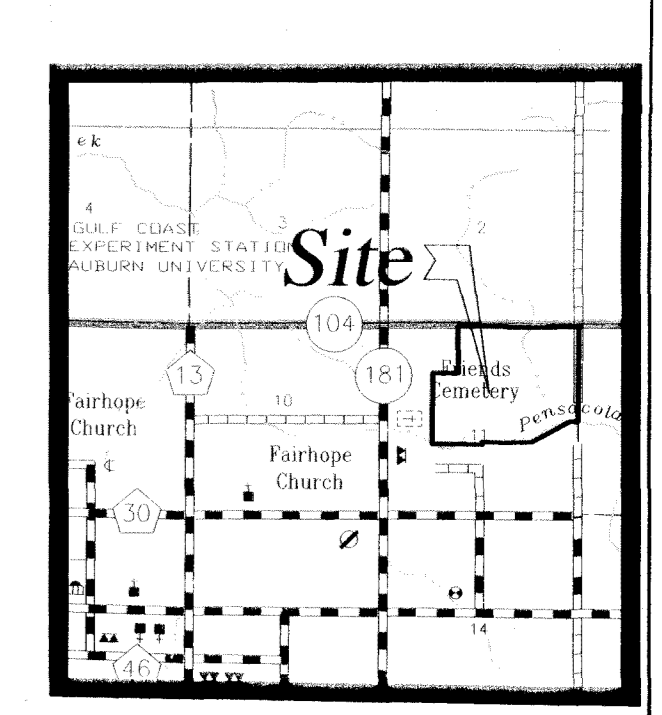
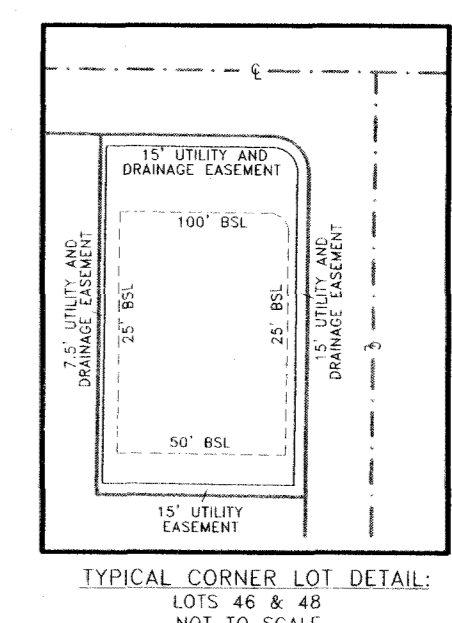
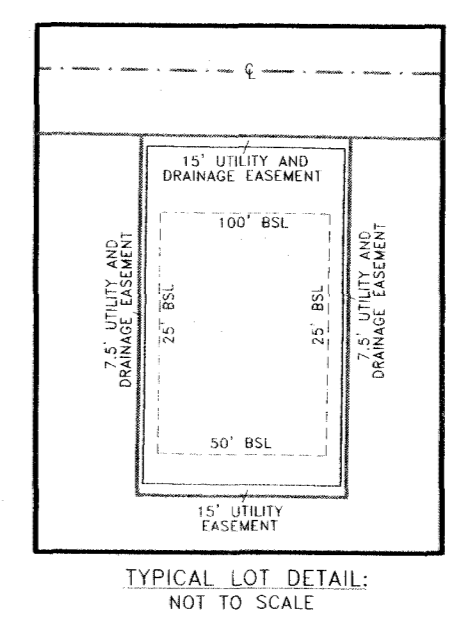
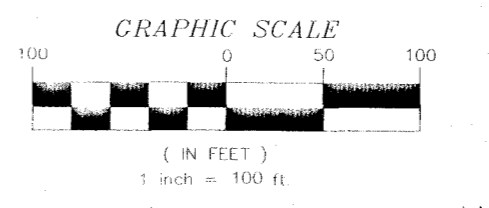


1986883
SLIDE 0002825-E

POINT OF BEGINNING
THE SOUTHWEST CORNER OF
LOT 7 OF THE ESTATES AT
THE VERANDAS, PHASE ONE

ESTATES AT THE VERANDAS PHASE 1
SLIDE 0002818-E & F



SITE DATA:

ZONING: UNZONED (BALDWIN CO. PLANNING DISTRICT 14)
CITY OF FAIRHOPE PLANNING DISTRICT
TOTAL ACREAGE: 91.10 ACRES
NUMBER OF LOTS: 25
SITE DENSITY: 0.28 UNITS/AC
PROPOSED USE: RESIDENTIAL
MINIMUM LOT SIZE: 3.00 ACRES
SMALLEST LOT: 3.00 ACRES
LARGEST LOT: 5.94 ACRES (LOT 23)
LIN. FT. OF STREETS: 3832 (PUBLIC)

