

CERTIFICATE OF APPROVAL BY THE CITY OF FAIRHOPE (SI-WR)
THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE, HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF SAME IN THE PROBABLY OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 14th DAY OF May, 2020.

CERTIFICATE OF APPROVAL BY TELEPHONE (AT&T)
THE UNDERSIGNED, AS AUTHORIZED BY AT&T, HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF SAME IN THE PROBABLY OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 14th DAY OF May, 2020.

CERTIFICATE OF APPROVAL BY THE CITY OF FAIRHOPE (WATER)
THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE, HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF SAME IN THE PROBABLY OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 14th DAY OF May, 2020.

CERTIFICATE OF APPROVAL BY THE CITY OF FAIRHOPE (GAS)
THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE, HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF SAME IN THE PROBABLY OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 14th DAY OF May, 2020.

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 PROBABLY OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 14th DAY OF May, 2020.

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.

ENGINEER'S CERTIFICATE
I, JASON N ESTES, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA, LICENSE NO. 22714, HEREBY CERTIFY THAT I HAVE DESIGN'D THE IMPROVEMENTS FOR THIS DEVELOPMENT IN CONFORMANCE WITH APPLICABLE CODES AND LAWS AND WITH THE PRINCIPLES OF GOOD ENGINEERING PRACTICE INCLUDING THE DRAINAGE DESIGN REQUIREMENTS OF THE FAIRHOPE SUBDIVISION REGULATIONS. I FURTHER CERTIFY THAT I HAVE PROVIDED OVERSIGHT OF THE CONSTRUCTION TO MY DESIGN, 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.

MORTGAGEE'S ACCEPTANCE
IN WITNESS WHEREOF, THE OWNERS OF THE MORTGAGE OF RECORD, SHOWN HEREON HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY THE UNDERSIGNED OFFICERS, THEREUNTO DULY AUTHORIZED ON THIS 14th DAY OF May, 2020.

CERTIFICATE OF OWNER'S ACCEPTANCE
I, THE UNDERSIGNED, OWNER OF THE WITHIN PLATED LANDS, HAS CAUSED THE LAND UNIMPROVED IN THE WITHIN PLAN TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS NORTH HILLS AT FAIRHOPE.

CERTIFICATE OF NOTARY PUBLIC
I, Holly Ann Bost, a Notary Public in and for said county, in said state, hereby certify that the above-named JASON N ESTES, whose name as is shown on this 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 member, and with full authority executed the same voluntarily for and as the act of said bank.

SURVEYOR'S CERTIFICATE
WE, DEWBERRY, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF DAPHNE, ALABAMA, HEREBY STATE THAT THE ABOVE IS A CORRECT MAP OR PLAN 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 988 FEET TO THE POINT OF BEGINNING, THENCE CONTINUAL SOUTH 00 DEGREES 16 MINUTES 32 SECONDS WEST, A DISTANCE OF 376 1/4 FEET, THENCE RUN SOUTH 00 DEGREES 17 MINUTES 31 SECONDS WEST, A DISTANCE OF 1281 48 FEET, TO A POINT ON THE NORTH MARGIN OF ALABAMA HIGHWAY 104, THENCE RUN NORTH 89 DEGREES 40 MINUTES 00 SECONDS WEST, ALONG SAID NORTH MARGIN, A DISTANCE OF 1315 00 FEET, THENCE DEPARTING SAID NORTH MARGIN, RUN NORTH 00 DEGREES 13 MINUTES 22 SECONDS EAST, A DISTANCE OF 1642 87 FEET; THENCE RUN SOUTH 89 DEGREES 43 MINUTES 27 SECONDS WEST, A DISTANCE OF 229 12 FEET, THENCE RUN SOUTH 00 DEGREES 16 MINUTES 32 SECONDS WEST, A DISTANCE OF 3965 FEET, THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2000 FEET, AN ARC LENGTH OF 29 80 FEET, (CHORD BEARS SOUTH 42 DEGREES 24 MINUTES 28 SECONDS EAST, A DISTANCE OF 2712 FEET); THENCE RUN SOUTH 89 DEGREES 43 MINUTES 27 SECONDS WEST, A DISTANCE OF 229 12 FEET, THENCE RUN SOUTH 00 DEGREES 16 MINUTES 32 SECONDS WEST, A DISTANCE OF 1676 FEET, THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2785 44 FEET, AN ARC LENGTH OF 450 49 FEET, (CHORD BEARS SOUTH 89 DEGREES 43 MINUTES 27 SECONDS WEST, A DISTANCE OF 4700 FEET); THENCE RUN NORTH 25 DEGREES 38 MINUTES 52 SECONDS EAST, A DISTANCE OF 1676 FEET, THENCE RUN NORTH 00 DEGREES 16 MINUTES 32 SECONDS WEST, A DISTANCE OF 3335 FEET, THENCE RUN SOUTH 89 DEGREES 43 MINUTES 27 SECONDS WEST, A DISTANCE OF 24518 FEET TO THE POINT OF BEGINNING TRACT CONTAINS 47 47 ACRES, MORE OR LESS.

