PROPERTY IS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA

CERTIFICATE OF APPROVAL BY THE CITY OF FAIRHOPE:(SEWER)

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 17th DAY OF May, 2020

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY TELEPHONE (AT&T):

THE UNDERSIGNED, AS AUTHORIZED BY AT&T HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS ____ DAY OF _____, 2020

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY THE CITY OF FAIRHOPE:(WATER)

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 28th DAY OF May, 2020

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY THE CITY OF FAIRHOPE:(GAS)

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 28th DAY OF May, 2020

AUTHORIZED REPRESENTATIVE

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 28th DAY OF May, 2020

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 _____ DATE 5/19/2020

SECRETARY

ENGINEER'S CERTIFICATE

I, JASON N. ESTES, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA, LICENSE NO. 22714, HEREBY CERTIFY THAT I HAVE DESIGNED THE IMPROVEMENTS FOR THIS DEVELOPMENT IN CONFORMITY WITH APPLICABLE CODES AND LAWS AND WITH THE PRINCIPLES OF GOOD ENGINEERING PRACTICE INCLUDING THE DRAINAGE DIVISION REQUIREMENTS OF THE FAIRHOPE SUBDIVISION REGULATIONS. I FURTHER CERTIFY THAT I HAVE PROVIDED OVERSIGHT OF THE CONSTRUCTION TO MY KNOWLEDGE, AND THAT TO THE BEST OF MY KNOWLEDGE, AND BELIEF, THE AS BUILTS PROVIDED TO THE CITY OF FAIRHOPE ARE A TRUE AND ACCURATE REPRESENTATION OF THE IMPROVEMENTS AS INSTALLED AND THAT SAID IMPROVEMENTS ARE HEREBY RECOMMENDED FOR ACCEPTANCE BY THE CITY OF FAIRHOPE, ALABAMA

JASON N. ESTES, ENGINEER — DATE

DEWBERRY

NORTH HILLS AT FAIRHOPE PHASE ONE, AS BUILT PLANS, WHICH ARE CERTIFIED SETS OF PLANS A1 THRU X2, EACH OF WHICH BEARS MY SEAL AND SIGNATURE

ALABAMA LICENSED NO. 22714 PROFESSIONAL ENGINEER JASON N. ESTES

MORTGAGEE'S ACKNOWLEDGMENT:

IN WITNESS WHEREOF, _____, THE OWNERS OF THE MORTGAGE OF REAL ESTATE SHOWN HEREON HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY THE UNDERSIGNED OFFICERS, THEREUNTO DULY AUTHORIZED ON THIS THE ____ DAY OF _____, 20____

BY _____

AS ITS _____

ACKNOWLEDGMENT,
STATE OF ALABAMA
BALDWIN COUNTY

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT _____, WHOSE NAME AS _____ 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 THIS INSTRUMENT, HE AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID BANK

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 20____

_____ MY COMMISSION _____
NOTARY PUBLIC BALDWIN COUNTY

CERTIFICATE OF OWNER'S ACCEPTANCE

I, THE UNDERSIGNED, OWNER OF THE WITHIN PLATTED LANDS, HAS CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS NORTH HILLS AT FAIRHOPE.

OWNER NORTH HILLS AT FAIRHOPE, LLC

BY _____ DATE

ITS _____

CERTIFICATE OF NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Holly Ann Booth, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT THE ABOVE, _____, WHOSE NAME AS _____ OF NORTH HILLS AT FAIRHOPE, LLC 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 7th DAY OF May, 2020