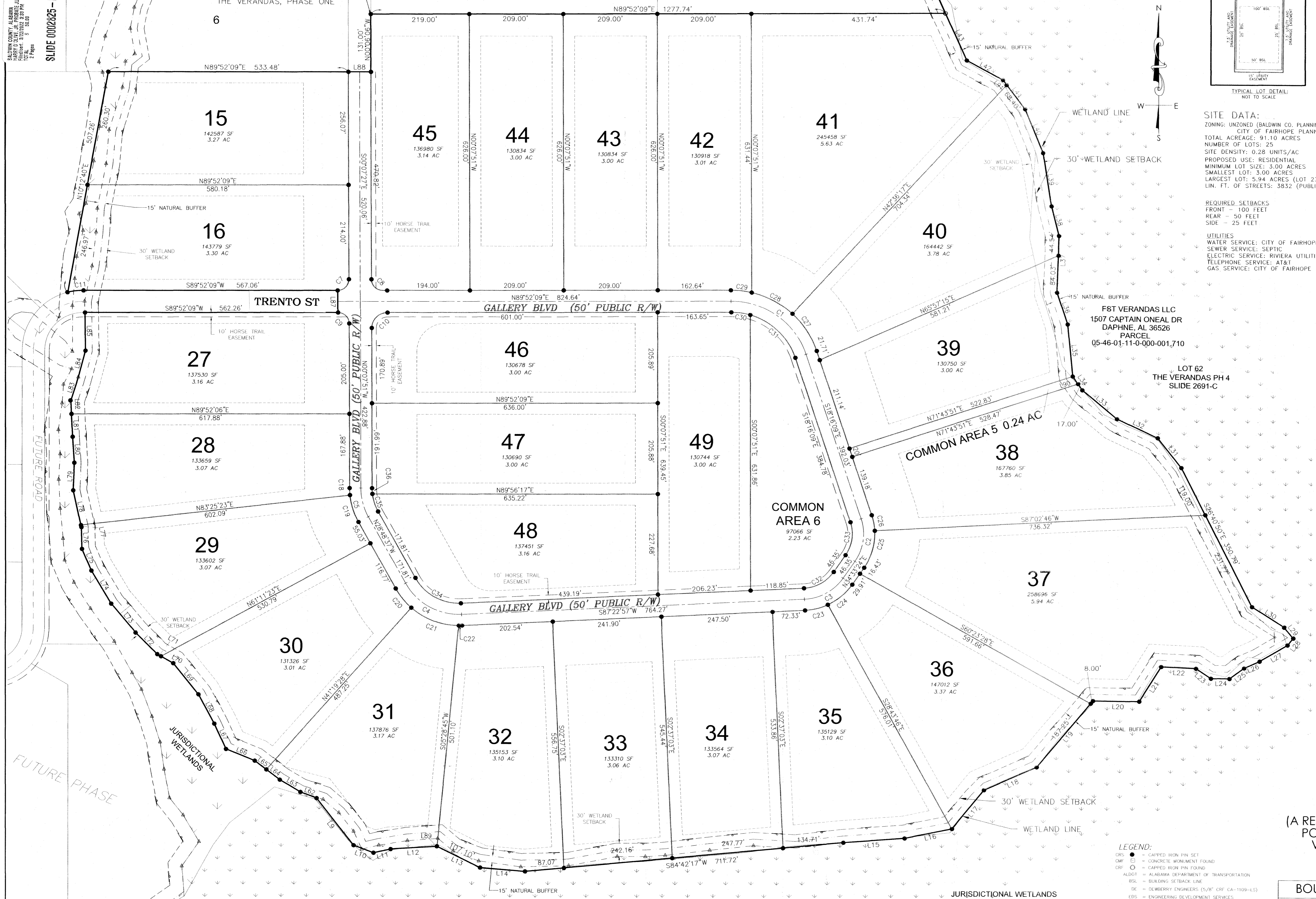
SURVEYOR'S CERTIFICATE:

