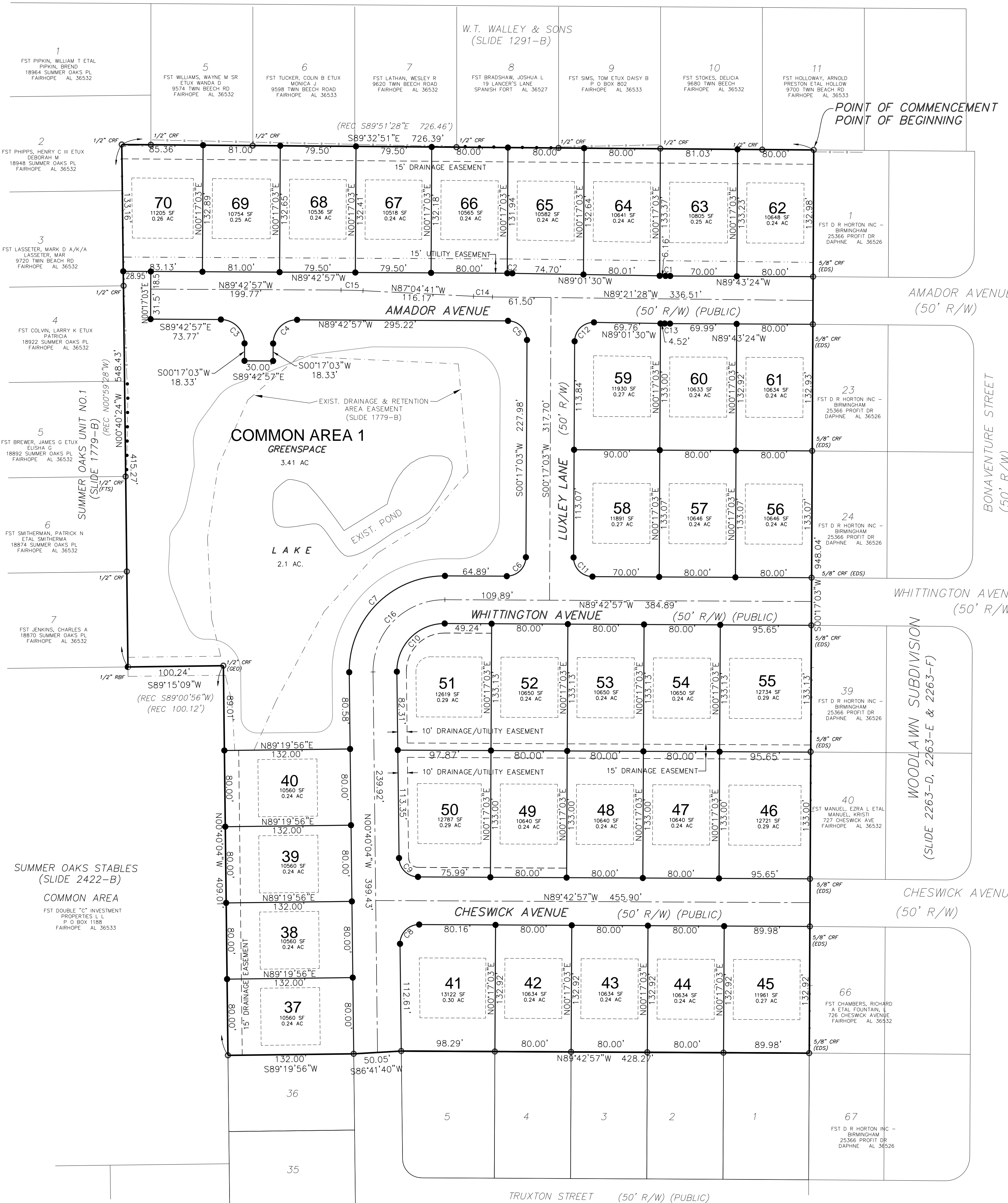
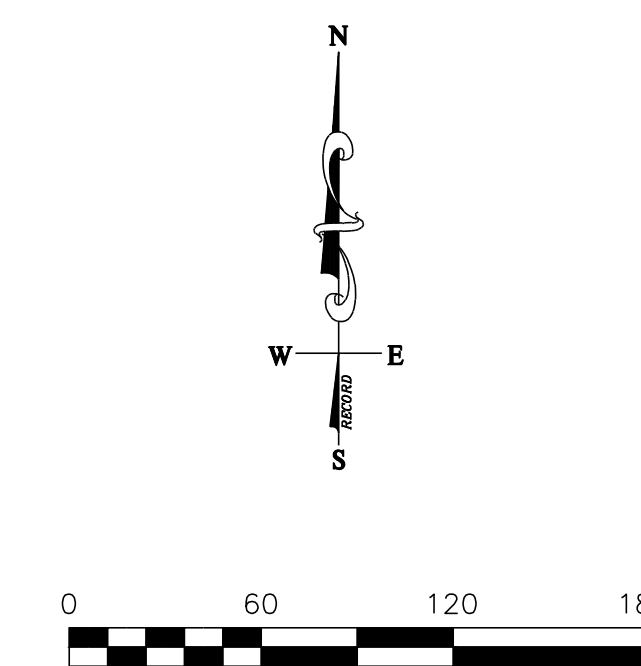