NOTARY PUBLIC — MY COMMISSION EXPIRES

STATE OF ALABAMA GULF COAST EXPANSION SPECIAL PROJECT BY: ARC-2019-S-000200

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 THE "LOCALLY ACCEPTED" NORTHEAST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 2 EAST AND RUN THENCE SOUTH 00 DEGREES 16 MINUTES 32 SECONDS WEST, A DISTANCE OF 998.01 FEET TO THE POINT OF BEGINNING, THENCE, CONTINUE SOUTH 00 DEGREES 16 MINUTES 32 SECONDS WEST, A DISTANCE OF 326.41 FEET, THENCE RUN SOUTH 00 DEGREES 17 MINUTES 31 SECONDS WEST, A DISTANCE OF 1281.46 FEET, TO A POINT ON THE NORTH MARGIN OF ALABAMA HIGHWAY 104, THENCE RUN NORTH 89 DEGREES 40 MINUTES 05 SECONDS WEST, ALONG SAID NORTH MARGIN, A DISTANCE OF 1318.50 FEET, THENCE DEPARTING SAID NORTH MARGIN, RUN NORTH 00 DEGREES 13 MINUTES 22 SECONDS EAST, A DISTANCE OF 1612.87 FEET; THENCE RUN SOUTH 89 DEGREES 43 MINUTES 28 SECONDS EAST, A DISTANCE OF 255.17 FEET, THENCE RUN SOUTH 00 DEGREES 16 MINUTES 32 SECONDS WEST, A DISTANCE OF 39.65 FEET, THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 29.80 FEET, (CHORD BEARS SOUTH 42 DEGREES 24 MINUTES 28 SECONDS EAST, A DISTANCE OF 27.12 FEET), THENCE RUN SOUTH 85 DEGREES 05 MINUTES 28 SECONDS EAST, A DISTANCE OF 167.16 FEET, THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 278.44 FEET, AN ARC LENGTH OF 450.49 FEET, (CHORD BEARS SOUTH 89 DEGREES 43 MINUTES 28 SECONDS EAST, A DISTANCE OF 450.00 FEET), THENCE RUN NORTH 89 DEGREES 58 MINUTES 52 SECONDS EAST, A DISTANCE OF 167.16 FEET, THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 29.80 FEET, (CHORD BEARS NORTH 42 DEGREES 57 MINUTES 57 SECONDS EAST, A DISTANCE OF 27.12 FEET), THENCE RUN NORTH 00 DEGREES 16 MINUTES 32 SECONDS EAST, A DISTANCE OF 33.35 FEET, THENCE RUN SOUTH 89 DEGREES 43 MINUTES 28 SECONDS EAST, A DISTANCE OF 245.18 FEET TO THE POINT OF BEGINNING TRACT CONTAINS 47.47 ACRES, MORE OR LESS

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPILED 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 — DATE 05/07/20

VICTOR L. GERMAIN — AL PLS NO. 38473

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL

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

GENERAL NOTES:

1 FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS
2 STORMWATER DETENTION AREAS AND COMMON AREAS ARE NOT THE RESPONSIBILITY OF CITY OF FAIRHOPE TO MAINTAIN
3 ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND
4 THERE IS REDICATED HEREWITH A 15 FOOT DRAINAGE/UTILITY EASEMENT ON ALL LOT LINES ADJACENT TO RIGHT-OF-WAYS AND A 15 FOOT (7.5 FEET EACH SIDE) DRAINAGE/UTILITY EASEMENT ALONG ALL SIDE LOT LINES, AND 15 FOOT DRAINAGE/UTILITY EASEMENT ALONG COMMON AREA ROWS
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 ARE NOT ALLOWED IN DRAINAGE/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
9 THE ONLY ALLOWED USES OF THE WETLAND BUFFER SHALL BE PER THE CITY OF FAIRHOPE SUBDIVISION REGULATIONS ARTICLE V SECTION F 4 STREAM
10 WETLAND BUFFER LOCATIONS EVERY 100 FEET SHALL BE CLEARLY DELINEATED ON ALL GRADING PLANS, SUBDIVISION PLATS, SITE PLANS AND ANY OTHER DEVELOPMENT PLANS THE OUTSIDE LIMIT OF THE BUFFER MUST BE CLEARLY MARKED ON-SITE WITH PERMANENT SIGNS PLACED EVERY 100 FEET, PRIOR TO ANY LAND DISTURBANCE ACTIVITIES
11 NO RED SOIL OR CLAY ALLOWED WITHIN 100' OF CRITICAL AREAS INCLUDING WETLANDS
12 A PROPERTY OWNERS ASSOCIATION (POA) IS REQUIRED TO BE FORMED. THE POA IS REQUIRED TO MAINTAIN ANY AND ALL STORM WATER FACILITIES AND STRUCTURES LOCATED OUTSIDE OF THE PUBLICLY ACCEPTED RIGHT-OF-WAY. THE POA IS ALSO REQUIRED TO MAINTAIN ALL PRIVATE ROWS (ALLEYS) AS WELL AS WETLAND BUFFER SIGNAGE
13 NO SANITATION SERVICES WILL BE PROVIDED ON PRIVATE ROWS (ALLEYS).
14 A PUBLIC ACCESS AND USE EASEMENT EXISTS ON ALL GREEN SPACE AREAS SHOWN HEREON. THESE PROPERTIES ARE NOT DEDICATED TO OR MAINTAINED BY THE CITY OF FAIRHOPE BUT WILL BE OWNED AND MAINTAINED BY THE POA OF THIS DEVELOPMENT
15. DUE TO A PORTION OF THE SIDEWALKS BEING LOCATED ON THE FRONTS OF ALL LOTS, A 1' PEDESTRIAN/SIDEWALK EASEMENT SHALL BE LOCATED ALONG THE FRONT PROPERTY LINE ON ALL LOTS ADJACENT TO ROWS
16 SWALES A, B, AND C LOCATED WITHIN A DRAINAGE EASEMENT ARE TO BE MAINTAINED BY THE PROPERTY OWNER(S) AS REQUIRED BY ARTICLE V, SECTION F 9