STATE OF ALABAMA
CITY OF FAIRHOPE
WE, DEWBERRY, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF DAPHNE, ALABAMA, HEREBY STATE THAT THE ABOVE IS A CORRECT MAP OF PLAT OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA, TO-WIT:
COMMON AREA 4 OF THE ESTATES AT THE VERANDAS PHASE ONE, AS RECORDED AT SLIDE 0002818-E & F, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
AND:
A PORTION OF LOT 15 OF THE ESTATES AT THE VERANDAS PHASE ONE SUBDIVISION, AS RECORDED AT SLIDE 0002818-E & F, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REQUIRED SETBACKS:
FRONT - 100 FEET
REAR - 50 FEET
SIDE - 25 FEET

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

BEGINNING AT A THE SOUTHWEST CORNER OF LOT 7 OF THE ESTATES AT THE VERANDAS, PHASE ONE, AS RECORDED AT SLIDE 0002818-E & F, RUN THENCE NORTH 89 DEGREES 52 MINUTES 09 SECONDS EAST A DISTANCE OF 1277.74 FEET; THENCE SOUTH 24 DEGREES 09 MINUTES 01 SECONDS EAST A DISTANCE OF 116.46 FEET; THENCE SOUTH 61 DEGREES 09 MINUTES 21 SECONDS EAST A DISTANCE OF 914.44 FEET; THENCE SOUTH 36 DEGREES 57 MINUTES 41 SECONDS EAST A DISTANCE OF 824.64 FEET; THENCE SOUTH 21 DEGREES 52 MINUTES 15 SECONDS EAST A DISTANCE OF 107.16 FEET; THENCE SOUTH 08 DEGREES 44 MINUTES 52 SECONDS EAST A DISTANCE OF 122.05 FEET; THENCE SOUTH 04 MINUTES 53 SECONDS EAST A DISTANCE OF 73.56 FEET; THENCE SOUTH 02 DEGREES 03 MINUTES 42 SECONDS WEST A DISTANCE OF 128.58 FEET; THENCE SOUTH 18 DEGREES 04 MINUTES 53 SECONDS WEST A DISTANCE OF 118.18 FEET; THENCE SOUTH 14 DEGREES 03 MINUTES 41 SECONDS WEST A DISTANCE OF 118.18 FEET; THENCE SOUTH 14 DEGREES 03 MINUTES 41 SECONDS WEST A DISTANCE OF 100.98 FEET; THENCE SOUTH 64 DEGREES 39 MINUTES 49 SECONDS EAST A DISTANCE OF 100.98 FEET; THENCE SOUTH 26 DEGREES 40 MINUTES 30 SECONDS EAST A DISTANCE OF 85.50 FEET; THENCE SOUTH 57 DEGREES 38 MINUTES 33 SECONDS EAST A DISTANCE OF 85.50 FEET; THENCE SOUTH 57 DEGREES 38 MINUTES 33 SECONDS EAST A DISTANCE OF 20.10 FEET; THENCE SOUTH 59 DEGREES 25 MINUTES 22 SECONDS WEST A DISTANCE OF 20.10 FEET; THENCE SOUTH 59 DEGREES 25 MINUTES 22 SECONDS WEST A DISTANCE OF 37.40 FEET; THENCE SOUTH 53 DEGREES 29 MINUTES 23 SECONDS WEST A DISTANCE OF 40.63 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 09 SECONDS WEST A DISTANCE OF 41.21 FEET; THENCE NORTH 50 DEGREES 22 MINUTES 12 SECONDS WEST A DISTANCE OF 39.97 FEET; THENCE NORTH 87 DEGREES 18 MINUTES 15 SECONDS WEST A DISTANCE OF 77.39 FEET; THENCE SOUTH 31 DEGREES 51 MINUTES 07 SECONDS WEST A DISTANCE OF 92.92 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 09 SECONDS WEST A DISTANCE OF 102.84 FEET; THENCE SOUTH 39 DEGREES 31 MINUTES 12 SECONDS WEST A DISTANCE OF 102.84 FEET; THENCE SOUTH 39 DEGREES 31 MINUTES 12 SECONDS WEST A DISTANCE OF 192.25 FEET; THENCE SOUTH 60 DEGREES 06 MINUTES 36 SECONDS WEST A DISTANCE OF 128.42 FEET; THENCE SOUTH 39 DEGREES 07 MINUTES 04 SECONDS WEST A DISTANCE OF 112.70 FEET; THENCE SOUTH 78 DEGREES 24 MINUTES 50 SECONDS WEST A DISTANCE OF 107.41 FEET; THENCE SOUTH 85 DEGREES 42 MINUTES 22 SECONDS WEST A DISTANCE OF 136.71 FEET; THENCE SOUTH 84 DEGREES 42 MINUTES 17 