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

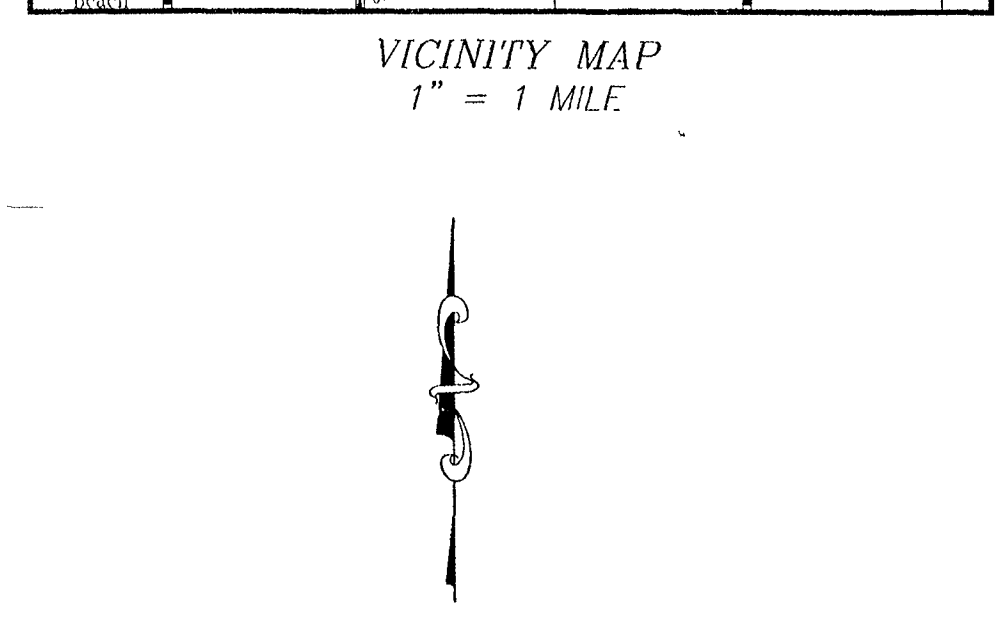
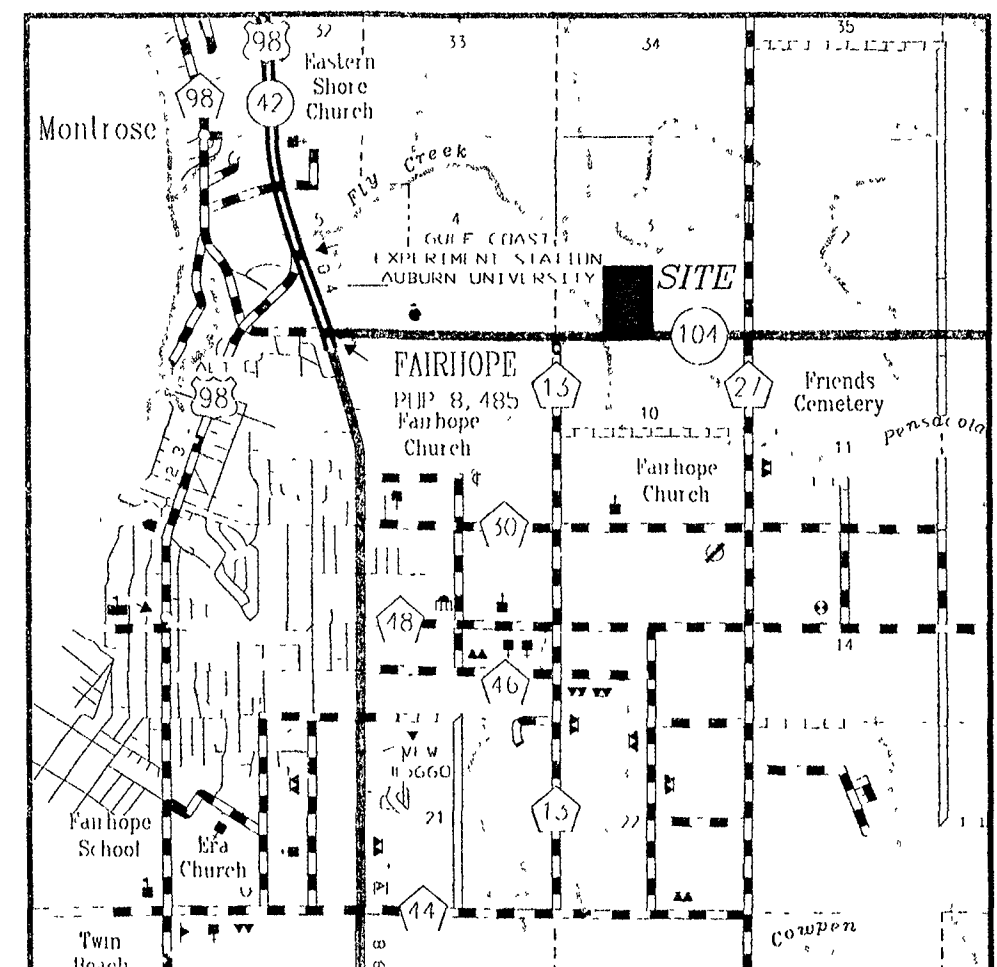


