S-2733F

6-18-2020
7-15-2020

OWNERS CERTIFICATE:
STATE OF ALABAMA)
BALDWIN COUNTY)
CITY OF FAIRHOPE)

We, Fairhope Single Tax Corporation, hereby state that we are the owners of the within described lands (Lots 2, Lots 3, Tracts 1, where same as President and Robert E. (Ed) Davidson, II, where same as SECRETARY, do hereby acknowledge and adopt the same under our hands, and that the known buildings and ground of easements and setbacks of streets, alleys, and public and other open spaces to public or private use as noted, together with such restrictions as are hereinafter or hereinafter noted below or attached to a separate legal document. Dated this the 18th day of June, 2020

FAIRHOPE SINGLE TAX CORPORATION

Lee Q. Turner, President — Robert E. (Ed) Davidson, II, SECRETARY

NOTARY CERTIFICATE:
I, LeAnnel Amonett, Notary Public in and for said State and County, hereby certify that Lee Q. Turner, II, where same as President and Robert E. (Ed) Davidson, II, where same as SECRETARY, of FAIRHOPE SINGLE TAX CORPORATION, an Alabama Corporation, as signed to the foregoing certificate, and who are known to me, acknowledged before me on this date, that being informed of the contents of the certificate, that they as such officers and with full authority executed the same voluntary for and as act of said corporation. Given under my hand and official seal this the 18th day of June, 2020

LeAnnel M. Amonett
Notary Public Baldwin County, Alabama

04/02/2022
My Commission Expires

NOTARY PUBLIC STATE OF ALABAMA AT LARGE

PALDWIN COUNTY, ALABAMA
JUDGE OF PROBATE, ALABAMA
Number Stamps Rec'd
Tax $
Fees $ 10.00
Total $

1142765

SLIDE 0002733-F

LESSEE'S CERTIFICATE OF ACCEPTANCE:
STATE OF ALABAMA)
COUNTY OF BALDWIN)

This is to certify, that, We the undersigned do hereby certify that We are the Lessee of the within platted and described lands and that We 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 the herein indicated, and grant of easements and dedicate all streets, to the public or as private uses as noted on this plat.

William E. Etheridge — Date: 6/16/20
WILLIAM E. ETHERIDGE

Sharon K. Etheridge — Date: 6-16-20
SHARON K. ETHERIDGE

NOTARY PUBLIC
STATE OF ALABAMA)
COUNTY OF BALDWIN)

I, LeAnnel M. Amonett, Notary Public, in and for said State and County, do hereby certify that the above persons signed to the within LESSEE'S CERTIFICATE, are who is known to me, that they voluntary executed said ACCEPTANCE on this date.
Given under my hand and seal this the 16th day of June, 2020

LeAnnel M. Amonett
Notary Public – Baldwin County, Alabama

My Commission Expires 04/02/2022

NOTARY PUBLIC STATE OF ALABAMA AT LARGE

APPROVAL OF THE CITY OF FAIRHOPE PLANNING DIRECTOR

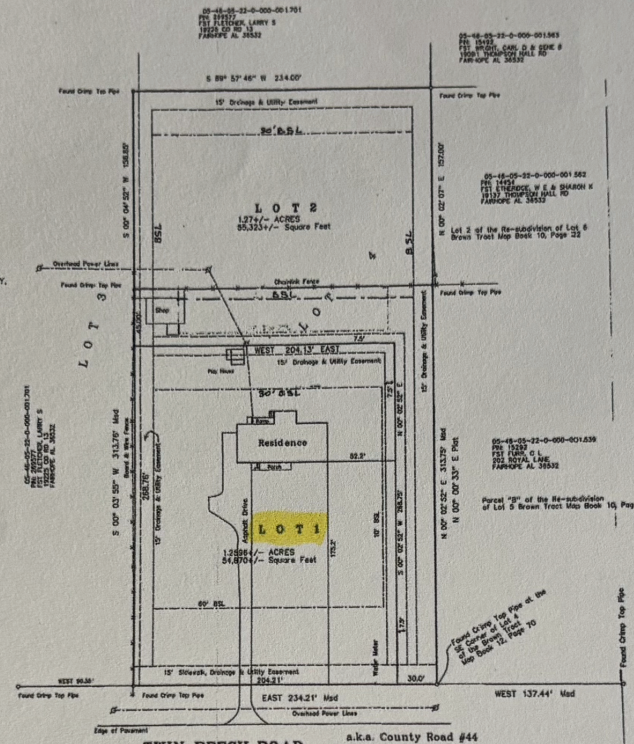
The undersigned, as authorized by the City of Fairhope Planning Director, hereby approves the within re-plat for the recording of same in the Probate Office, Baldwin County, Alabama, on this

the 15 day of JULY 2020.

Chief of Planning/Planning Director

A BEST MANAGEMENT PRACTICE PLAN SHALL BE SUBMITTED AT THE TIME OF BUILDING PERMIT AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE CITY OF FAIRHOPE, BALDWIN COUNTY, AND ALABAMA DEPARTMENT ENVIRONMENTAL MANAGEMENT REQUIREMENTS AS PER THE 2018 HANDBOOK (ADEM).

THE FINISH FLOOR SHALL BE 18-INCHES ABOVE THE HIGHEST GRADE NEXT TO THE PROPOSED RESIDENCE.