SECONDS WEST A DISTANCE OF 70.72 FEET; THENCE NORTH 85 DEGREES 10 MINUTES 02 SECONDS WEST A DISTANCE OF 100.35 FEET; THENCE NORTH 63 DEGREES 38 MINUTES 57 SECONDS WEST A DISTANCE OF 107.78 FEET; THENCE SOUTH 86 DEGREES 03 MINUTES 49 SECONDS WEST A DISTANCE OF 103.08 FEET; THENCE SOUTH 77 DEGREES 33 MINUTES 02 SECONDS WEST A DISTANCE OF 39.05 FEET; THENCE NORTH 69 DEGREES 08 MINUTES 18 SECONDS WEST A DISTANCE OF 47.24 FEET; THENCE NORTH 37 DEGREES 31 MINUTES 13 SECONDS WEST A DISTANCE OF 134.41 FEET; THENCE NORTH 68 DEGREES 46 MINUTES 24 SECONDS WEST A DISTANCE OF 38.64 FEET; THENCE NORTH 59 DEGREES 52 MINUTES 19 SECONDS WEST A DISTANCE OF 53.15 FEET; THENCE NORTH 52 DEGREES 29 MINUTES 46 SECONDS WEST A DISTANCE OF 32.81 FEET; THENCE NORTH 52 DEGREES 29 MINUTES 46 SECONDS WEST A DISTANCE OF 89.91 FEET; THENCE NORTH 67 DEGREES 47 MINUTES 47 SECONDS WEST A DISTANCE OF 89.91 FEET; THENCE NORTH 24 DEGREES 26 MINUTES 39 SECONDS WEST A DISTANCE OF 62.93 FEET; THENCE NORTH 27 DEGREES 23 MINUTES 40 SECONDS WEST A DISTANCE OF 75.14 FEET; THENCE NORTH 38 DEGREES 35 SECONDS WEST A DISTANCE OF 89.88 FEET; THENCE NORTH 40 DEGREES 19 MINUTES 24 SECONDS WEST A DISTANCE OF 91.89 FEET; THENCE NORTH 40 DEGREES 19 MINUTES 24 SECONDS WEST A DISTANCE OF 9.48 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 10.00 FEET; THENCE NORTH 40 DEGREES 19 MINUTES 24 SECONDS WEST A DISTANCE OF 85.03 FEET; THENCE NORTH 30 DEGREES 48 MINUTES 57 SECONDS WEST A DISTANCE OF 86.42 FEET; THENCE NORTH 27 DEGREES 30 MINUTES 00 SECONDS WEST A DISTANCE OF 53.60 FEET; THENCE NORTH 03 DEGREES 30 MINUTES 20 SECONDS WEST A DISTANCE OF 49.50 FEET; THENCE NORTH 12 DEGREES 02 MINUTES 20 SECONDS WEST A DISTANCE OF 4.78 FEET; THENCE NORTH 12 DEGREES 02 MINUTES 20 SECONDS WEST A DISTANCE OF 90.35 FEET; THENCE NORTH 02 DEGREES 23 MINUTES 09 SECONDS EAST A DISTANCE OF 62.55 FEET; THENCE NORTH 03 DEGREES 48 MINUTES 48 SECONDS WEST A DISTANCE OF 58.72 FEET; THENCE NORTH 02 DEGREES 43 MINUTES 34 SECONDS WEST A DISTANCE OF 51.69 FEET; THENCE NORTH 02 DEGREES 43 MINUTES 34 SECONDS WEST A DISTANCE OF 30.44 FEET; THENCE NORTH 17 DEGREES 35 MINUTES 52 SECONDS EAST A DISTANCE OF 61.90 FEET; THENCE NORTH 14 DEGREES 14 DEGREES 37 MINUTES 15 SECONDS EAST A DISTANCE OF 61.90 FEET; THENCE NORTH 00 DEGREES 39 MINUTES 58 SECONDS EAST A DISTANCE OF 562.26 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 14 SECONDS WEST A DISTANCE OF 87.00 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 09 SECONDS WEST A DISTANCE OF 567.00 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 09 SECONDS WEST A DISTANCE OF 153.00 FEET; AN ARC DISTANCE OF 32.75 FEET (CHORD BEARS SOUTH 82 DEGREES 55 MINUTES 10 SECONDS WEST A DISTANCE OF 32.75 FEET); THENCE NORTH 10 DEGREES 12 MINUTES 40 SECONDS EAST A DISTANCE OF 507.26 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 09 SECONDS EAST A DISTANCE OF 533.48 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 09 SECONDS EAST A DISTANCE OF 49.93 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 06 SECONDS WEST A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING;