Table with 10 columns: CURVE, BEARING, DISTANCE, CHORD BEARING, CHORD LENGTH. It lists curve data for various lots and sections of the property.

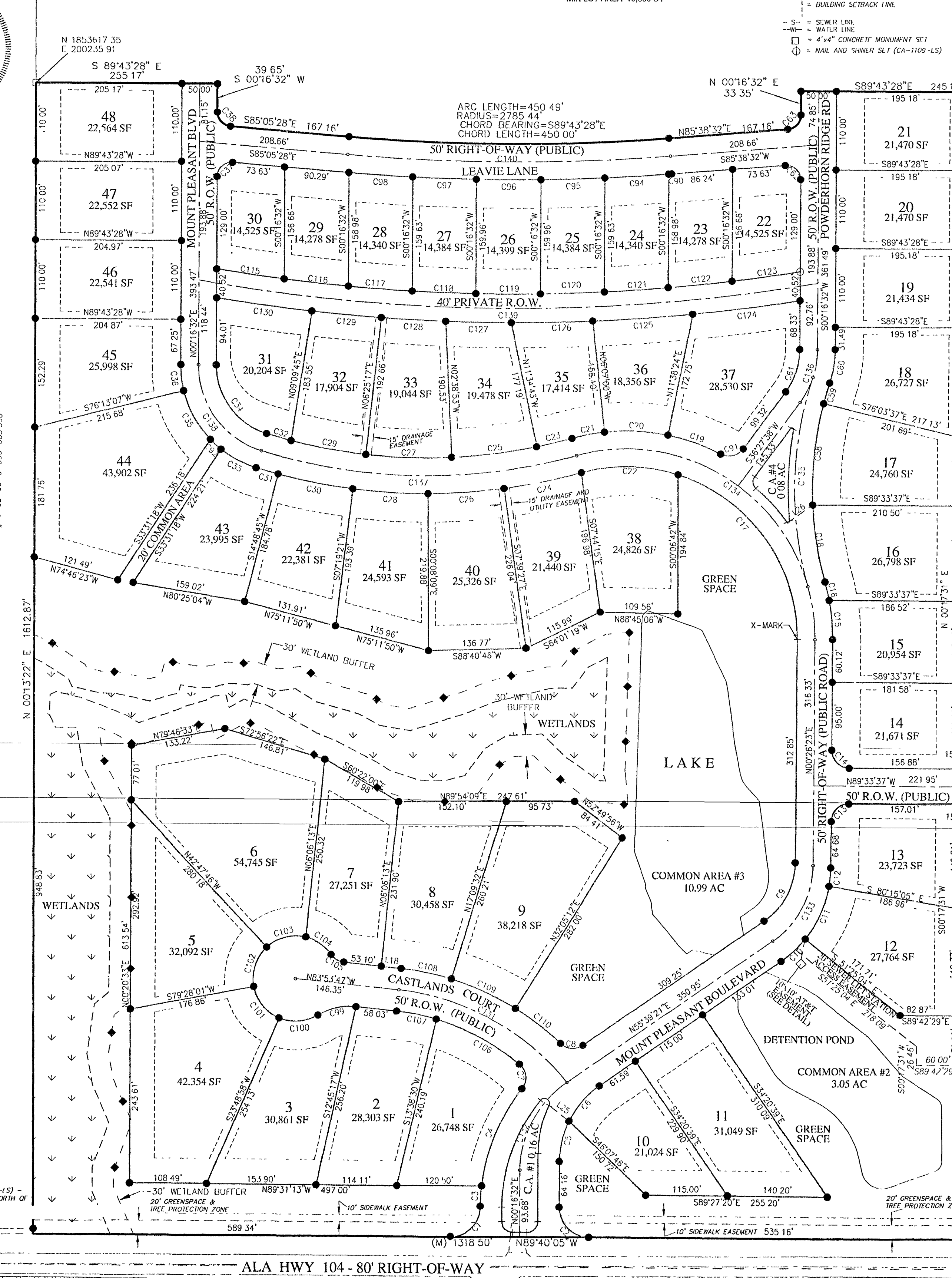
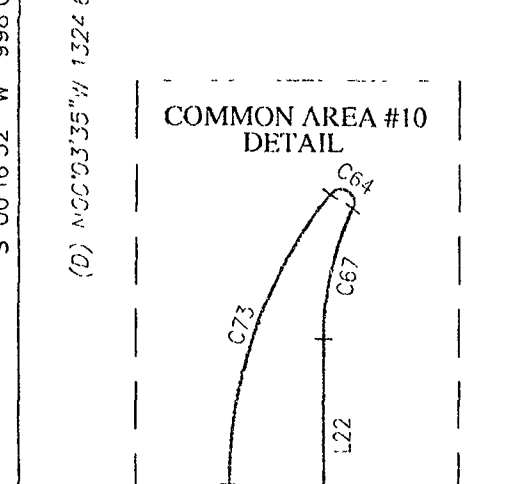