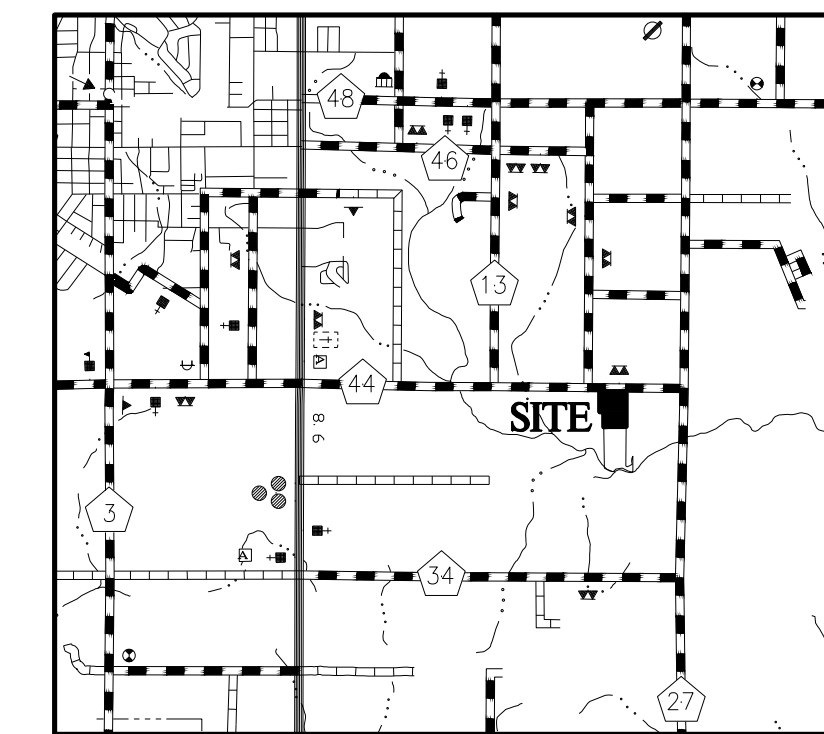