LEGEND:
CIR ● = CAPPED IRON PIN SET
CIR ○ = CONCRETE MONUMENT FOUND
CIR ○ = CAPPED IRON PIN FOUND
ALDOT = ALABAMA DEPARTMENT OF TRANSPORTATION
BSL = BUILDING SETBACK LINE
DE = DENSBERY ENGINEERS (5/8" CR) CA-1109-13
EDS = ENGINEERING DEVELOPMENT SERVICES
FST = FAIRHOPE SINGLE TAX
INS = INSTRUMENT
PG = PAGE
PTI = POINT OF TANGENT
RP = REAL PROPERTY BOOK
R/W = RIGHT-OF-WAY
B.S.L. = BUILDING SETBACK LINE
WETLAND BUFFER SIGN (94.1014)

OWNER/LEASEHOLDER:
FAIRHOPE SINGLE TAX CORP. (OWNER)
336 FAIRHOPE AVENUE
FAIRHOPE, AL 36532
PPIN 64685
PARCEL NO. 05-46-01-11-0-000-001.503

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

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

JURISDICTIONAL WETLANDS

DESIGN CKH DRAWN CKH CHKD. VLG
ENG JMB SURVEYOR VLG PROJ MGR JMB

SCALE 1"=100'
PROJ. NO.50131350
FILE FINAL PLAT PH2
SHEET 1 of 2

THE ESTATES AT THE
VERANDAS, PHASE 2
(A RESUBDIVISION OF COMMON AREA 4 AND A
PORTION OF LOT 15 OF THE ESTATES AT THE
VERANDAS PHASE 1, SLIDE 2818-E & F)

FINAL PLAT
MARCH 14, 2022 - SHEET 1 OF 2
BOUNDARY SURVEY AND PLAT OF SUBDIVISION

198883

CERTIFICATE OF LEASEHOLD OWNERSHIP

WE, THE UNDERSIGNED, THE VERANDAS LLC, AS PROPRIETOR(S), HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS THE RESUBDIVISION OF LOT 15 OF THE ESTATES AT THE VERANDAS PHASE ONE SUBDIVISION, 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 9th DAY OF March, 2022
Albert Cortez III
PRINT NAME SIGNATURE

CERTIFICATE OF NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN
I, Rebecca Castella, Notary Public in and for said county, in said state, hereby certify that Albert Cortez III, whose name as member of the VERANDAS LLC, AS OWNERS OF THE PROPERTY HEREIN 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 9th DAY OF March, 2022
REBECCA CASTELLA
NOTARY PUBLIC MY COMMISSION EXPIRES 03/23/23

MORTGAGEE'S ACCEPTANCE:

IN WITNESS WHEREOF, Bruce Bigler, of BAY AREA DEVELOPERS, LLC, THE OWNERS OF THE MORTGAGE ON THE ABOVE PROPERTY HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY THE UNDERSIGNED OFFICERS, THEREUNTO DULY AUTHORIZED ON THIS THE 9th DAY OF March, 2022
Bruce Bigler
AS ITS: member

CERTIFICATION BY NOTARY PUBLIC:

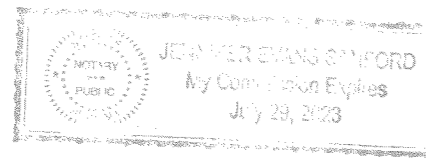
STATE OF Alabama
COUNTY OF Baldwin
I, Rebecca Castella, Notary Public in and for said county of Baldwin, in the State of Alabama, hereby certify that Bruce Bigler, whose name as member of BAY AREA DEVELOPERS LLC IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 9th DAY OF March, 2022
REBECCA CASTELLA
NOTARY PUBLIC MY COMMISSION EXPIRES 03/23/23

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 PLAT TO THE PUBLIC.
WE, Lee Turner and Rebecca Castella, whose names as President and 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.
DATED THIS 9th DAY OF March, 2022
FAIRHOPE SINGLE TAX CORPORATION, AN ALABAMA CORPORATION
BY: Lee Turner AS ITS: PRESIDENT
BY: Rebecca Castella AS ITS: SECRETARY

CERTIFICATE OF NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN
I, Rebecca Castella, Notary Public in and for said county, in said state, hereby certify that Lee Turner and Rebecca Castella, whose names as President and 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 9th DAY OF March, 2022
REBECCA CASTELLA
NOTARY PUBLIC MY COMMISSION EXPIRES 03/23/23



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 16th DAY OF March, 2022
[Signature]
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 9th DAY OF March, 2022
[Signature]
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY AT&T (TELEPHONE)

