

LINE DATA:

LINE BEARING	DISTANCE
L1	S09°49'07"E 75.10'
L2	S02°45'10"E 67.80'
L3	N71°32'02"E 166.77'
L4	N54°22'48"E 113.99'
L5	N31°03'02"E 123.62'
L6	N41°06'39"E 166.77'
L7	N50°07'59"E 125.21'
L8	S75°02'38"E 94.79'
L9	S33°31'13"E 134.41'
L10	S69°08'18"E 47.24'
L11	N77°33'00"E 39.05'
L12	N89°24'49"E 103.08'
L13	S63°38'57"E 107.78'
L14	S85°10'02"E 100.35'
L15	N89°47'22"E 136.71'
L16	N78°24'50"E 107.41'
L17	N21°15'11"E 125.92'
L18	S81°18'15"E 77.39'
L19	S54°22'12"E 39.57'
L20	S81°18'20"E 125.92'
L21	N55°29'23"E 40.63'
L22	N65°41'18"E 37.80'
L23	N59°25'22"E 72.35'
L24	N38°55'22"E 20.10'
L25	N39°48'47"W 31.80'
L26	N51°39'33"W 85.58'
L27	N38°14'55"W 85.52'
L28	N64°39'49"W 100.08'
L29	N50°02'15"W 100.08'
L30	N34°01'41"W 37.78'
L31	N33°33'29"W 118.16'
L32	N18°43'53"W 75.54'
L33	N02°03'42"E 28.58'
L34	N14°03'57"E 169.11'
L35	N08°44'35"W 122.05'
L36	N21°52'15"W 107.16'
L37	N42°03'41"W 82.87'
L38	N61°09'21"W 91.54'
L39	N24°09'01"W 193.78'
L40	N42°19'58"W 125.25'
L41	N05°13'26"W 137.29'
L42	N31°20'00"E 211.83'
L43	N42°03'42"E 169.76'
L44	N80°20'49"E 97.96'
L45	N53°01'53"E 189.74'
L46	S81°49'04"E 32.71'
L47	N46°31'23"E 31.39'
L48	N00°27'59"E 20.00'

CURVE DATA:

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C9	39.27	25.00	90°00'00"	S 45°07'51" E	35.36
C10	250.84	200.00	71°51'42"	S 54°12'00" E	234.72
C11	50.47	160.00	18°04'23"	S 81°45'40" E	50.26
C12	150.21	160.00	53°47'19"	S 45°09'49" E	144.75
C13	78.37	85.00	52°49'33"	S 08°08'37" W	75.62
C14	124.47	135.00	52°49'33"	S 08°08'37" W	120.11
C15	78.37	85.00	52°49'33"	S 08°08'10" W	75.62
C16	124.47	135.00	52°49'33"	N 60°58'10" E	120.11
C17	29.35	30.00	33°38'13"	N 16°56'58" W	28.93
C18	29.35	30.00	33°38'13"	N 16°56'58" W	28.93
C19	29.45	30.00	33°44'35"	N 16°44'26" E	29.02
C20	29.45	30.00	33°44'35"	N 16°44'26" E	29.02
C21	39.27	25.00	90°00'00"	N 45°07'51" W	35.36
C22	39.27	25.00	90°00'00"	N 45°07'51" W	35.36
C23	39.27	25.00	90°00'00"	N 45°07'51" W	35.36
C24	39.27	25.00	90°00'00"	N 44°52'09" E	35.36

LINE DATA:

