BALDWIN COUNTY, ALABAMA
JUDGE OF PROBATE
I CERTIFY THIS INSTRUMENT WAS FILED
2023 JUL 20 AM 9:00
2019445

SLIDE 0002903 - D

VICINITY MAP
1" = 1 MILE

0 10 20 40
20 SCALE

CERTIFICATE OF LEASEHOLD OWNERSHIP

WE, THE UNDERSIGNED, DREXEL E. & KELLEY A. BOOTHE, AS LESSEE'S, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS BISHOP CROSSING, BALDWIN COUNTY, ALABAMA, AND THAT THE STREETS AND EASEMENTS, AS SHOWN ON SAID PLAT, ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

DATED THIS 6th DAY OF JULY, 2023.

Drexel E. Boothe
PRINT NAME

Kelly A Boothe
PRINT NAME

CERTIFICATE OF NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, JAMES A. FREGO, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT DREXEL E. & KELLEY A. BOOTHE, AS LESSEE'S 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 LEASEHOLD OWNER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE 6th DAY OF JULY, 2023.

NOTARY PUBLIC — MY COMMISSION EXPIRES 4-5-2024

JAMES A. FREGO NOTARY PUBLIC ALABAMA STATE AT LARGE

CERTIFICATE OF OWNERSHIP

WE, FAIRHOPE SINGLE TAX CORPORATION, AN ALABAMA CORPORATION, HEREBY STATE THAT WE ARE THE OWNERS OF THE LANDS DESCRIBED HEREON AND DO HEREBY DEDICATE ALL ROADS, STREETS, ALLEYWAYS AND EASEMENTS SHOWN ON THIS PLAT TO THE PUBLIC.

WE Lee Turner AND Reuben E. Davidson III WHOSE NAMES AS PRESIDENT AND SECRETARY 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 TITLE HEREON INDICATED.

DATED THIS THE 20th DAY OF July, 2023

FAIRHOPE SINGLE TAX CORPORATION
AN ALABAMA CORPORATION

BY: Lee Turner
AS ITS PRESIDENT

BY: [signature]
AS ITS SECRETARY

CERTIFICATE OF NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, LeAnn M. Amond NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT Lee Turner AS PRESIDENT, AND Reuben E. Davidson III AS SECRETARY, OF FAIRHOPE SINGLE TAX CORPORATION, AN ALABAMA CORPORATION, AS OWNER OF THE LANDS PLATTED HEREON IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO ARE KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND IN THEIR CAPACITY AS SUCH OWNER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE 20th DAY OF July, 2023

LeAnn M. Amond — NOTARY PUBLIC — MY COMMISSION EXPIRES 04/04/2026

LEANN M. AMOND NOTARY PUBLIC STATE AT LARGE

CERTIFICATE OF APPROVAL BY 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 1st DAY OF July, 2023.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY E-911 ADDRESSING:

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY 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 13th DAY OF July, 2023.

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY FAIRHOPE UTILITIES (POWER):

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 20th DAY OF July, 2023.

AUTHORIZED REPRESENTATIVE

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

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 13th DAY OF July, 2023.

AUTHORIZED REPRESENTATIVE

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 20th DAY OF July, 2023.

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 20th DAY OF July, 2023.

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: Cindy Branchman DATE 08/07/23

LEGEND:

B.S.L. = BUILDING SETBACK LINE
(R) = RECORD BEARING/DISTANCE
○ CRF = CAPPED REBAR FOUND
CMF = CONCRETE MONUMENT FOUND
CIF = 4 IN CONCRETE FOUND
● CRS = CAPPED REBAR SET
(C) = CALCULATED BEARING/DISTANCE
FST = FAIRHOPE SINGLE TAX
⊗ CTIF = CRIMP TOP IRON FOUND

SITE DATA

CURRENT ZONING: R-3
LIN. FT. STREETS: EXIST.
NUMBER OF LOTS: 3
MINIMUM LOT: 7,800 S.F.
SMALLEST LOT: 0.22 AC (9,740 S.F.)
LARGEST LOT: 0.31 AC (13,316 S.F.)
COMMON AREAS: NONE
TOTAL AREA: 0.75 AC