VICINITY MAP
1" = 1 MILE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	42.00'	65.98'	N41°29'21"E	59.39'
C2	42.00'	65.93'	N44°41'47"W	59.34'
C3	270.00'	29.28'	N03°27'09"E	29.26'
C4	270.00'	149.75'	S22°26'57"W	147.84'
C5	1,50.00'	59.28'	N11°20'20"E	58.87'
C6	1,50.00'	96.16'	S41°01'44"W	95.66'
C7	25.00'	38.37'	S05°31'55"E	34.71'
C8	25.00'	14.24'	N35°56'49"W	14.60'
C9	100.00'	98.37'	S28°02'52"W	92.68'
C10	160.00'	46.10'	N47°24'01"E	45.93'
C11	160.00'	92.09'	S64°26'05"E	91.20'
C12	160.00'	25.99'	N05°05'39"E	25.97'
C13	25.00'	39.27'	N45°26'31"E	35.36'
C14	220.00'	39.27'	N44°33'29"W	39.22'
C15	280.00'	55.21'	N05°00'51"W	55.13'
C16	280.00'	26.50'	N13°05'27"W	26.54'
C17	240.00'	224.83'	N35°56'49"W	216.75'
C18	470.00'	109.38'	N09°06'58"W	109.14'
C19	280.00'	29.40'	S09°05'09"E	29.39'
C20	280.00'	89.88'	S26°14'18"E	89.49'
C21	280.00'	46.85'	S39°15'27"E	46.78'
C22	340.00'	138.57'	N38°51'44"W	137.64'
C23	368.59'	50.84'	S76°31'56"W	50.85'
C24	818.59'	110.16'	N78°29'14"E	110.08'
C25	768.59'	119.80'	N82°53'32"E	119.68'
C26	818.59'	107.46'	S86°06'12"W	107.39'
C27	768.59'	121.66'	S88°08'48"E	121.53'
C28	818.59'	106.48'	N86°24'24"E	106.48'
C29	768.59'	107.04'	N79°35'20"W	106.95'
C30	818.59'	107.01'	S78°50'57"E	106.93'
C31	768.59'	107.04'	S79°01'57"E	107.04'
C32	768.59'	15.80'	S74°11'55"E	15.80'
C33	152.50'	63.15'	N62°14'56"W	62.71'
C34	100.00'	127.77'	S16°19'39"E	119.25'
C35	150.00'	78.67'	S28°48'21"E	77.77'
C36	150.00'	57.09'	S05°45'11"E	56.71'
C37	20.00'	15.03'	N47°59'37"E	29.40'
C38	20.00'	29.80'	S42°24'28"E	27.12'
C39	475.00'	143.30'	S88°07'23"W	142.75'
C40	475.00'	30.00'	S16°14'30"W	30.00'
C41	150.00'	47.41'	S09°19'49"W	47.21'
C42	100.00'	63.15'	N19°07'05"E	62.11'
C43	20.00'	35.05'	S47°07'28"E	29.40'
C44	20.00'	29.80'	N42°24'28"W	27.12'
C45	1,400.00'	20.01'	N89°19'33"W	13.90'
C46	15.00'	23.56'	S44°43'28"E	21.21'
C47	15.00'	23.56'	S45°16'32"W	21.21'
C48	154.00'	69.89'	N12°20'01"E	69.33'
C49	17.00'	17.90'	S08°15'54"E	16.78'
C50	178.00'	64.31'	S42°21'49"E	64.11'
C70	2.00'	5.21'	N69°40'56"E	3.86'
C71	409.00'	109.46'	S07°23'10"W	109.09'
C72	2.00'	3.35'	S85°56'03"E	1.89'
C73	240.09'	163.13'	N19°44'51"E	160.01'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C90	28.59.44'	4.05'	N85°41'00"E	4.05'
C91	25.00'	39.28'	S45°43'28"W	35.35'
C92	1,940.00'	20.25'	S44°41'58"E	20.24'
C94	28.59.44'	90.19'	N86°38'07"E	90.18'
C95	28.59.44'	90.05'	S88°27'23"W	90.03'
C96	28.59.44'	90.00'	S89°43'28"E	90.00'
C97	28.59.44'	90.05'	N89°54'19"W	90.05'
C98	28.59.44'	90.19'	S88°05'04"E	90.18'
C99	85.00'	55.67'	N77°20'30"E	54.68'
C100	60.00'	58.74'	S85°40'21"W	56.65'
C101	60.00'	99.38'	S35°53'09"E	88.98'
C102	60.00'	60.46'	S18°20'08"W	57.94'
C103	60.00'	69.14'	S75°26'24"W	65.27'
C104	60.00'	44.00'	N52°52'11"W	43.01'
C105	25.00'	21.68'	N59°03'24"W	21.00'
C106	330.00'	151.88'	S61°35'06"E	150.50'
C107	340.00'	324.83'	S78°44'00"E	312.59'
C108	380.00'	73.37'	S72°22'08"E	73.25'
C109	380.00'	99.00'	N69°22'48"W	98.72'
C110	380.00'	79.80'	S51°53'49"E	79.66'
C111	2545.00'	99.08'	S81°32'01"E	99.08'
C116	2545.00'	90.17'	N85°38'01"W	90.17'
C117	2545.00'	90.23'	N85°40'05"W	90.23'
C118	2545.00'	90.06'	N84°41'51"W	90.06'
C119	2545.00'	90.00'	S89°43'28"E	90.00'
C120	2545.00'	90.06'	N88°14'55"E	90.06'
C121	2545.00'	90.23'	S85°13'09"W	90.23'
C122	2545.00'	90.17'	N84°11'04"E	90.17'
C123	2545.00'	95.98'	S82°05'04"W	95.98'
C124	2585.00'	151.48'	S82°49'42"W	151.46'
C125	2585.00'	141.25'	S85°08'20"W	141.23'
C126	2585.00'	114.45'	N88°54'18"E	114.34'
C127	2585.00'	92.00'	S88°48'29"W	92.00'
C128	2585.00'	91.27'	N88°46'13"W	91.26'
C129	2585.00'	97.94'	N84°40'48"W	97.93'
C140	2585.00'	135.18'	S87°59'47"E	135.16'
C141	360.00'	276.68'	N61°15'00"W	269.93'
C142	330.00'	145.66'	S77°57'56"W	144.05'
C143	330.00'	122.78'	N28°02'29"E	120.98'
C144	265.00'	489.38'	S52°27'51"E	422.14'
C145	500.00'	297.56'	S01°20'09"W	293.19'
C146	125.00'	69.38'	N18°27'05"E	68.49'
C147	75.59'	449.29'	S89°08'57"E	448.51'
C148	125.00'	109.71'	S36°19'39"E	149.07'
C149	2565.00'	824.23'	N89°43'28"W	820.00'
C140	2810.44'	454.53'	N89°43'28"W	454.04'
C141	375.00'	10.01'	N49°02'20"E	10.00'
C142	185.00'	10.00'	N48°57'01"E	10.00'

