

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 DESIGNATED HEREWITH A 15 FOOT DRAINAGE/UTILITY EASEMENT ON ALL LOT LINES ADJACENT TO HIGHWAYS 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 R.O.W.S.
5. MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE 18" ABOVE THE HIGHEST GROUND ELEVATION 10 FEET OUTSIDE OF BUILDING. SET 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. THE ONLY ALLOWED USES OF THE WETLAND BUFFER SHALL BE PER THE CITY OF FAIRHOPE SUBDIVISION REGULATIONS ARTICLE V SECTION 4, STREAM 6-B.
9. WETLAND BUFFER LOCATIONS EVERY 100 FEET SHALL BE CLEARLY DEMONSTRATED 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.
10. NO RED SOIL OR CLAY ALLOWED WITHIN 100' OF CRITICAL AREAS INCLUDING WETLANDS.
11. 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.
12. NO SANITATION SERVICES WILL BE PROVIDED ON PRIVATE R.O.W.S (ALLEYS).
13. 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.
14. 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.
15. 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 9.

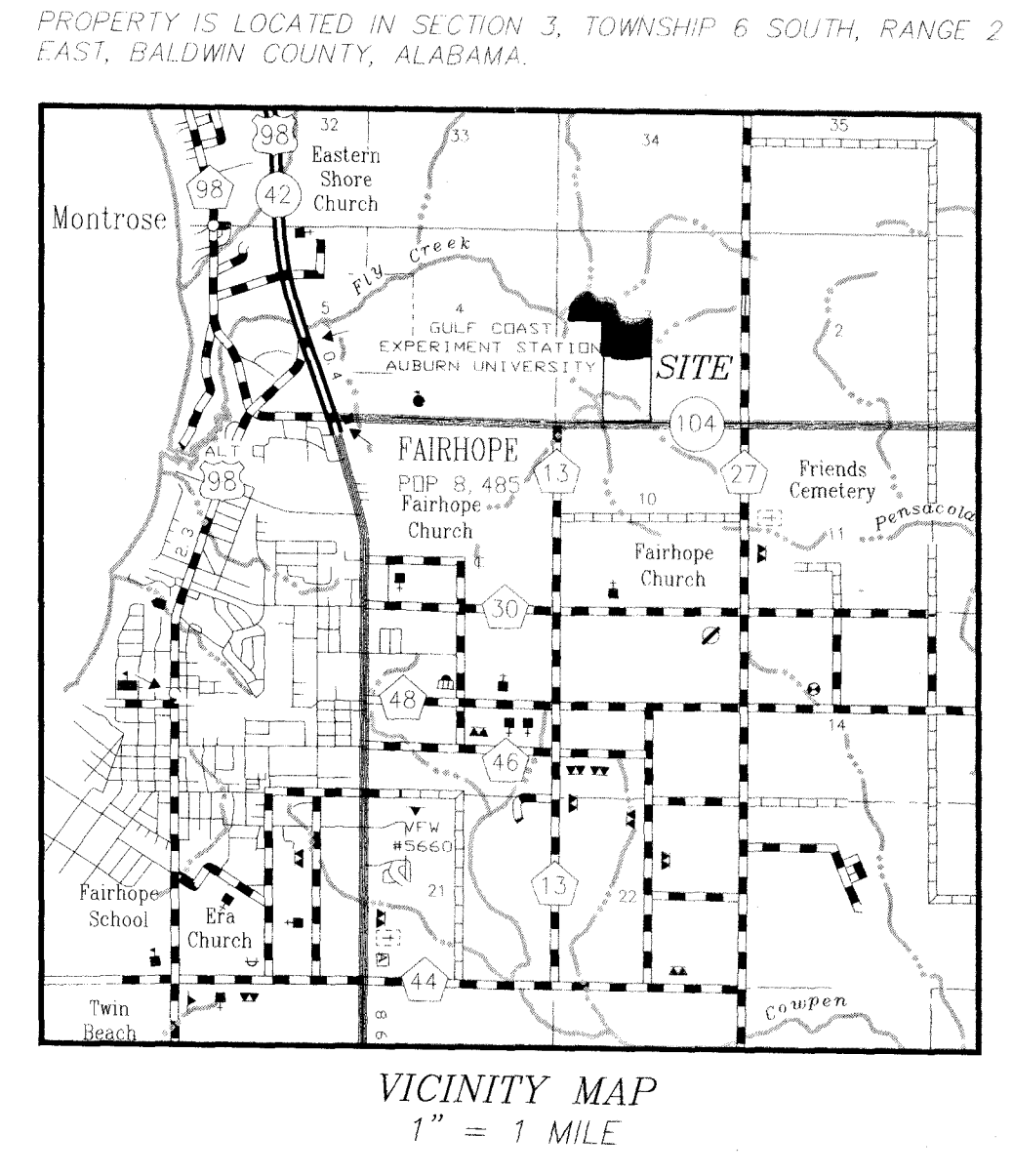
CERTIFICATE OF APPROVAL BY THE CITY OF FAIRHOPE: (SEWER)
 THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 23RD DAY OF February, 2023.