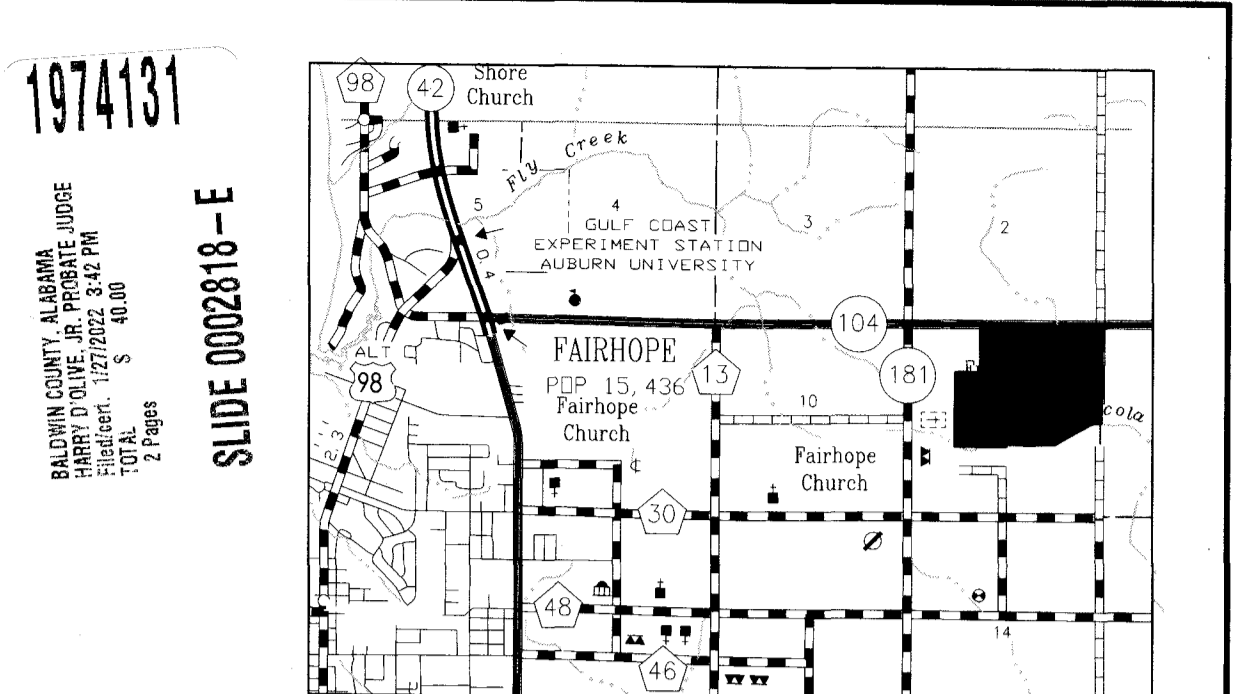
LINE BEARING	DISTANCE
L31	S 34°33'24" W 44.35'
L32	N 8°22'57" E 76.58'
L33	N 61°02'07" E 118.85'
L34	S 02°07'09" E 50.00'
L35	N 17°43'51" E 50.00'
L36	S 18°16'09" E 28.14'
L37	N 02°37'03" W 25.00'
L38	N 89°52'09" E 626.00'
L39	N 89°52'09" E 626.00'
L40	N 89°52'09" E 626.00'
L41	N 89°52'09" E 626.00'
L42	N 89°52'09" E 626.00'
L43	N 89°52'09" E 626.00'
L44	N 89°52'09" E 626.00'
L45	N 89°52'09" E 626.00'
L46	N 89°52'09" E 626.00'
L47	N 89°52'09" E 626.00'
L48	N 89°52'09" E 626.00'

LEGEND:

- CMF □ = CONCRETE MONUMENT FOUND
- CRF ○ = CAPPED IRON PIN FOUND
- CBS ● = CAPPED REBAR SET (CA-1109LS)
- CMS ■ = CONCRETE MONUMENT SET (CA-1109LS)
- ALDOT = ALABAMA DEPARTMENT OF TRANSPORTATION
- BSL = BUILDING SETBACK LINE
- DE = DEWBERRY ENGINEERS (58" CRF CA-1109LS)
- EDS = ENGINEERING DEVELOPMENT SERVICES
- FST = FAIRHOPE SINGLE TAX
- HWY = HIGHWAY
- ILL = ILLISIBLE
- INS = INSTRUMENT
- PG = PAGE
- POT = POINT OF TANGENT
- RP = REAL PROPERTY BOOK
- R/W = RIGHT-OF-WAY
- STA = STATION
- B.S.L. = BUILDING SETBACK LINE

