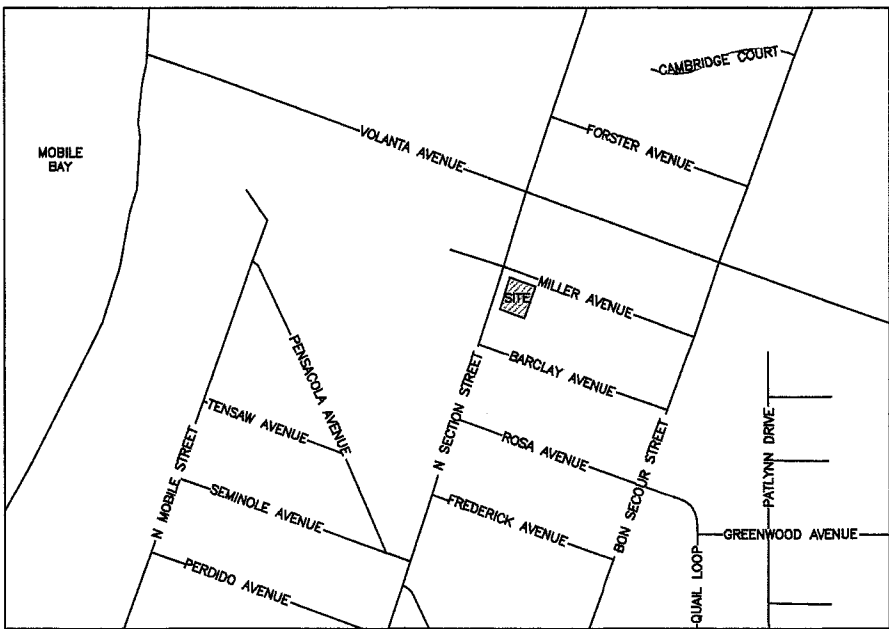




VICINITY MAP  
NOT TO SCALE  
TO BE RECORDED AS A SLIDE

## A Replat of Lots 1 and 2, Block 20, Volanta Subdivision

2151059

BALDWIN COUNTY, ALABAMA  
HARRY D'OLIVE, JR. PROBATE JUDGE  
Filed/cert. 10/08/2024 02:12 PM  
TOTAL \$25.00 1 Pages  
SLIDE 0002971-F

### SITE DATA:

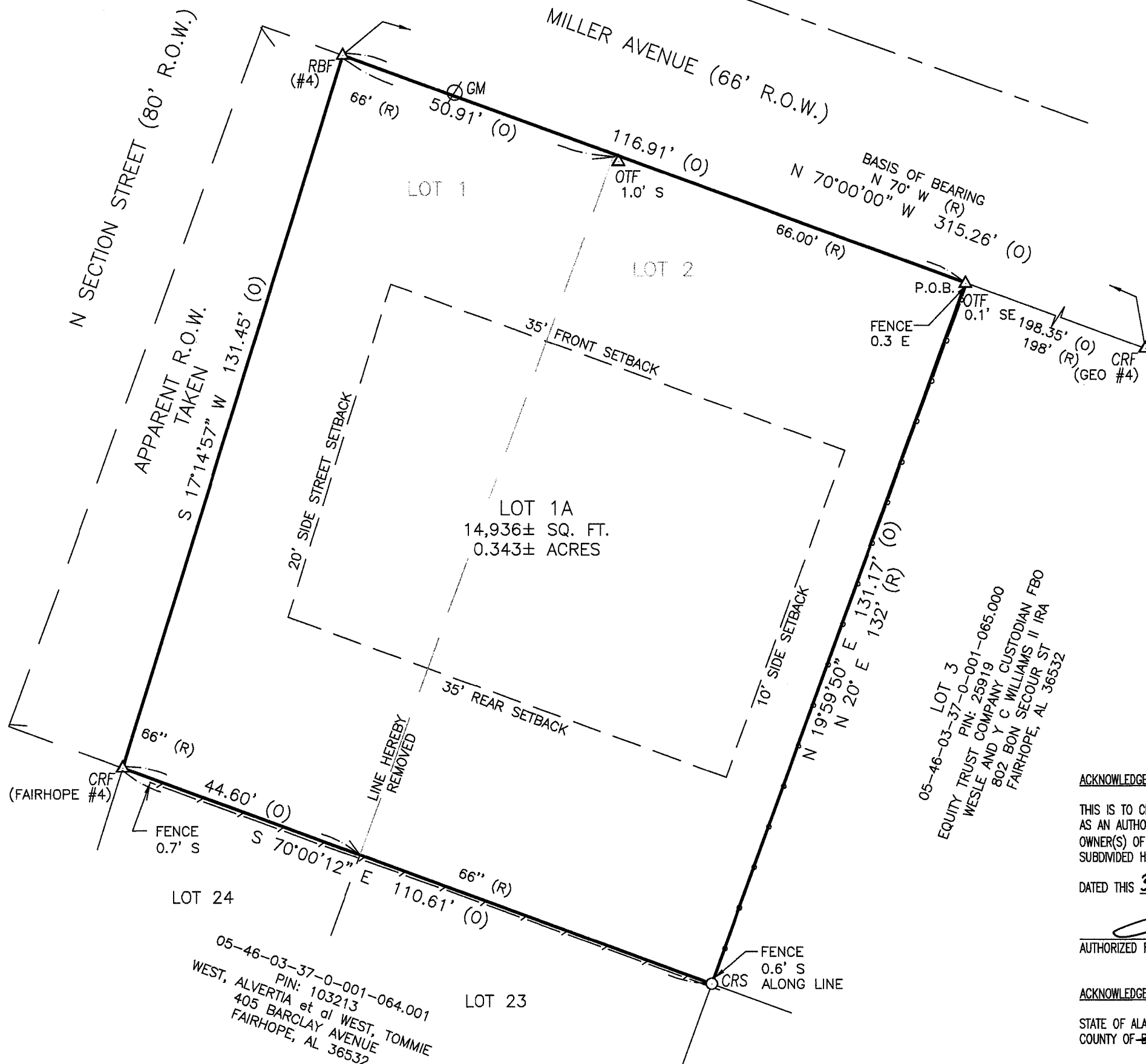
LOT 1A  
TOTAL ACREAGE: 14,936± SQ. FT.  
OR 0.343± ACRES  
CURRENT ZONING: R-2 MEDIUM DENSITY SINGLE FAMILY

