

PROPERTY IS LOCATED IN SECTION 23, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.

SLIDE 0002541-F

1536736

POINT OF COMMENCEMENT & POINT OF BEGINNING

THE NORTHEAST CORNER OF LOT 15 OF P.L. WILSON'S SUBDIVISION (AKA FAIRHOPE ACRES SUBDIVISION) OF PART OF THE WEST HALF OF THE WEST HALF OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 2 EAST

VICINITY MAP 1" = 1 MILE

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	150.00	259.68'	178.21'	228.44'	S89°18'43"E
C2	20.00	24.79'	14.27'	23.24'	S23°38'39"W
C3	121.77'	86.88'	45.38'	85.05'	S72°32'01"W
C4	50.00'	18.63'	9.42'	18.52'	S20°18'00"W
C5	60.00'	9.41'	4.71'	9.40'	N28°18'32"E
C6	20.00'	11.33'	5.82'	11.18'	N16°34'11"E
C7	2150.00'	18.41'	8.21'	16.41'	N00°07'12"E
C8	3323.50'	358.32'	179.33'	358.15'	N00°32'18"E
C9	150.00'	142.28'	77.00'	137.01'	N46°51'31"W
C10	150.00'	47.58'	23.99'	47.38'	S83°07'15"E
C11	150.00'	23.76'	11.91'	23.74'	S83°19'13"W
C12	150.00'	46.05'	23.21'	45.87'	S49°05'17"W
C13	109.28'	63.93'	32.81'	63.02'	N06°51'00"W
C14	90.77'	67.30'	35.28'	65.77'	N04°29'33"E
C15	6.00'	13.68'	13.06'	10.90'	S88°56'22"E
C16	20.00'	26.50'	15.60'	24.60'	S36°04'38"E
C17	140.28'	62.54'	32.42'	63.18'	N11°53'23"W
C18	50.00'	21.40'	10.87'	21.24'	N05°04'22"E
C19	50.00'	8.21'	4.11'	8.20'	N44°39'59"W
C20	20.00'	31.44'	20.03'	28.30'	N45°20'01"E
C21	20.00'	31.39'	19.97'	28.27'	N44°39'59"W
C22	20.00'	31.44'	20.03'	28.30'	N45°20'01"E
C23	80.00'	27.17'	13.72'	27.04'	S79°58'21"E
C24	80.00'	73.61'	39.64'	71.04'	S43°52'38"E
C25	80.00'	61.71'	32.48'	60.19'	S04°34'52"W
C26	80.00'	62.54'	32.96'	60.96'	S49°04'30"W
C27	80.00'	26.29'	13.26'	26.17'	S80°52'59"W
C28	40.00'	125.66'	0.00'	80.00'	S00°17'47"W
C29	55.00'	172.79'	0.00'	110.00'	N00°17'47"E
C30	500.00'	38.68'	19.35'	38.67'	S01°50'43"E
C31	550.00'	42.84'	21.28'	42.53'	N01°50'43"W
C32	525.00'	40.61'	20.31'	40.61'	N46°51'31"W
C33	20.00'	29.89'	15.53'	29.19'	N46°52'56"W
C34	20.00'	33.05'	21.71'	29.42'	N42°57'15"E
C35	1000.00'	91.93'	46.00'	91.90'	N01°45'15"W
C36	950.00'	83.89'	41.97'	83.66'	N01°32'14"W
C37	975.00'	89.37'	44.71'	89.33'	S45°29'07"W
C38	20.00'	9.11'	4.64'	9.03'	S14°02'10"W
C39	150.00'	37.18'	18.69'	37.09'	N82°36'09"W
C40	20.00'	19.07'	10.33'	18.36'	S77°10'41"W
C41	60.00'	42.33'	22.09'	41.46'	N70°18'28"E
C42	60.00'	57.32'	31.18'	55.34'	S62°18'28"E
C43	60.00'	72.83'	41.66'	68.44'	S00°01'14"E
C44	20.00'	19.07'	10.33'	18.36'	S07°26'04"W
C45	150.00'	61.56'	31.22'	61.13'	S08°07'46"E
C46	100.00'	162.89'	108.99'	145.47'	S43°02'18"E
C47	125.00'	91.76'	48.00'	89.61'	S68°41'55"E
C48	125.00'	111.96'	60.05'	108.28'	S22°02'00"E
C49	3123.50'	1.15'	0.58'	1.15'	N03°36'59"E
C50	3123.50'	104.31'	52.16'	104.30'	S02°38'57"W
C51	3123.50'	83.51'	51.78'	103.50'	S00°44'35"W
C52	3123.50'	85.51'	52.76'	65.51'	S68°41'55"E
C53	3173.50'	97.17'	48.59'	97.17'	N00°31'50"W
C54	3173.50'	94.60'	47.30'	94.59'	N01°12'02"E
C55	3173.50'	87.10'	43.55'	87.10'	N02°50'26"E
C56	3148.50'	278.67'	138.42'	278.58'	N01°08'34"E
C57	20.00'	32.00'	20.59'	28.89'	N44°29'50"E
C58	20.00'	30.83'	19.43'	27.87'	N45°34'30"W
C59	2150.00'	49.12'	24.56'	49.12'	S00°45'12"E
C60	2200.00'	64.28'	32.14'	64.28'	N00°34'15"W
C61	2200.00'	2.78'	1.39'	2.78'	N00°18'09"E
C62	2175.00'	68.30'	33.13'	66.29'	N00°32'05"W
C63	20.00'	11.33'	5.82'	11.18'	S15°53'33"E
C64	60.00'	9.09'	4.55'	9.08'	N27°47'06"W
C65	3323.50'	50.04'	25.02'	50.04'	N02°07'08"W
C66	3323.50'	118.00'	59.01'	118.00'	N00°40'14"W
C67	3323.50'	103.13'	51.60'	103.13'	S01°14'09"W
C68	3323.50'	87.12'	43.56'	87.12'	S02°52'34"W
C69	3323.50'	87.12'	43.56'	87.12'	S02°52'34"W