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 23RD DAY OF February, 2023.

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 23RD DAY OF February, 2023.

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 23RD DAY OF February, 2023.

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 23RD DAY OF February, 2023.



SURVEYOR'S NOTES:

1. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
2. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
3. THERE WAS 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 STREETS 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 FILES.
6. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSERS.
7. BEARINGS ARE BASED ON STATE PLANE GRID COORDINATES ALABAMA WEST ZONE 0102 (NAD 83 DATUM).
8. THE ELEVATIONS SHOWN HEREON ARE RELATED TO (NAVD 88), USING CODED 18.
9. ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC GPS.
10. 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 010030661M, COMMUNITY NUMBER 015000, PANEL NUMBER 0661, SUFFIX M, MAP REVISED DATE APRIL 19, 2019.

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 AND TRUE COPY OF A PLAT OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA, 10-WIT:

BEGIN AT THE NORTHEAST CORNER OF 21 OF NORTH HILLS AT FAIRHOPE, PHASE ONE, "AMENDED" AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 2735-D, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89°43'28" WEST, A DISTANCE OF 195.18 FEET; THENCE RUN NORTH 89°43'28" WEST, A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 00°16'32" WEST, A DISTANCE OF 33.35 FEET; THENCE RUN ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 29.80 FEET; THENCE RUN SOUTH 42°57'32" WEST, 27.12 FEET; THENCE RUN SOUTH 85°38'32" WEST, A DISTANCE OF 167.76 FEET; THENCE RUN ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 450.00 FEET, A DISTANCE OF 167.76 FEET; THENCE RUN NORTH 89°43'28" WEST, 450.00 FEET; THENCE RUN NORTH 89°43'28" WEST, A DISTANCE OF 205.17 FEET; THENCE RUN ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 29.80 FEET; THENCE RUN NORTH 42°24'28" WEST, 27.12 FEET; THENCE RUN NORTH 00°16'32" EAST, A DISTANCE OF 39.45 FEET; THENCE RUN NORTH 89°43'28" WEST, A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 89°43'28" WEST, A DISTANCE OF 147.91 FEET; THENCE RUN NORTH 00°13'22" EAST, A DISTANCE OF 89.79 FEET; THENCE RUN NORTH 89°50'51" WEST, A DISTANCE OF 103.322" EAST, A DISTANCE OF 99.79 FEET; THENCE RUN NORTH 89°50'51" WEST, A DISTANCE OF 958.61 FEET; THENCE RUN NORTH 10°22'26" EAST, A DISTANCE OF 205.42 FEET; THENCE RUN NORTH 03°48'14" WEST, A DISTANCE OF 147.91 FEET; THENCE RUN NORTH 37°44'55" EAST, A DISTANCE OF 262.37 FEET; THENCE RUN NORTH 51°28'27" EAST, A DISTANCE OF 264.96 FEET; THENCE RUN NORTH 82°10'03" EAST, A DISTANCE OF 147.33 FEET; THENCE RUN SOUTH 54°55'11" EAST, A DISTANCE OF 313.72 FEET; THENCE RUN NORTH 89°50'51" WEST, 89°40'07" EAST, A DISTANCE OF 283.67 FEET; THENCE RUN SOUTH 54°44'45" EAST, A DISTANCE OF 195.00 FEET; THENCE RUN SOUTH 07°52'59" EAST, A DISTANCE OF 145.73 FEET; THENCE RUN SOUTH 28°56'41" EAST, A DISTANCE OF 319.13 FEET; THENCE RUN SOUTH 79°28'49" EAST, A DISTANCE OF 111.86 FEET; THENCE RUN NORTH 75°11'49" EAST, A DISTANCE OF 99.31 FEET; THENCE RUN SOUTH 00°22'07" WEST, A DISTANCE OF 60.39 FEET; THENCE RUN SOUTH 89°55'46" EAST, A DISTANCE OF 659.93 FEET; THENCE RUN SOUTH 00°16'32" WEST, A DISTANCE OF 998.01 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 49.30 ACRES, MORE OR LESS.