SETBACKS:  
FRONT 35'  
REAR 35'  
SIDE 10'  
SIDE STREET 20'

PARCEL NUMBER: 05-46-03-37-0-001-064.000  
PIN: 38087  
OLDE TOWNE INVESTMENTS L L C  
119 PROFESSIONAL PARK DR  
FAIRHOPE, AL 36532

- BOUNDARY LEGEND**
- △ CRF CAPPED IRON ROD FOUND
  - △ CTF CRIMPED TOP PIPE FOUND
  - CMF CONCRETE MONUMENT FOUND
  - △ OTF OPEN TOP IRON PIPE FOUND
  - △ RBF REBAR IRON FOUND
  - △ IPF IRON PIN FOUND
  - CRS CAPPED IRON ROD SET
  - (R) RECORD
  - (O) OBSERVED
  - R.O.W. RIGHT OF WAY
  - P.O.C. POINT OF COMMENCEMENT
  - P.O.B. POINT OF BEGINNING
  - CHAIN LINK FENCE
  - X — WIRE FENCE
  - / — WOOD FENCE

- UTILITY LEGEND**
- LIGHT POLE
  - POWER POLE
  - ELECTRICAL BOX
  - AIR CONDITIONING CONDENSOR
  - OVERHEAD POWER
  - SANITARY SEWER MANHOLE
  - SANITARY SEWER VALVE
  - SURFACE LOCATE
  - SEWER MARKER
  - SANITARY SEWER PIPE
  - GAS METER
  - SURFACE LOCATE
  - GAS MARKER
  - GAS MAIN
  - WM WATER METER
  - WV WATER VALVE
  - FH FIRE HYDRANT
  - IVCV IRRIGATION CONTROL VALVE
  - SURFACE LOCATE
  - WATER MARKER
  - WATER PIPE
  - TELEPHONE PEDESTAL
  - FIBER OPTIC VAULT
  - SURFACE LOCATE
  - FIBER OPTIC MARKER
  - FIBER OPTIC CABLE
  - GI GRATE INLET
  - STORM MANHOLE
  - CURB INLET
  - STORM PIPE (CULVERT)
  - CMP-CORRUGATED METAL PIPE
  - RCP-REINFORCED CONCRETE PIPE
  - RCAP-REINFORCED CONCRETE ARCH PIPE
  - CPP-CORRUGATED PLASTIC PIPE (HDPE)



### CERTIFICATE OF APPROVAL BY THE PLANNING DIRECTOR OF FAIRHOPE, ALABAMA:

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE PLANNING COMMISSION, HEREBY APPROVES THE WITHIN RE-PLAT AND THE RECORDING OF THE SAME IN THE OFFICIAL RECORDS OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA. BY APPROVAL OF THIS PLAT THE PLANNING DIRECTOR OF FAIRHOPE ASSUMES NO RESPONSIBILITY FOR SURVEY ERRORS OR FOR DEFECTS OR DEFICIENCIES IN THE TITLE TO THE PROPERTY AFFECTED BY THIS PLAT AND ANY SUCH RESPONSIBILITY IS HEREBY AFFIRMATIVELY DISCLAIMED.