LINE	BEARING	DISTANCE
L18	N 83°53'47" W	28.44'
L19	S 00°17'31" W	3.59'
L20	S 76°03'47" E	16.44'
L21	N 00°16'32" E	20.34'
L22	N 00°16'32" E	196.16'
L23	N 89°43'28" W	20.00'
L24	S 38°27'38" W	84.85'
L25	N 51°53'03" W	35.67'
L26	N 52°16'49" E	39.66'
L27	S 42°35'57" E	10.00'
L28	S 42°35'57" E	10.02'
L29	S 11°27'16" W	56.75'

SITE DATA

LIN FT STREETS 5,798 L F
NUMBER OF LOTS 48
SMALLEST LOT 14,278 S F. (LOTS 23 & 29)
LARGEST LOT 54,745 S F (LOT 6)
COMMON AREAS 14.12 AC
WETLANDS 2.49 AC
DETENTION 2.41 AC
HWY 104 BUFFER 1.46 AC
GREEN SPACE 9.22 AC
TOTAL AREA 47.47 AC
DENSITY 1.01 LOTS/ACRE

WATER SERVICE CITY OF FAIRHOPE
SEWER SERVICE CITY OF FAIRHOPE
ELECTRIC SERVICE RIVIERA UTILITIES
TELEPHONE SERVICE AT&T
GAS SERVICE CITY OF FAIRHOPE

PRINCIPAL BUILDING STANDARDS
R-1 ZONE LOTS 1-21, 31-48
BUILDING HEIGHT 30'
MAX ALLOWABLE LOT COVERAGE 40%
REQUIRED SETBACKS
FRONT 40 FEET
REAR 35 FEET
SIDE 10 FEET
STREET SIDE 20 FEET
MIN LOT AREA 15,000 S F