BALDWIN COUNTY HIGHWAY NO. 44 (A.K.A. TWIN BEECH ROAD) 80' R/W



SITE DATA
CURRENT ZONING: R-2
MINIMUM LOT SIZE: 10,500 SF
LIN. FT. STREETS: 2,372 LF
NUMBER OF LOTS: 34
SMALLEST LOT: 10,500 SF
LARGEST LOT: 13,122 SF
COMMON AREAS: 3.41 AC.
TOTAL AREA: 14.74 AC
REQUIRED SETBACKS:
FRONT: 35 FEET
REAR: 35 FEET
SIDE: 10 FEET
SIDE STREET: 20 FEET (UNLESS OTHERWISE SHOWN)
WATER SERVICE: CITY OF FAIRHOPE
SEWER SERVICE: CITY OF FAIRHOPE
ELECTRIC SERVICE: BALDWIN EMC
TELEPHONE SERVICE: AT&T



VICINITY MAP 1" = 1 MILE

GENERAL NOTES:
1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
2. STORMWATER RETENTION AREAS ARE NOT THE RESPONSIBILITY OF CITY OF FAIRHOPE TO MAINTAIN.
3. THERE IS TO BE CONSTRUCTED UNDERGROUND.
4. THERE IS DEDICATED HERETHWITH A 15 FOOT DRAINAGE EASEMENT ALONG THE REAR OF ALL LOTS.
5. THERE IS DEDICATED HERETHWITH A 15 FOOT DRAINAGE/UTILITY EASEMENT ADJACENT TO ALL RIGHT-OF-WAYS AND A 15 FOOT (7.5 FEET EACH SIDE) UTILITY EASEMENT ALONG ALL SIDE LOT LINES.
6. MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE 18" ABOVE THE HIGHEST GROUND ELEVATION TO FEET OUTSIDE OF BUILDING. SEE FAIRHOPE BUILDING DEPARTMENT FOR SPECIFIC REQUIREMENTS.
7. ALL STREETS ARE DEDICATED TO THE PUBLIC AND ALL COMMON AREAS SHALL REMAIN PRIVATE.
8. NO FENCES AND NO STRUCTURES SHALL BE PLACED IN DRAINAGE AND OR UTILITY EASEMENTS.

CERTIFICATE OF LEASEHOLD OWNERSHIP
WE, THE UNDERSIGNED, WOODLAWN DEVELOPMENT COMPANY 2014 INC. AS PROPRIETORS, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS WOODLAWN, PHASE THREE, BALDWIN COUNTY, ALABAMA, AND THAT THE STREETS AND EASEMENTS, AS SHOWN ON SAID PLAT, ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

DEVELOPER/OWNER/LEASEHOLD:
OWNER: FAIRHOPE SINGLE TAX CORPORATION
336-340 FAIRHOPE AVENUE
FAIRHOPE, AL 36532
LEASE HOLDER: WOODLAWN DEVELOPMENT COMPANY 2014 INC
32128 BROKEN BRANCH CIRCLE
SPANISH FORT, AL 36527

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 010030066 L, COMMUNITY NUMBERS 010000 & 010006, PANEL NUMBER 0665, SUFFIX L, MAP EFFECTIVE DATE JULY 17, 2007.

PRINT NAME SIGNATURE
WITNESS SIGNATURE

CERTIFICATE OF NOTARY PUBLIC:
STATE OF ALABAMA
COUNTY OF BALDWIN

SURVEYOR/ENGINEER:
DEWBERRY | PREBLE-RISH
9949 BELLATON AVE, DAPHNE, AL
DAVID E DIEHL, PLS LIC. NO. 26014
JASON N. ESTES, PE LIC. NO. 22714

CERTIFICATE OF APPROVAL BY BALDWIN EMC (ELECTRIC)
THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN EMC HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS DAY OF

I, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT THE ABOVE, WHOSE NAME AS OF THE LANDS PLATTED HEREON IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND AS SUCH LEASEHOLD OWNER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.

SURVEYOR'S CERTIFICATE:
STATE OF ALABAMA
COUNTY OF BALDWIN

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 DAY OF

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY OF

WE, DEWBERRY | PREBLE-RISH, 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:

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 DAY OF

SURVEYOR'S NOTES:
1. SURVEY WAS CONDUCTED ON SEPTEMBER 2014, AND IS RECORDED IN AN ELECTRONIC DATA FILE.
2. BEARINGS AND DISTANCES SHOWN HEREON WERE COMPUTED FROM ACTUAL FIELD TRAVELERS.
3. BEARINGS ARE BASED ON STATE PLANE GRID COORDINATES ALABAMA WEST ZONE 0102 (NAD 83 DATUM), USING ADJUDICATED CORRS STATION ALFO.
4. THE ELEVATIONS SHOWN HEREON ARE RELATED TO MEAN SEA LEVEL (NAVD 83).
5. THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A RETRACEMENT AND REPROPORTIONING OF THE ORIGINAL GOVERNMENT SURVEY.