*Michelle*  
PLANNING DIRECTOR  
10-4-24  
DATE

### ACKNOWLEDGEMENT OF OWNER:

THIS IS TO CERTIFY THAT Geoff Lane, THE UNDERSIGNED, AS AN AUTHORIZED REPRESENTATIVE OF Olde Towne Investments LLC, THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I HAVE CAUSED THE SAME TO BE SUBDIVIDED HEREON.

DATED THIS 3<sup>rd</sup> DAY OF October, 2024

*[Signature]*  
AUTHORIZED REPRESENTATIVE

### ACKNOWLEDGEMENT OF NOTARY PUBLIC:

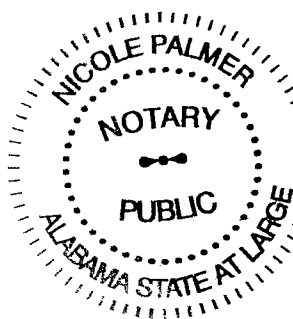
STATE OF ALABAMA  
COUNTY OF Baldwin mobile

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT WHOSE NAME AS manager, OF Olde Towne Investments LLC, IS SIGNED TO THE FOREGOING CONVEYANCE, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT, BEING INFORMED OF THE CONTENTS OF THE CONVEYANCE, HE, IN SUCH CAPACITY, AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID ENTITY.

GIVEN UNDER MY HAND THIS 3<sup>rd</sup> DAY OF October, 2024.

*Nicole Palmer*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-8-25



### NOTES:

1. TYPE OF SURVEY: BOUNDARY FOR REPLAT
2. RECORD DIMENSIONS BASED ON PLAT OF SUBDIVISION RECORDED IN MISCELLANEOUS BOOK 1, PAGE 341 IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.
3. THIS DRAWING AND DESCRIPTION DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE OR PROVIDED BY THE CLIENT'S CONVEYANCE, SETBACK LINES ESTABLISHED BY STATUTE, ORDINANCE OR RESTRICTIVE COVENANTS ARE NOT SHOWN.
4. THIS DRAWING IS THE PROPERTY OF SMITH, CLARK & ASSOCIATES. IT IS SOLELY FOR THE USE OF THE CLIENT NAMED HEREON AND IS NONTRANSFERABLE TO ANY OTHER PARTY, IT MAY NOT BE USED WITHOUT PRIOR CONSENT FROM SMITH, CLARK & ASSOCIATES.
5. THIS DRAWING IS TO SCALE WHEN PRINTED ON 18X24 PAPER IN PORTRAIT VIEW WITH NO SCALING.
6. THE PURPOSE OF THIS REPLAT IS TO RECONFIGURE LOT LINES. NO ADDITIONAL LOTS ARE BEING CREATED.
7. PROPERTY IS CURRENTLY ZONED R-2, SETBACKS SHALL BE AS REQUIRED BY THE ZONING IN AFFECT AT THE TIME OF PERMITTING

| DRAWN:          | CHECKED: | APPROVED: |
|-----------------|----------|-----------|
| DW              | HW       | DCC       |
| DATE:           | SCALE:   |           |
| 8/23/24         | 1"=20'   |           |
| DRAWING NUMBER: | FB/PG:   |           |
| 24-420          | 216/37   |           |

REPLAT OF  
LOTS 1 & 2  
BLOCK 20, VOLANTA SUBDIVISION  
FAIRHOPE, ALABAMA



Physical Address:  
11111 U.S. Hwy 31 Ste A  
Spanish Fort, AL 36527  
(251) 626-0404

SMITH & ASSOCIATES  
land surveyors

Mailing Address:  
30941 Mill Lane  
Suite G, Box 258  
Spanish Fort, AL 36527

BALDWIN COUNTY  
ALABAMA

LOT 1A:  
BEGINNING AT THE NORTHEAST CORNER OF LOT 2, BLOCK 20 VOLANTA SUBDIVISION AS RECORDED IN MISCELLANEOUS BOOK 1, PAGE 341, ON THE SOUTH MARGIN OF THE RIGHT OF WAY OF MILLER AVENUE (66' R.O.W.), BALDWIN COUNTY, ALABAMA MARKED BY AN OPEN TOP PIPE; THENCE NORTH 70°00'00" WEST ALONG SAID SOUTH MARGIN, A DISTANCE OF 116.91 FEET TO A POINT MARKED BY AN IRON ROD (REBAR), ON THE APPARENT EAST MARGIN OF RIGHT OF WAY OF N SECTION STREET (80' R.O.W.); THENCE ALONG SAID EAST MARGIN SOUTH 17°14'57" WEST A DISTANCE OF 131.45 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE DEPARTING SAID EAST MARGIN SOUTH 70°00'12" EAST A DISTANCE OF 110.61 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 19°59'50" EAST A DISTANCE OF 131.17 FEET TO THE POINT OF BEGINNING.

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.

*Andrew Clark* 10/03/24  
AL PLS #30007