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 16th DAY OF March, 2022
[Signature]
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: [Signature] DATE: 3/10/2022
SECRETARY

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 16th DAY OF March, 2022
[Signature]
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY THE 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.
DATED THIS 21st DAY OF March, 2022
[Signature]
COUNTY ENGINEER

ENGINEER'S CERTIFICATE:

I, THE UNDERSIGNED, A REGISTERED ENGINEER IN THE STATE OF ALABAMA HOLDING CERTIFICATE NUMBER 38943, HEREBY CERTIFY THAT I HAVE DESIGNED THE WITHIN IMPROVEMENTS IN CONFORMITY WITH APPLICABLE CODES AND LAWS AND WITH THE PRINCIPALS OF GOOD ENGINEERING PRACTICE. I FURTHER CERTIFY THAT I HAVE OBSERVED THE CONSTRUCTION OF THE WITHIN IMPROVEMENTS, THAT THE SAME CONFORMS TO MY DESIGN, THAT THE WITHIN IS A TRUE AND ACCURATE REPRESENTATION OF IMPROVEMENTS AS INSTALLED AND THAT SAID IMPROVEMENTS ARE HEREBY RECOMMENDED FOR ACCEPTANCE BY THE CITY OF FAIRHOPE, ALABAMA.
18.11.2022
[Signature]
JUSTIN M. BRITT DATE

CERTIFICATE OF APPROVAL BY THE E-911 BOARD:

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 DAY OF 9th March, 2022
[Signature]
AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY HEALTH DEPARTMENT:

THE LOT(S) ON THIS PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE BALDWIN COUNTY LHD. NO REPRESENTATION IS MADE THAT ANY LOT ON THIS PLAT WILL ACCOMMODATE AN ON-SITE SEWAGE SYSTEM (OSS). THE APPROPRIATENESS OF A LOT FOR WASTEWATER (SEWAGE) TREATMENT AND DISPOSAL SHALL BE DETERMINED WHEN AN APPLICATION IS SUBMITTED. IF PERMITTED, THE LOT APPROVAL MAY CONTAIN CERTAIN CONDITIONS WHICH RESTRICT THE USE OF THE LOT OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS, AND THESE ARE ON FILE WITH THE SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HERE ON.
SIGNED THIS 9th DAY OF March, 2022
[Signature]
ENVIRONMENTALIST

CERTIFICATE OF THE BALDWIN COUNTY PLANNING DIRECTOR:

THE UNDERSIGNED, AS DIRECTOR OF THE BALDWIN COUNTY PLANNING AND ZONING DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS DAY OF 21st March, 2022
[Signature]
PLANNING DIRECTOR

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 130030061M, COMMUNITY NUMBER 015000, PANEL NUMBER 0661, SUFFIX M, MAP REVISED DATE APRIL 19, 2019 AND MAP NUMBER 01003062M, COMMUNITY NUMBER 015000, PANEL NUMBER 0662, SUFFIX M, MAP REVISED DATE APRIL 19, 2019.

GENERAL NOTES:

- 1. THERE IS DEDICATED HEREWITH A 15 FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHTS-OF-WAY AND A 15 FOOT UTILITY EASEMENT ON ALL SIDE AND REAR LOT LINES (7.5 FOOT EACH SIDE IF SHARED) UNLESS OTHERWISE NOTED.
- 2. THERE IS A 30' WETLAND SETBACK FROM WETLANDS WITHIN WHICH THERE IS A 15' NATURAL BUFFER ALONG THE UPLAND SIDE OF THE WETLAND LINE.
- 3. THE ONLY ALLOWED USES OF THE WETLANDS BUFFER SHALL BE PER THE CITY OF FAIRHOPE SUBDIVISION REGULATIONS ARTICLE V SECTION F 4. STREAM B.
- 4. THE REQUIRED PERMANENT BUFFER SIGNAGE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE PERMIT.
- 5. ALL MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE 15 INCHES ABOVE THE EXISTING HIGHEST GRADE WITHIN THE BUILDING FOOTPRINT.
- 6. GRINDER PUMPS ARE NOT PERMITTED IN THIS DEVELOPMENT.
- 7. A WATERCOURSE EASEMENT EXISTS ACROSS ALL WETLANDS.
- 8. THERE IS DEDICATED HEREWITH A 15 FOOT DRAINAGE/UTILITY EASEMENT ON ALL LOT LINES ADJACENT TO RIGHTS-OF-WAY AND A 15 FOOT (7.5 FOOT EACH SIDE) DRAINAGE/UTILITY EASEMENT ALONG ALL SIDE LOT LINES, UNLESS A GREATER WIDTH IS SHOWN HEREON.