R-2 ZONE LOTS 22-30
BUILDING HEIGHT 30'
MAX ALLOWABLE LOT COVERAGE 37%
REQUIRED SETBACKS
FRONT 35 FEET
REAR 35 FEET
SIDE 10 FEET
STREET SIDE 20 FEET
MIN LOT AREA 10,500 S F

LEGEND:

- SEWER MANHOLE
- UTILITY POLE
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- ELECTRIC BOX
- WATER VALVE
- DRAINAGE MANHOLE
- OHW — OVERHEAD POWER LINE
- LPG — 3/4" COATED REBAR SET (CA 1109-LS)
- WETLAND SIGNS
- CAPPED REBAR FOUND
- MONUMENTS
- BUILDING SETBACK LINE
- S — SEWER LINE
- W — WATER LINE
- 4"x4" CONCRETE MONUMENT SET
- NAIL AND WASHER SET (CA-1109-LS)

SURVEYOR/ENGINEER:
DEWBERRY
25353 FRIENDSHIP ROAD, DAPHNE, AL
VICTOR L. GERMAIN, PLS LIC NO 38473
JASON N. ESTES, PE LIC NO. 22714

OWNER/DEVELOPER
NORTH HILLS AT FAIRHOPE LLC
24190 US HWY 98 STE B
FAIRHOPE, AL 36532

POINT OF COMMENCEMENT
THE "LOCALLY ACCEPTED" NORTHEAST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 2 EAST
5/8" REBAR SET (CA-1109-LS) AT RECORD LOCATION
FAIRHOPE TITLE & SURVEY CAPPED IRON PIN MARKER 1.98' SOUTHEAST OF IRON PIN MARKER

POINT OF BEGINNING

COMMON AREA #4 DETAIL — NOT TO SCALE

COMMON AREA #10 DETAIL — NOT TO SCALE

BALDWIN COUNTY, ALABAMA
HARRY D OLIVE, JR PROBATE JUDGE
Filed/Cert 5/20/2020 8:00 AM
TOTAL $ 58.00
1 Pages
18300025
SLIDE 0002726-C

1/2" REBAR NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 2 EAST

JOE M JOHNSON PIN #46-07-03-0-000-004.001 (INSTRUMENT 1035091)

10'x10' AT&T EASEMENT DETAIL — NOT TO SCALE

5/8" REBAR SET (CA-1109-LS) - 1.31' REFERENCE SET 50' NORTH OF SET DUE TO RIP-RAP

1/2" CAPPED REBAR (LS #1254)

CHARLIE J KOUGIAS PIN #46-07-10-0-000-018.000 (REAL PROPERTY BOOK 980 PAGE 1471)

BILLIE, LLC PIN #46-07-10-0-000-018.000 (INSTRUMENT 533029)

HELEN ANDERSON (LIFE ESTATE) PIN #46-07-10-0-000-017.000 (INSTRUMENT 854758)

MARIE C PERCY PIN #46-07-10-0-000-016.000 (REAL PROPERTY BOOK 549 PAGE 1551)

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, RIGHT-OF-WAYS, 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 RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
6 SURVEY WAS CONDUCTED AUGUST, 2015 THROUGH JUNE, 2018, AND IS RECORDED IN FIELD BOOK AND ELECTRONIC DATA FILE
7 BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES
8 BEARINGS ARE BASED ON STATE PLANE GRID COORDINATES ALABAMA WEST ZONE 0102 (NAD 83 DATUM).
9 THE ELEVATIONS SHOWN HEREON ARE RELATED TO MEAN SEA LEVEL (NAVD 88), USING GEOID03
10 ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC GPS
11 THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A RETRACEMENT AND PROPORTIONING OF THE ORIGINAL GOVERNMENT SURVEY

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 01003C0661M, COMMUNITY NUMBER 015000, PANEL NUMBER 0661, SUFFIX M, MAP REVISED DATE APRIL 19, 2019.

NORTH HILLS AT FAIRHOPE PHASE ONE

MAY 7, 2020 - SHEET 1 OF 1 SHEET

FINAL PLAT

BOUNDARY SURVEY AND PLAT OF SUBDIVISION

DESIGN JNE	DRAWN CKH	CHKD. MSP	
ENG JNE	SURVEYOR VLG	PROJ MGR JNE	
		SCALE 1"=100'	
		PROJ. NO. 50103933	
		FILE50103933-final ph1	
		SHEET 1 OF 1	

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