FST JOHNSON, HARMONY MORRIS
ETUX JOHNSON
10210 CANTON DR
FAIRHOPE, AL 36532
PARCEL

FST JACKSON, JAMES H.
ETUX LESLIE H
10351 CANTON DR
FAIRHOPE, AL 36532
PARCEL



Vicinity Map
1 Inch = 1 Mile

ENGINEER/SURVEYOR:
DEWBERRY
25353 FRIENDSHIP ROAD, DAPHNE, ALABAMA 36526
VICTOR L. GERMAIN, PLS LIC. NO. 38473
JUSTIN M. BRITT, PE LIC. NO. 38943

OWNER:
FAIRHOPE SINGLE TAX CORP. (OWNER)
536 FAIRHOPE AVENUE
FAIRHOPE, AL 36532
PPIN 64685
PARCEL NO. 05-46-01-11-0-000-001.543

LEASEHOLDER:
THE VERANDAS LLC (LEASEHOLDER)
1507 CAPTAIN O'NEAL DRIVE
DAPHNE, ALABAMA 36526

SITE DATA:
ZONING: UNZONED (BALDWIN CO. PLANNING DISTRICT 14)
TOTAL ACREAGE: 178.5 ACRES
NUMBER OF LOTS: 15
SITE DENSITY: 0.08 UNITS/AC
PROPOSED USE: RESIDENTIAL

REQUIRED SETBACKS

FRONT (LOT 13) - 30-50 FEET	UTILITIES
FRONT (LOTS 12/14) - 110 FEET	WATER SERVICE: CITY OF FAIRHOPE
FRONT - 100 FEET	SEWER SERVICE: SEPTIC
REAR - 50 FEET	ELECTRIC SERVICE: RIVIERA UTILITIES
SIDE - 25 FEET	TELEPHONE SERVICE: AT&T
	GAS SERVICE: CITY OF FAIRHOPE

GENERAL NOTES:

- THERE IS DEDICATED HERewith A 15 FOOT DRAINAGE AND UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHT-OF-WAYS AND A 15 FOOT DRAINAGE AND UTILITY EASEMENT ON ALL SIDE AND REAR LOT LINES (7.5 FOOT EACH SIDE IF INTERSECTED) UNLESS OTHERWISE NOTED.
- THERE IS A 30' SETBACK FROM WETLANDS WITHIN WHICH THERE IS A 15' NATURAL BUFFER ALONG THE UPLAND SIDE OF THE WETLAND LINE.
- THE ONLY ALLOWED USES OF THE WETLAND BUFFER SHALL BE PER THE CITY OF FAIRHOPE SUBDIVISION REGULATIONS ARTICLE V SECTION F 4, STREAM B.
- THE REQUIRED PERMANENT BUFFER SIGNAGE SHALL BE INSTALLED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- THE 5 FOOT SIDEWALK INSTALLED WITHIN COMMON AREAS 1 AND 2 ALONG HIGHWAY 104 IS THE RESPONSIBILITY OF THE POA TO MAINTAIN.
- ALL MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE 15 INCHES ABOVE THE EXISTING HIGHEST GRADE WITHIN THE BUILDING FOOTPRINT.
- GRINDER PUMPS ARE NOT PERMITTED IN THIS DEVELOPMENT.
- A WATERCOURSE EASEMENT EXISTS ACROSS ALL WETLANDS.
- LOTS 1, 11, AND 12 SHALL ONLY HAVE ACCESS TO INTERNAL ROADS.
- THE TEMPORARY TURNAROUND SHALL BE REMOVED WITH PHASE TWO CONSTRUCTION AND THE EASEMENT SHALL REMAIN UNTIL THE FINAL PLAT APPROVAL OF PHASE TWO.
- ANY FUTURE DEVELOPMENT SHALL BE DEVELOPED IN ACCORDANCE WITH THE APPROVED VILLAGE SUBDIVISION.
- THE STATES AT VERANDAS IS INCLUDED WITHIN THE VERANDAS PROPERTY OWNERS ASSOCIATION AND IS SUBJECT TO THE DECLARATION OF THE PROTECTIVE COVENANTS AS RECORDED IN INSTRUMENT #1702728, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA.
- MAINTENANCE OF DRAINAGE AREAS IN COMMON AREAS AND EASEMENTS IS THE RESPONSIBILITY OF THE POA.