CURVE DATA:

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|--------|-------------|---------------|--------------|
| C1 | 219.49 | 175.00 | 71°51'42" | N 54°12'00" W | 205.38 |
| C2 | 101.42 | 110.00 | 52°49'33" | N 08°08'37" E | 97.86 |
| C3 | 101.42 | 110.00 | 52°49'33" | S 60°58'10" W | 97.86 |
| C4 | 150.34 | 135.00 | 63°48'26" | S 60°42'50" E | 142.69 |
| C5 | 67.57 | 135.00 | 28°40'46" | N 14°28'14" W | 66.87 |
| C6 | 172.43 | 110.00 | 89°48'41" | N 44°57'48" E | 155.31 |
| C7 | 39.27 | 25.00 | 89°59'35" | S 44°52'21" W | 35.35 |
| C8 | 39.27 | 25.00 | 90°00'00" | S 45°07'51" E | 35.36 |
| C9 | 39.27 | 25.00 | 90°00'00" | N 45°07'51" W | 35.36 |
| C10 | 54.98 | 35.00 | 90°00'00" | N 44°52'09" E | 49.50 |
| C11 | 32.75 | 135.00 | 13°53'58" | S 82°55'10" W | 32.67 |
| C12 | 172.49 | 135.00 | 13°51'00" | N 60°32'40" E | 171.81 |
| C13 | 61.33 | 135.00 | 26°01'50" | N 32°06'15" E | 60.81 |
| C14 | 43.81 | 135.00 | 18°38'10" | N 09°22'33" E | 43.72 |
| C15 | 133.24 | 85.00 | 89°48'41" | N 44°57'48" E | 120.01 |
| C16 | 39.27 | 25.00 | 90°00'00" | N 45°03'29" E | 35.36 |
| C17 | 39.27 | 25.00 | 90°00'00" | S 44°56'32" E | 35.36 |
| C18 | 16.00 | 160.00 | 5°43'47" | N 02°59'45" W | 15.99 |
| C19 | 64.09 | 160.00 | 12°56'59" | N 17°20'08" W | 63.68 |
| C20 | 55.47 | 160.00 | 19°51'54" | S 38°44'35" E | 55.20 |
| C21 | 115.66 | 160.00 | 41°25'03" | N 69°23'03" W | 113.16 |
| C22 | 7.05 | 160.00 | 2°31'29" | S 88°38'41" W | 7.05 |
| C23 | 52.80 | 135.00 | 12°24'35" | N 75°10'39" E | 52.43 |
| C24 | 71.67 | 135.00 | 30°24'58" | S 49°45'53" W | 70.83 |
| C25 | 88.38 | 135.00 | 37°30'37" | N 15°48'05" E | 86.81 |
| C26 | 36.99 | 135.00 | 15°18'56" | S 10°36'41" E | 35.98 |
| C27 | 101.00 | 200.00 | 28°56'01" | N 32°44'10" W | 99.93 |
| C28 | 103.07 | 200.00 | 29°31'41" | S 61°58'01" E | 101.94 |
| C29 | 46.78 | 200.00 | 13°24'00" | N 83°25'51" W | 46.67 |
| C30 | 42.98 | 150.00 | 15°00'00" | S 81°55'24" E | 42.83 |
| C31 | 145.16 | 150.00 | 15°00'00" | N 45°59'53" W | 139.56 |
| C32 | 78.37 | 85.00 | 52°49'33" | N 60°58'10" E | 75.62 |
| C33 | 78.37 | 85.00 | 52°49'33" | N 08°08'37" E | 75.62 |
| C34 | 122.57 | 109.49 | 64°08'19" | N 60°42'50" W | 118.27 |
| C35 | 41.81 | 110.00 | 21°49'42" | S 17°53'46" E | 41.65 |
| C36 | 13.15 | 110.00 | 6°51'04" | S 03°33'23" E | 13.15 |