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 01/23/23
 DEWBERRY, INC. DATE
 VICTOR L. GERMAIN AL P.L.S. NO. 38473
 SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C50	20.00	31.42	N16°01'14"W	28.28
C51	150.00	59.30	N77°20'43"W	58.91
C52	150.00	89.57	S79°13'24"W	88.25
C53	150.00	81.01	N44°44'06"E	89.65
C54	150.00	84.71	N03°58'30"E	81.35
C55	150.00	84.71	S27°56'09"E	83.58
C56	150.00	83.61	S60°04'56"E	82.33
C57	110.00	400.44	S14°41'28"W	213.19
C58	20.00	29.80	S42°57'32"W	27.12
C59	20.00	28.05	S39°54'24"E	25.81
C60	20.00	31.81	N36°10'20"W	29.70
C61	60.00	172.16	S09°34'53"W	118.89
C62	60.00	118.58	N31°43'22"W	100.20
C63	50.00	21.48	S12°35'08"W	21.32
C64	2350.00	79.26	N81°03'18"W	79.25
C65	2350.00	90.61	S83°07'33"E	90.60
C66	2350.00	80.27	S85°19'51"E	90.27
C67	2400.00	367.80	N84°58'47"W	367.44
C68	2350.00	90.07	S87°31'45"E	90.07
C69	2350.00	90.01	N89°43'28"W	90.00
C70	25.00	39.12	N44°32'50"W	35.29
C71	25.00	38.39	S44°16'16"W	34.73
C72	2350.00	90.07	S88°04'49"W	90.07
C73	2350.00	141.19	N86°34'53"E	141.17
C74	2350.00	90.27	N85°52'54"E	90.27
C75	125.00	67.23	N15°07'56"W	66.42
C76	125.00	81.86	S49°18'03"E	80.40
C77	125.00	47.28	S78°53'35"E	46.98
C78	75.00	117.81	N44°43'28"W	106.07
C79	2785.44	90.19	N86°01'08"W	90.19
C80	2785.44	90.05	N87°52'22"W	90.05
C81	2785.44	90.00	S89°43'28"E	90.00
C82	2785.44	90.05	N88°25'25"E	90.05
C83	2785.44	90.19	S86°34'12"W	90.19
C84	1120.00	75.28	N68°45'47"E	74.04
C85	1120.00	7.69	N89°34'00"W	7.69
C86	1150.00	35.46	N87°49'27"W	35.38
C87	1400.00	118.79	N59°40'31"W	118.79
C88	1144.50	86.28	N16°49'45"W	85.00
C89	142.25	574.94	S89°43'28"E	870.00
C90	100.00	157.08	S44°43'28"E	141.42
C91	1475.00	401.18	S30°22'21"E	382.32
C92	1414.50	186.28	N16°49'45"W	185.00
C93	142.25	574.94	S89°43'28"E	870.00
C94	100.00	157.08	S44°43'28"E	141.42
C95	1475.00	401.18	S30°22'21"E	382.32
C96	1414.50	186.28	N16°49'45"W	185.00
C97	142.25	574.94	S89°43'28"E	870.00
C98	100.00	157.08	S44°43'28"E	141.42
C99	1475.00	401.18	S30°22'21"E	382.32
C100	1414.50	186.28	N16°49'45"W	185.00
C101	142.25	574.94	S89°43'28"E	870.00
C102	100.00	157.08	S44°43'28"E	141.42
C103	1475.00	401.18	S30°22'21"E	382.32
C104	1414.50	186.28	N16°49'45"W	185.00
C105	142.25	574.94	S89°43'28"E	870.00
C106	100.00	157.08	S44°43'28"E	141.42
C107	1475.00	401.18	S30°22'21"E	382.32
C108	1414.50	186.28	N16°49'45"W	185.00
C109	142.25	574.94	S89°43'28"E	870.00
C110	100.00	157.08	S44°43'28"E	141.42
C111	1475.00	401.18	S30°22'21"E	382.32
C112	1414.50	186.28	N16°49'45"W	185.00
C113	142.25	574.94	S89°43'28"E	870.00
C114	100.00	157.08	S44°43'28"E	141.42
C115	1475.00	401.18	S30°22'21"E	382.32
C116	1414.50	186.28	N16°49'45"W	185.00
C117	142.25	574.94	S89°43'28"E	870.00
C118	100.00	157.08	S44°43'28"E	141.42
C119	1475.00	401.18	S30°22'21"E	382.32
C120	1414.50	186.28	N16°49'45"W	185.00