SURVEYOR'S NOTES:

- ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
- THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
- THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
- THE LINES REPRESENTING THE CENTERLINE AND RIGHTS-OF-WAY OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
- BASES OF BEARINGS FOR THIS SURVEY IS THE SOUTH RIGHT-OF-WAY OF ALABAMA HIGHWAY 104 AS BEING 89°52'09" - 89°52'09" BEARINGS ARE STATE PLANE GRID COORDINATES ALABAMA WEST ZONE (NAD 1983).
- ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC GPS.
- VERTICAL DATUM SHOWN HEREON IS RELATED TO NAVD 1988.
- SURVEY WAS CONDUCTED FROM SEPTEMBER 3RD TO 11TH, 2020 AND RECORDED IN ELECTRONIC FILES.

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:

"Lot 1 of The Bills' No. 2 Subdivision, as per map or plat thereof recorded on Slide Number 2582-F, in the records in the Office of the Judge of Probate of Baldwin County, Alabama."

LESS AND EXCEPTING THEREFROM, THE FOLLOWING, TO-WIT:

ALL OF THE VERANDAS SUBDIVISION, PHASE TWO, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED AT SLIDE 2642-D, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA.

AND

ALL OF THE VERANDAS SUBDIVISION, PHASE FOUR, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED AT SLIDE 2691-C AND SLIDE 2691-D, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA.

(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY)

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.

Victor L. Germain 12/16/21 DATE
DEWBERRY AL P.L.S. NO. 38473
VICTOR L. GERMAIN LAND SURVEYOR PROFESSIONAL
SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

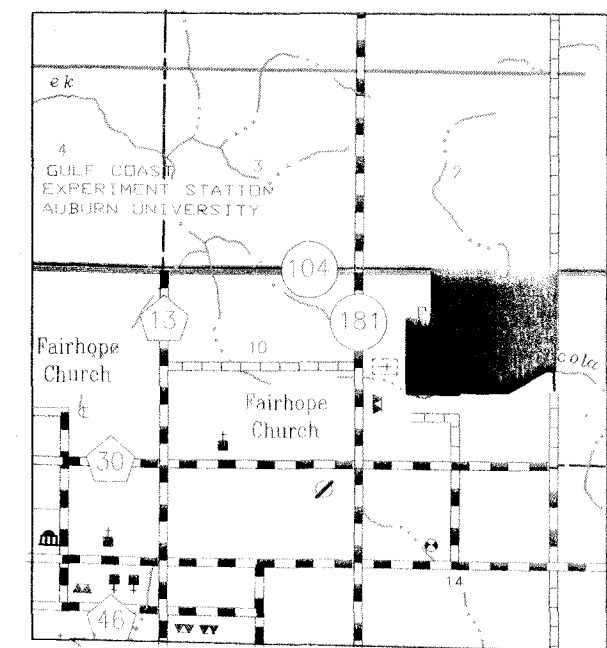
THE ESTATES AT THE VERANDAS, PHASE 1
(A RESUBDIVISION OF A PORTION OF LOT 1 OF THE BILLS' NO. 2 SUBDIVISION)
DECEMBER 2, 2021 - SHEET 1 OF 2

BOUNDARY SURVEY AND PLAT OF SUBDIVISION					
DESIGN	CKH	DRAWN	CKH	CHKD.	CKH
ENG	JMB	SURVEYOR	VLG	PROJ. MGR	JMB
SCALE 1"=150'					
PROJ. NO. 50131350					
FILE PRELIM PH1					
SHEET 1 of 2					