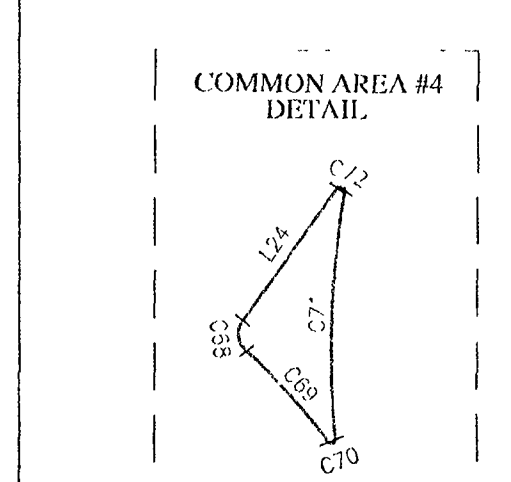
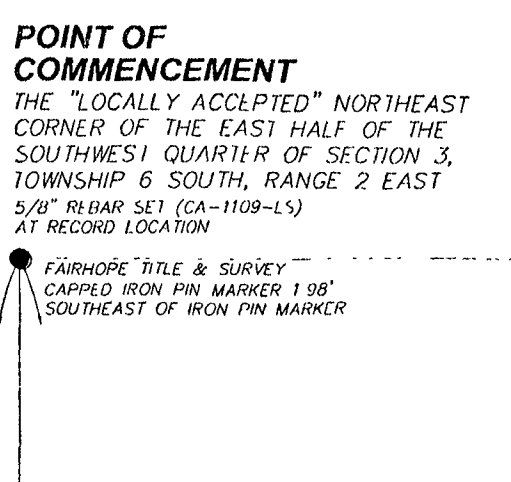
Table with 10 columns: CURVE, BEARING, DISTANCE, CHORD BEARING, CHORD LENGTH. It lists curve data for various lots and sections of the property.

