear Setback 50'
Side Setback 20'

LOT 6
Front Setback 35'
Rear Setback 50'
Side Setback 20'

LOT 10
Front Setback 40'
Rear Setback 60'
Side Setback 30'
Side Street Setback 40'

LOTS 27-42
Front Setback 35'
Rear Setback 35'
Side Setback 10'

LEGEND

O.T.I.F.	OPEN TOP IRON FOUND
C.T.I.F.	CRIMP TOP IRON FOUND
C.R.F.	CAPPED REBAR FOUND
R.F.	REBAR FOUND
C.R.S.	CAPPED REBAR SET
	CONCRETE MONUMENT FOUND
	CONCRETE MONUMENT SET
	POWER POLE
R.O.W.	RIGHT-OF-WAY
	PROPERTY LINE

COMMON AREAS

COMMON AREA "A" = 4.53 ACRES
COMMON AREA "B" = 0.21 ACRES
COMMON AREA "C" = 0.43 ACRES
COMMON AREA "D" = 0.09 ACRES
COMMON AREA "E" = 0.09 ACRES
COMMON AREA "F" = 0.36 ACRES
COMMON AREA "G" = 0.35 ACRES

TOTAL AREA = 5.87 ACRES

SITE DATA

TOTAL ACREAGE	30.7± ACRES
SMALLEST LOT SIZE	15,000 S.F.
TOTAL LOTS	42 LOTS
LINEAR FEET IN STREETS	3500 L.F. ±

LEGAL DESCRIPTION

STATE OF ALABAMA

COUNTY OF BALDWIN

I, RAY B. MOORE, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT PLAT OF THE FOLLOWING PROPERTY, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 EAST, RUN N01°44'33"E, A DISTANCE OF 1824.87 FEET, ALONG THE WEST LINE OF SECTION 33 TO A POINT, FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST SECTION LINE N01°44'33"E, A DISTANCE OF 813.46 FEET TO AN IRON; THENCE RUN S89°45'34"E, A DISTANCE OF 1325.93 FEET TO A POINT; THENCE RUN S01°44'31"W, 943.36 FEET TO A POINT; THENCE RUN N89°50'45"W, A DISTANCE OF 205.02 FEET; THENCE RUN ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 350.00 FEET, A DISTANCE OF 416.77 FEET TO A POINT; THENCE RUN S01°38'43"W, A DISTANCE OF 748.31 FEET TO A POINT; THENCE RUN N88°21'17"W, A DISTANCE OF 440.00 FEET TO A POINT; THENCE RUN N01°38'43"E, A DISTANCE OF 564.01 FEET TO A POINT; THENCE RUN N88°21'17"W, A DISTANCE OF 196.29 FEET TO A POINT; THENCE RUN N80°49'40"W, A DISTANCE OF 61.32 FEET TO A POINT; THENCE RUN S87°14'26"W, A DISTANCE OF 154.75 FEET TO A POINT ON THE WEST LINE OF SECTION 33, BEING THE POINT OF BEGINNING, CONTAINING 30.7 ACRES MORE OR LESS.

I FURTHER CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA.

ACCORDING TO MY SURVEY THIS, THE 19TH DAY OF APRIL, 2000.

_____
RAY B. MOORE, P.L.S.
ALA. REG. NO. 15712

FLOOD ZONE CERTIFICATION

THE SUBJECT PROPERTY IS LOCATED WITHIN THE H.U.D. FLOOD ZONE "C" AS REFLECTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 015000-0400C, BALDWIN COUNTY, ALABAMA, REVISED MAP DATED JANUARY 3, 1986.

NOTES

1. ALL LOTS HAVE A 10 FOOT UTILITY EASEMENT ALONG THE FRONT PROPERTY LINE.
2. LOTS 1-8 AND 21-25 HAVE A 10 FOOT UTILITY EASEMENT ON REAR LOT LINES. SHOWN.
3. THE SUBJECT PROPERTY IS WITHIN THE CITY LIMITS OF THE CITY OF FAIRHOPE.
4. ALL LOT CORNERS ARE MARKED WITH STEEL RODS AND CAPS.
5. CENTERLINE IS SKEWED FROM CENTERLINE OF RIGHT OF WAY IN ORDER TO MISS SIGNIFICANT OAK TREE.
6. ALL LOTS ARE SUBJECT TO A 15' DRIVEWAY SIDE SETBACK WHEN THE DRIVEWAY ACCESSES THE REAR YARD.

APPROVAL OF THE FAIRHOPE CITY 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

CERTIFICATION OF ENGINEER

STATE OF ALABAMA
CITY OF DAPHNE
COUNTY OF BALDWIN

I (DOUGLAS ANDREW BAILEY), A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA FOR HUTCHINSON, MOORE, & RAUCH, LLC, HOLDING CERTIFICATE NUMBER 21541, HEREBY CERTIFY THAT I HAVE REVIEWED THE DESIGN HEREON WHICH WAS DONE UNDER MY DIRECT CONTROL AND SUPERVISION AND THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND TO THE BEST OF MY BELIEF, CONFORMS TO THE REQUIREMENTS OF THE DAPHNE SUBDIVISION REGULATIONS AND TO ALL OTHER RULES, REGULATIONS, LAWS AND ORDINANCES APPLICABLE TO MY DESIGN.

DATED THIS THE _____ DAY OF _____, 2000.

_____
DOUGLAS A. BAILEY
ALA. REG. NO. 21541

JUDGE OF PROBATE

THE HEREON ATTACHED MAP OF PLAT WAS FILED FOR RECORD ON THE _____, 2000, AND RECORDED AT SLIDE FILE _____ PROBATE RECORDS, BALDWIN COUNTY.

_____
JUDGE OF PROBATE OR AUTHORIZED REPRESENTATIVE

NOT FOR FINAL RECORDING

NO.	REVISION	DATE	ENGR.
1	Revised radii at entrance, Cumberland Road	7-14-00	

HUTCHINSON, MOORE & RAUCH, LLC
ENGINEERS ♦ SURVEYORS
1290 MAIN STREET, SUITE D
POST OFFICE DRAWER 2067
36526
DAPHNE, ALABAMA
TEL (334) 626-2626
FAX (334) 626-6934

ALABAMA REGISTERED PROFESSIONAL NO. 15712 RAY B. MOORE

PREM-PLT.DWG
B1393-1001

SANDY FORD SUBDIVISION – PHASE ONE
PRELIMINARY PLAT
BERGLIN/ACHEE

SCALE	DATE	DRAWN BY	DESIGNED BY	SHEET
1" = 100'	APRIL 2000	JMW	ETB/DAB	1 OF 1