Dewberry
25353 Friendship Road Daphne, AL 36526
251-990-9950 fax 251-990-9910

FST BERTOLLA PROPERTIES LLC
PO BOX 1527
DAPHNE, AL 36526
PARCEL
05-46-01-02-0-000-001-505

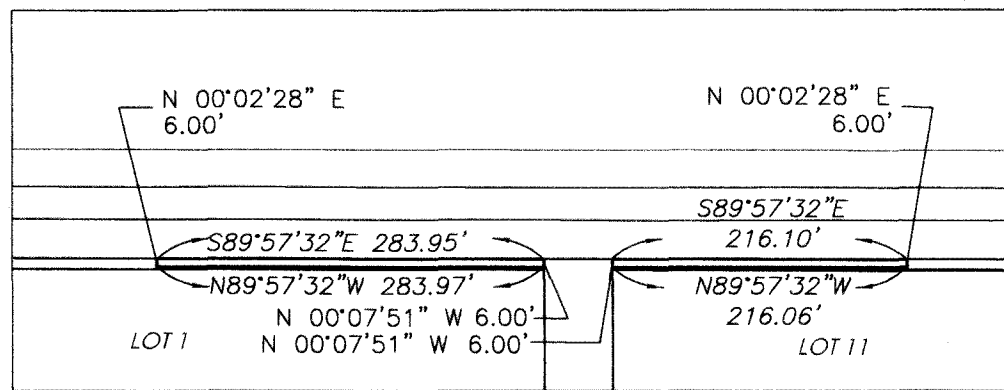
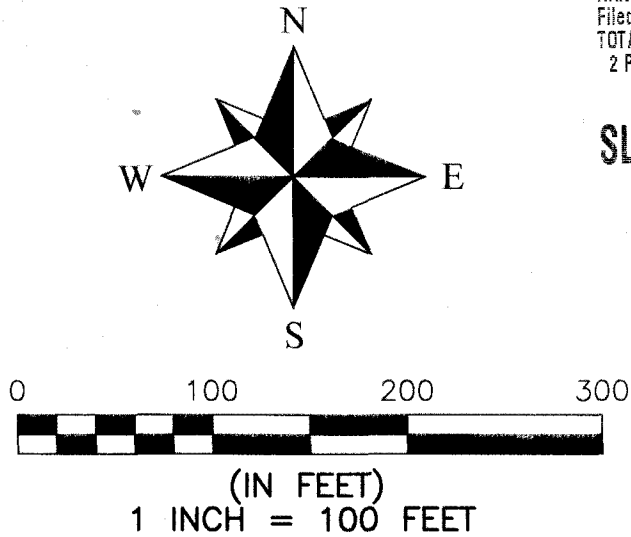
STATE HIGHWAY 104 R/W VARIES - 85' R/W 120' R/W



Vicinity Map
1 Inch = 1 Mile

BALDWIN COUNTY, ALABAMA
HARRY D. V. JR. PROBATE JUDGE
Filing No. 11272022 3:42 PM
TOTAL \$ 40.00
2 Pages

SLIDE 0002818-F



FST 3 CIRCLE CHURCH INC
10274 ST HWY 104
FAIRHOPE, AL 36532
PARCEL
05-46-01-11-0-000-001-546

FST 3 CIRCLE CHURCH INC
10274 ST HWY 104
FAIRHOPE, AL 36532
PARCEL
05-46-01-11-0-000-001-525

MORTGAGE ACCEPTANCE:
IN WITNESS WHEREOF, I, the undersigned, as Secretary of Bay Area Developers, L.L.C., in the presence of the undersigned, as witnesses, have caused this instrument to be executed by the undersigned officers, hereunto duly authorized on this 28th day of January, 2022.

CERTIFICATE OF APPROVAL BY THE PLANNING DIRECTOR
THE UNDERSIGNED, AS DIRECTOR OF THE BALDWIN COUNTY PLANNING AND ZONING DEPARTMENT, HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 28th DAY OF January, 2022.

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, ALLEYS AND EASEMENTS SHOWN ON THIS PLAN TO THE PUBLIC.

FLOOD CERTIFICATE
THIS PROPERTY LIES WITHIN ZONE "X" (UNSHADED) AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF BALDWIN COUNTY, ALABAMA, MAP NUMBER 1108036A.M., COMMUNITY NUMBER 01000, PANEL NUMBER 0661, SUFFIX M, MAP REVISED DATE APRIL 19, 2019 AND MAP NUMBER 11080362.M., COMMUNITY NUMBER 01000, PANEL NUMBER 0662, SUFFIX M, MAP REVISED DATE APRIL 19, 2019.