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
 SECRETARY: *[Signature]* DATE: 2/14/2023

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 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.

JASON N. ESTES, ENGINEER
 DATE: 1-23-23

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: *[Signature]* DATE: 1-23-23

ITS: *[Signature]* DATE: 1-23-23

CERTIFICATE OF NOTARY PUBLIC:

STATE OF ALABAMA
 COUNTY OF BALDWIN

I, *[Signature]*, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT THE ABOVE NAMED *[Name]* OF NORTH HILLS AT FAIRHOPE, LLC IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, AND AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 23RD DAY OF January, 2023.

[Signature] MY COMMISSION EXPIRES 12-2-26

MORTGAGEE'S ACCEPTANCE:

I, *[Signature]*, OWNER OF THE MORTGAGE OF *[Name]*, WHOSE NAME AS *[Name]* IS SHOWN HEREON HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY THE FOREGOING OFFICERS, THEREUNTO DULY AUTHORIZED ON THIS 23RD DAY OF January, 2023.

ACKNOWLEDGEMENT:
 STATE OF ALABAMA
 BALDWIN COUNTY
 I, *[Signature]*, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE HEREBY CERTIFY THAT *[Name]* WHOSE NAME AS *[Name]* IS SHOWN HEREON IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, BEING INFORMED OF THE CONTENTS OF THIS INSTRUMENT, HE AS SUCH MEMBER, AND WITH FULL AUTHORITY EXECUTE THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID BANK.

GIVEN UNDER MY HAND AND SEAL THIS 23RD DAY OF January, 2023.

[Signature] NOTARY PUBLIC BALDWIN COUNTY.

SLIDE 0002875-C

BOUNDARY SURVEY AND PLAT OF SUBDIVISION

FINAL PLAT
 JANUARY 23, 2023 - SHEET 1 OF 1

DESIGN: JNE DRAWN: A.E.F. CHKD: V.L.G.

ENC: JNE SURVEYOR: V.L.G. PROJ MGR: JNE

SCALE: 1"=100'

PROJ. NO. 50103933

FILE: 50103933 PH 2

SHEET: 1

Dewberry
 25353 FRIENDSHIP ROAD Daphne, AL 36526
 251990-9950 fax 251-939-4815