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

OWNER/DEVELOPER: NORTH HILLS AT FAIRHOPE, LLC 24190 US HWY 198 STE B FAIRHOPE, AL 36532

SITE DATA
LIN F STREET: 57981 F
NUMBER OF LOTS: 48
SMALLEST LOT: 14278 SF (LOTS 23 & 29)
LARGEST LOT: 54745 SF (LOT 6)
COMMON AREAS: 14.12 AC
WETLANDS: 2.48 AC
DETENTION: 44.4 AC
HWY 104 BUFFER: 1.48 AC
GREEN SPACE: 9.2 AC
TOTAL AREA: 47.47 AC
DENSITY: 1.01 LOTS/ACRE

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



ALABAMA LICENSED PROFESSIONAL LAND SURVEYOR VICTOR I GERMAIN

GENERAL NOTES:
1 FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS
2 SIDEWALK 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 DEDICATED 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 ON ALL SIDE LOT LINES, AND 15 FOOT DRAINAGE/UTILITY EASEMENT ALONG COMMON AREA R.O.W'S
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 AS INSTALLED IN THIS SUBDIVISION, SHALL BE IN COMPLIANCE WITH THE CITY OF FAIRHOPE STANDARDS
7 EASEMENTS ARE NOT ALLOWED IN DRAINAGE/UTILITY AREAS
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 4.4 STREAM B
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 10' 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 ROADS (ALLEYS) AS WELL AS WETLAND BUFFER SIGNAGE
13 NO SANITATION SERVICES WILL BE PROVIDED ON PRIVATE ROADS (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 R.O.W'S
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

ALABAMA LICENSED PROFESSIONAL LAND SURVEYOR VICTOR I GERMAIN

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 THE SURVEYOR HAS MADE NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES
4 THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE SITES ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN
5 SURVEY WAS CONDUCTED AUGUST, 2015 THROUGH JUNE, 2018, AND IS RECORDED IN FIELD BOOK AND ELECTRONIC DATA FILE
6 BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES
7 BEARINGS ARE BASED ON STATE PLANE GRID COORDINATES ALABAMA WEST ZONE 102 (NAD 83 DATUM)
8 THE ELEVATIONS SHOWN HEREON ARE RELATED TO MEAN SEA LEVEL (NAVD 83), USING GFD003
10 ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC (RTK) GPS
11 THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A RETRACEMENT OR PORTIONING OF THE ORIGINAL GOVERNMENT SURVEY

HELLAN ANDERSON (Wife Estate)
PL #46-02-10-000-019-000 (INSTRUMENT 532029)

DILLIE, LLC
PL #46-02-10-000-019-000 (INSTRUMENT 532029)

MARIE G PLECY
PL #46-02-10-000-016-000 (INSTRUMENT 503508)

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PL #46-02-10-000-016-000 (INSTRUMENT 503508)

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
FILE:50103933-final.plt
SHEET 1 OF 1

Dewberry
25353 FRIENDSHIP ROAD Daphne, AL 36526
251-990-9920 fax 251-990-9815