CERTIFICATE OF LEASEHOLD OWNERSHIP
THE UNDERSIGNED, THE VERANDAS LLC, AS PROPRIETOR(S), HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAN TO BE SURVEYED, LAD AND PLATTED TO BE KNOWN AS THE RESUBDIVISION OF LOT 1 OF THE BILLS NO. 2 SUBDIVISION, BALDWIN COUNTY, ALABAMA, AND THAT THE STREETS AND EASEMENTS, AS SHOWN ON SAID PLAN, ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

CERTIFICATE OF NOTARY PUBLIC
I, Notary Public, in and for said County, in said State, do hereby certify that the foregoing instrument, which is 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 THIS 28th DAY OF December, 2021.

CERTIFICATE OF NOTARY PUBLIC
I, Notary Public, in and for said County, in said State, do hereby certify that the foregoing instrument, which is 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 THIS 28th DAY OF December, 2021.

CERTIFICATE OF APPROVAL BY THE E-911 ADDRESSING BOARD
THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS SHOWN ON THE WITHIN PLAN AND HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 28th DAY OF January, 2022.

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES (ELECTRIC)
THE UNDERSIGNED, AS AUTHORIZED BY RIVERA UTILITIES HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 12th DAY OF January, 2022.

CERTIFICATE OF APPROVAL BY AT&T (TELEPHONE)
THE UNDERSIGNED, AS AUTHORIZED BY AT&T HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 28th DAY OF January, 2022.

CERTIFICATE OF APPROVAL BY THE FAIRHOPE PLANNING COMMISSION
THIS PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING COMMISSION OF FAIRHOPE, ALABAMA, AND IS APPROVED BY SUCH COMMISSION.

CERTIFICATE OF APPROVAL BY CITY OF FAIRHOPE UTILITIES (WATER)
THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE UTILITIES HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 28th DAY OF January, 2022.

LINE DATA table with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L74 with their respective bearings and distances.

LINE BEARING DISTANCE table with columns: LINE, BEARING, DISTANCE. Lists lines L53 through L73 with their respective bearings and distances.

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY HEALTH DEPARTMENT
THE LOTS ON THIS PLAN ARE SUBJECT TO APPROVAL OR DELETION BY THE BALDWIN COUNTY HEALTH DEPARTMENT. NO REPRESENTATIONS MADE THAT ANY LOT ON THIS PLAN WILL ACCOMMODATE AN ON-SITE SEWAGE SYSTEM (OSS). THE APPROPRIATENESS OF A LOT FOR WASTEWATER (LEACH) TREATMENT AND DISPOSAL SHALL BE DETERMINED WHEN AN APPLICATION IS SUBMITTED. IF PERMITTED, THE FINAL APPROVAL MAY CONTAIN CERTAIN CONDITIONS WHICH RESTRICT THE USE OF THE LOT. SUBMITTALS OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS, AND THESE ARE ON FILE WITH THE SAID HEALTH DEPARTMENT AND ARE A PART OF THIS PLAN AS SET OUT HEREON.

SIGNED THIS 28th DAY OF January, 2022
FAIRHOPE, ALABAMA

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER
THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

DATED THIS 28th DAY OF January, 2022

CURVE DATA table with columns: CHORD, ARC, TANGENT, CHORD ANGLE, TANGENT ANGLE, CHORD BEARING, CHORD LENGTH. Lists curve data for lines C1 through C14.

CERTIFICATE OF APPROVAL BY CITY OF FAIRHOPE UTILITIES (GAS)
THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE UTILITIES HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 12th DAY OF January, 2022.

SIGNED THIS 12th DAY OF January, 2022
PROJECT ENGINEER

THE ESTATES AT THE VERANDAS, PHASE 1 (A RESUBDIVISION OF A PORTION OF LOT 1 OF THE BILLS' NO. 2 SUBDIVISION)

DECEMBER 2, 2021 - SHEET 2 OF 2

BOUNDARY SURVEY AND PLAT OF SUBDIVISION

Table with columns: DESIGN, CKH, DRAWN, CKH, CHKD., CKH. Lists design and drawing information for the survey.



25353 Friendship Road Daphne, AL 36526
251-990-9950 Fax 251-990-9910

SCALE 1"=100'
PROJ. NO. 50131350
FILE PRELIM PH1
SHEET 2 of 2