TWIN BEECH ROAD a.k.a. County Road #44
80' right-of-way Paved Road

VICINITY MAP

SITE DATA FOR A RE-PLAT:

1. Total Number of Lots 2.
   Project Size 2.83 Acres
   Smallest Lot 54,870+/- Square Feet
   Largest Lot 55,323+/- Square Feet
2. The Lots are served by
   AT & T Communications (BELLSOUTH) – Telephone.
   City of Fairhope Water, Gas.
   Baldwin County EMC – Power
3. Property lies Outside the City of Fairhope
4. Property is Not Zoned.
   Building setbacks
   FRONT 35 Feet
   REAR 35 Feet
   SIDE 10 Feet
   Unless Otherwise Noted Hereon.

NO NEW Streets or Utility Lines this Project at this time.

Easements are as shown hereon.

FLOOD CERTIFICATE:
I also state that I have examined the current FIA Official Flood Hazard Map, Community Number 010005, Panel Number 0065 H, (0101050065E) H, and found referenced lot above lies in Flood Zone X, Map Dated April 19, 2016.

Graphic Scale 1" = 40'

SURVEYORS NOTES:

1. All measurements were made in accordance with the Clients Instructions as furnished by Client.
2. There may be recorded or unrecorded bonds, easements, right-of-ways, and restrictions affecting the subject property not shown on this survey.
3. Trees were NOT identified for the purpose of species location or extent of the Sub-surface features.
4. Underground utilities, foundations, footings, etc. such as Septic Tanks, Underground Wiring, etc. "Completed" Drainage and Sidewalk were located where "Completed" and Visible at the time of survey.
5. The Point of Beginning for this survey was Based on Grid North as established by G. P. S. Real Time Network, N. A. D., referenced to NAD 1983 (2011) Epoch 2010.
6. Field measurements were made in accordance with Current Standards of Practice for Land Surveying in the State of Alabama.
7. There may be other utilities located in this Legal Land Survey, etc. that are not limited to Water Lines, Fuel Tanks, etc. that are not Visible and Located in the Field. Such utilities should be located before any construction is begun.
8. Refer to Deed and Mortgage Books, Plats, Restrictive Covenants for other pertinent information.
9. Refer to Municipal and Other Governmental Agencies for Jurisdictional Information.
10. Measurements of the Improvements are exterior dimensions and are not to be used for calculating square footage of Enclosures.
11. Field notes are available upon request.
12. Flood Zone information is based on the current FEMA maps.
13. Verify any Building Setbacks and Building Location with the proper authorities prior to construction begins.
14. The Point of Interest Shown on this Survey Represents the Point of Interest as Requested by the Client.
15. This Survey is valid for 30 days from the date of Survey and is NOT transferable to subsequent owners.
16. This Survey is not to be used to place fence, pool or other improvements. Improvements placed after written approval from the surveyor, by others or John Doe.
17. This Survey is based upon existing monumentation found on various plats and does not purport to represent a retracement of the Government Survey.

LEGAL DESCRIPTION:
BEGINNING at a Crimp Top Iron Pipe Marker being the Southeast corner of Lot 4 of the Brown Tract as per the plat recorded in Map Book 12, Page 70 in the Judge of Probate's Office, Baldwin County, Alabama, thence run North 00 degrees 32 minutes 52 seconds East, along the East Lot line of said Lot 4, a distance of 313.75 feet to a Crimp Top Iron Pipe Marker; thence run North 00 degrees 03 minutes 55 seconds East, a distance of 107.50 feet to a Crimp Top Iron Pipe marker; thence run South 89 degrees 57 minutes 46 seconds West, a distance of 234.00 feet to a Crimp Top Iron Pipe Marker; thence run South 00 degrees 04 minutes 52 seconds West, a distance of 158.80 feet to a Crimp Top Iron Pipe Marker; thence run South 00 degrees 03 minutes 55 seconds West, a distance of 313.76 feet to a Crimp Top Iron Pipe Marker lying on the North Right-of-way line of Twin Beech Road; thence run East, along said North Right-of-way line a distance of 234.21 feet to the POINT OF BEGINNING.

I, Seth W. Moore, a Licensed Professional Land Surveyor, hereby state that all parts of this survey and drawing have been completed in accordance with the requirements by the Standards of Practice for Land Surveying in the State of Alabama to the best of my knowledge, information and belief, this is a true and correct map.

All according to my survey made this the 15th day of June 2020.

I also state that this drawing and or certification does not reflect any title or easement research, other than what is visible on the ground as provided by the clients at time of survey.

Seth W. Moore, P.L.S.
Ala. Reg. No. 16871

LICENSED No. 16871 PROFESSIONAL LAND SURVEYOR STATE OF ALABAMA SETH W. MOORE

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 the _____ day of _____, 20__

OWNER/DEVELOPER
05-46-05-22-0-000-001.700 & 001.540
PIN: 266576
FST ETHERIDGE, WILLIAM E. & SHARON
19137 THOMPSON HALL RD
FAIRHOPE AL 3653

MOORE SURVEYING, INC.
PROFESSIONAL LAND SURVEYING
555 NORTH SECTION STREET,
FAIRHOPE, ALABAMA 36532

NOT VALID WITHOUT AN EMBOSSED SEAL OR ORIGINAL SIGNATURE

JOB NO.	2020 106
DATE	6/15/20
SCALE	1" = 40'
DRAWN BY	SWM

ETHERIDGE PLACE

A RE-PLAT OF PART OF LOT 4 OF THE BROWN TRAC