LINE DATA:

| LINE BEARING | DISTANCE | LINE BEARING | DISTANCE |
|--------------|--------------------|--------------|----------------------|
| L1 | S09°49'07"E 75.10 | L43 | S 24°09'01" E 116.69 |
| L2 | S02°45'10"E 67.80 | L53 | S 29°10'56" E 73.96 |
| L3 | N74°32'02"E 166.77 | L54 | S 20°33'23" E 65.27 |
| L4 | N54°22'46"E 113.99 | L55 | S 17°23'54" E 60.40 |
| L5 | N31°03'02"E 123.62 | L56 | S 08°24'13" E 61.77 |
| L6 | N41°06'39"E 66.77 | L57 | S 10°21'34" E 65.65 |
| L7 | N50°07'59"E 125.21 | L58 | S 38°09'24" E 49.46 |
| L8 | S75°02'38"E 94.79 | L59 | S 30°25'20" E 89.26 |
| L9 | N37°51'13"W 134.41 | L60 | N 34°30'32" E 67.42 |
| L10 | N69°08'18"W 47.24 | L61 | N 04°15'29" W 58.16 |
| L11 | S77°33'00"W 99.05 | L62 | N 68°46'24" W 38.61 |
| L12 | S86°24'49"W 103.08 | L63 | N 59°02'10" W 53.15 |
| L13 | N63°38'57"W 107.78 | L64 | N 52°29'46" W 37.81 |
| L14 | N85°10'02"W 100.35 | L65 | N 52°29'46" W 32.77 |
| L15 | S85°47'22"W 136.71 | L66 | N 6°47'47" W 68.91 |
| L16 | S78°24'50"W 107.41 | L67 | N 24°26'39" W 62.93 |
| L17 | S39°07'54"W 112.70 | L68 | N 27°53'50" W 75.14 |
| L18 | S69°06'36"W 128.42 | L69 | N 38°31'48" W 89.88 |
| L19 | S39°51'43"W 195.25 | L70 | N 60°19'24" W 31.28 |
| L20 | N89°31'12"W 102.84 | L71 | N 60°19'24" W 9.48 |
| L21 | S33°51'07"W 82.92 | L72 | N 45°00'00" W 88.13 |
| L22 | N87°18'15"W 77.39 | L73 | N 40°01'50" W 85.03 |
| L23 | N56°22'12"W 39.97 | L74 | N 30°48'57" W 86.42 |
| L24 | N89°16'20"W 41.21 | L75 | N 22°50'00" W 53.69 |
| L25 | S53°29'23"W 40.83 | L76 | N 01°30'26" W 48.50 |
| L26 | S65°41'18"W 37.60 | L77 | N 12°20'20" W 4.78 |
| L27 | S59°25'27"W 72.35 | L78 | N 12°20'20" W 80.53 |
| L28 | S38°55'22"W 20.10 | L79 | N 02°23'09" E 62.55 |
| L29 | S39°48'47"E 51.80 | L80 | N 03°48'50" W 58.72 |
| L30 | S67°38'33"E 85.58 | L81 | N 02°43'34" W 51.69 |
| L31 | S38°14'55"E 85.52 | L82 | N 02°43'34" W 30.44 |
| L32 | S64°39'49"E 100.08 | L83 | N 17°35'59" E 56.00 |
| L33 | S50°03'13"E 100.98 | L84 | N 14°31'15" E 61.90 |
| L34 | S34°01'41"E 37.78 | L85 | N 00°39'58" W 86.40 |
| L35 | S05°33'59"E 118.16 | L86 | N 00°00'00" W 52.00 |
| L36 | S18°04'53"E 75.56 | L87 | N 00°07'14" W 50.00 |
| L37 | S02°03'42"W 128.58 | L88 | N 89°56'46" E 49.93 |
| L38 | S14°05'57"E 69.11 | L89 | S 63°38'57" E 0.70 |
| L39 | S08°44'35"E 122.05 | L90 | S 34°01'41" E 20.78 |
| L40 | S21°52'15"E 107.16 | L91 | N 36°59'22" W 14.10 |
| L41 | S36°57'41"E 82.49 | | |
| L42 | S61°09'21"E 91.64 | | |

THE ESTATES AT THE VERANDAS, PHASE 2

(A RESUBDIVISION OF COMMON AREA 4 AND A PORTION OF LOT 15 OF THE ESTATES AT THE VERANDAS PHASE 1, SLIDE 2818-E & F)

FINAL PLAT
MARCH 7, 2022 - SHEET 2 OF 2
BOUNDARY SURVEY AND PLAT OF SUBDIVISION

| DESIGN | CKH | DRAWN | CKH | CHKD. | VLG |
|--------|-----|----------|-----|-----------|----------------|
| ENG | JMB | SURVEYOR | VLG | PROJ MGR | JMB |
| | | | | SCALE | 1"=100' |
| | | | | PROJ. NO. | 50131350 |
| | | | | FILE | FINAL PLAT PH2 |
| | | | | SHEET | 2 of 2 |

25553 Friendship Road, Daphne, AL 36526
251.990.9950 Fax 251.990.9910