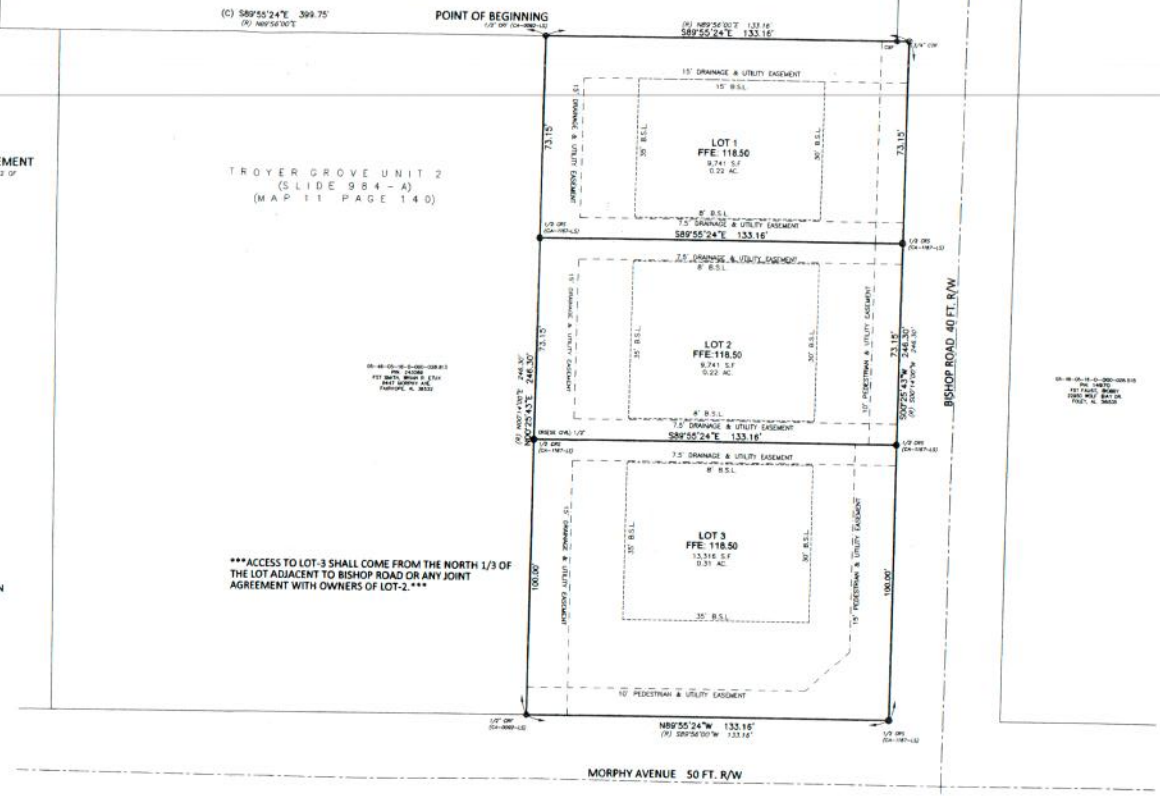
REQUIRED SETBACKS:
FRONT: 30 FEET
REAR: 35 FEET
SIDE: 8 FEET UNLESS OTHERWISE SHOWN HEREON
SIDE STREET: 35 FEET

PID: 05-46-05-16-0-000-028.814
PIN: 243093

WATER SERVICE: FAIRHOPE
SEWER SERVICE: FAIRHOPE
ELECTRIC SERVICE: FAIRHOPE
GAS SERVICE: FAIRHOPE
TELEPHONE SERVICE: AT&T

OWNER
FAIRHOPE SINGLE TAX CORP.
336 FAIRHOPE AVE.
FAIRHOPE AL 36532

LESSEE / DEVELOPER
DREXEL E. & KELLEY A.BOOTHE
12216 MANDRELL LN.
FAIRHOPE, AL 36532



ACCESS TO LOT-3 SHALL COME FROM THE NORTH 1/3 OF THE LOT ADJACENT TO BISHOP ROAD OR ANY JOINT AGREEMENT WITH OWNERS OF LOT-2.

FLOOD STATEMENT

PROPERTY LIES IN FLOOD ZONE "X (UNSHADED), AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 01003C0364H, COMMUNITY NUMBER 015000, PANEL 0364, SUFFIX "H", MAP REVISED DATE APRIL 19, 2019.

SURVEYOR'S NOTES:

1. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
2. 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.
3. SURVEY WAS CONDUCTED IN MAY 2022, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
4. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES, AND ARE BASED ON STATE PLANE GRID, ALABAMA WEST ZONE USING GPS OBSERVATIONS.
5. ELEVATIONS SHOWN HEREON ARE RELATED TO MEAN SEA LEVEL, BASED ON N.A.V.D. 1988 DATUM.
6. NO TITLE SEARCH OR REPORT WAS PROVIDED FOR THIS SURVEY.
7. THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE JANUARY 1, 2017.

SURVEYOR'S CERTIFICATE

I HEREBY STATE 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.

COMMENCE AT THE SOUTHWEST CORNER OF LOT 2 OF TROYER GROVE, UNIT 2, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED IN MAP BOOK 11, PAGE 140, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 00 DEGREES 22 MINUTES 36 SECONDS EAST, A DISTANCE OF 246.30 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 56 MINUTES 24 SECONDS EAST, A DISTANCE OF 399.75 FEET TO A 1/2" CAPPED REBAR FOUND (CA-0092-LS) FOR THE POINT OF BEGINNING; CONTINUE THENCE SOUTH 89 DEGREES 55 MINUTES 24 SECONDS EAST, A DISTANCE OF 133.16 FEET TO A 3/4" CRIMP TOP IRON PIPE FOUND ON THE WEST RIGHT-OF-WAY OF BISHOP ROAD; THENCE RUN SOUTH 00 DEGREES 25 MINUTES 43 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY OF SAID BISHOP ROAD, A DISTANCE OF 246.30 FEET TO A 1/2" CAPPED REBAR SET (CA-1167-LS) ON THE NORTH RIGHT-OF-WAY OF MORPHY ROAD; THENCE RUN NORTH 89 DEGREES 55 MINUTES 24 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY OF SAID MORPHY ROAD, A DISTANCE OF 133.16 FEET TO A 1/2" CAPPED REBAR FOUND (CA-0092-LS); THENCE RUN NORTH 00 DEGREES 25 MINUTES 43 SECONDS EAST, A DISTANCE OF 246.30 FEET TO THE POINT OF BEGINNING.
TRACT CONTAINS 0.75 ACRES, MORE OR LESS.
(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY)

DAVID E. DIEHL, AL. P.L.S. NO. 26014 — DATE 07-06-2023

ALABAMA LICENSED NO. 26014 PROFESSIONAL LAND SURVEYOR DAVID E. DIEHL

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL

BISHOP CROSSING

FINAL PLAT

DREXEL E. BOOTHE

S.E. Civil
Engineering & Surveying
9960 WINDMILL ROAD
FAIRHOPE, AL 36532
(251) 990-0044

DRAWN	ABC
CHKD.	DED
PROJ MGR	DED
SCALE	1" = 20'
PROJECT	20221184
FILE	20221184
SHEET	1 OF 1