COMMENCE AT THE NORTHWEST CORNER OF LOT 1 OF WOODLAWN SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED AT SLIDE 2263-D, 2263-E AND 2263-F, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA, THE POINT OF BEGINNING AND RUN THENCE SOUTH 00 DEGREES 17 MINUTES 03 SECONDS WEST, ALONG THE WEST MARGIN A SAID WOODLAWN SUBDIVISION, A DISTANCE OF 948.08 FEET TO A CAPPED REBAR (CA-0568-LS); THENCE RUN NORTH 89 DEGREES 42 MINUTES 57 SECONDS WEST, A DISTANCE OF 428.27 FEET TO A CAPPED REBAR (CA-0568-LS); THENCE RUN SOUTH 86 DEGREES 41 MINUTES 40 SECONDS WEST, A DISTANCE OF 500.50 FEET TO A CAPPED REBAR (CA-0568-LS); THENCE RUN SOUTH 89 DEGREES 19 MINUTES 56 SECONDS WEST, A DISTANCE OF 132.00 FEET TO THE EAST MARGIN OF SUMMER OAKS STABLES AS RECORDED AT SLIDE 2422-B, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 00 DEGREES 40 MINUTES 24 SECONDS WEST, ALONG THE EAST MARGIN OF SAID SUMMER OAKS SUBDIVISION, UNIT ONE, A DISTANCE OF 548.43 FEET TO A CAPPED REBAR ON THE SOUTH MARGIN OF W.T. WALLEY & SONS SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED AT SLIDE 1291-B, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 89 DEGREES 32 MINUTES 51 SECONDS EAST, ALONG SAID W.T. WALLEY & SONS SUBDIVISION, A DISTANCE OF 726.39 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 14.74 ACRES, MORE OR LESS, AND LIES IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING. Rows C1 through C16.

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

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 DAY OF

AUTHORIZED REPRESENTATIVE

WE FURTHER STATE THAT WE HAVE SURVEYED AND DIVIDED SUBJECT PROPERTY AT THE REQUEST AND INSTANCE OF THE OWNER THEREOF.

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 DAY OF

AUTHORIZED REPRESENTATIVE

WE FURTHER STATE THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE MAY 7, 2002.

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

DEWBERRY | PREBLE-RISH
DAVID E DIEHL AL. P.L.S. No. 26014

BY: SECRETARY DATE:

LEGEND:
REC = PLAT OR MAP RECORD BEARING & DISTANCE
*ALL OTHER BEARINGS / DISTANCES ARE FIELD MEASURED

WOODLAWN PHASE THREE

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, AND 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.

FINAL PLAT
DECEMBER 16, 2016 - SHEET 1 OF 1 SHEETS
BOUNDARY SURVEY AND PLAT OF SUBDIVISION

DATED THIS DAY OF

● = CAPPED REBAR SET (CA-1109-LS)
○ = CAPPED REBAR FOUND (CA-0951-LS)

Table with columns: DESIGN, D.E.D., DRAWN, A.E.F., CHKD., D.E.D.

FAIRHOPE SINGLE TAX CORPORATION, AN ALABAMA CORPORATION

AS ITS: PRESIDENT

Table with columns: ENG, J.N.E., SURVEYOR, D.E.D., PROJ MGR, J.G.A.

ATTEST: SECRETARY

SCALE 1"=60'

Table with columns: FILE, 50086121FINAL_PH_3

BY: SECRETARY

PROJ. NO. 50086121

Table with columns: SHEET, 1 OF 1

BY: SECRETARY

FILE 50086121FINAL_PH_3

Table with columns: SHEET, 1 OF 1

BY: SECRETARY

SHEET 1 OF 1