LINE BEARING DISTANCE

L1	N00°22'15"E	40.00'
L2	N04°05'40"W	8.43'
L3	S04°03'40"E	20.19'
L4	S89°37'45"E	6.42'
L5	N03°37'37"E	18.01'
L6	S51°48'35"W	31.74'
L7	S03°37'37"W	12.91'
L8	S03°37'37"W	12.91'
L9	N00°20'19"E	4.33'
L10	N00°20'19"E	4.62'
L11	S00°20'19"W	23.36'
L12	S33°40'58"E	38.06'
L13	N89°44'32"W	34.34'
L14	N42°18'22"E	14.85'
L15	S88°57'41"E	17.70'
L16	S02°01'35"W	10.00'

SITE DATA

CURRENT ZONING: PUD

LOT STREETS: 2,976 LF

NUMBER OF LOTS: 38

SMALLEST LOT: 13,877 SF

LARGEST LOT: 30,971 SF

COMMON AREAS: 0.89 ACRES

TOTAL AREA: 19.68 AC

DENSITY: 1.18 LOTS/ACRE

ALLOWABLE LOT COVERAGE:

PRINCIPLE STRUCTURE - 40%

ACCESSORY STRUCTURE - 25%

(OF REQUIRED REAR YARD)

MAXIMUM BUILDING HEIGHT - 35'

UTILITY PROVIDERS

WATER: CITY OF FAIRHOPE

SEWER: CITY OF FAIRHOPE

ELECTRIC: BALDWIN EMC

TELEPHONE: AT&T

SURVEYOR/ENGINEER: PREBLE-RISH, LLC, 9949 BELLTOWN AVE, DAPHNE, AL 36526, DAVID E. DIEHL, PLS LIC. NO. 26014, JASON ESTES, PE LIC. NO. 22714

OWNER/DEVELOPER: FIRETHORNE DEVELOPMENT LLC, 32128 BROKEN BRANCH CIRCLE, SPANISH FORT, AL 36527

CERTIFICATION OF OWNERSHIP AND DEDICATION:

THIS IS TO CERTIFY THAT Nathan Cox, as Member of Firethorne Dev, LLC, THE OWNER OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE PURPOSES HEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED; AND GRANT ALL EASEMENTS FOR THE PURPOSES NOTED HEREON AND DEDICATE ALL STREETS TO PUBLIC USE, AND ALL COMMON AREAS AND EASEMENTS TO PRIVATE USE, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS 29th DAY OF September, 2015

CERTIFICATION BY NOTARY PUBLIC:

STATE OF ALABAMA) COUNTY OF BALDWIN)

Nathan Cox NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN, IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT Nathan Cox WHOSE NAME AS MEMBER OF Firethorne Dev, LLC 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 OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS 29th DAY OF September, 2015

MORTGAGEE'S ACCEPTANCE:

IN WITNESS WHEREOF, Susan H. Bonkster of Trustmark THE OWNERS OF THE MORTGAGE ON THE ATTACHED DESCRIBED PROPERTY HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY THE UNDERSIGNED OFFICER, THEREUNTO DULY AUTHORIZED ON THIS 30th DAY OF September, 2015

BY: Susan H. Bonkster AS ITS Senior Vice President

CERTIFICATION BY NOTARY PUBLIC:

STATE OF ALABAMA) COUNTY OF BALDWIN)

Nathan Cox NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN, IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT Susan Bonkster WHOSE NAME AS Senior Vice President OF Trustmark 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 OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS 30th DAY OF September, 2015

PHASE 1B OF SILVERLEAF AT FIRETHORNE

JULY 2015 - SHEET 1 OF 2

BOUNDARY SURVEY AND FINAL PLAT OF SUBDIVISION

DESIGN	D.E.D.	DRAWN	D.E.D.	CHKD.	D.E.D.
ENG	J.N.E	SURVEYOR	D.E.D.	PROJ MGR	J.G.A.

PREBLE-RISH L.L.C. CONSULTING ENGINEERS & SURVEYORS CIVIL SURVEYING SITE PLANNING

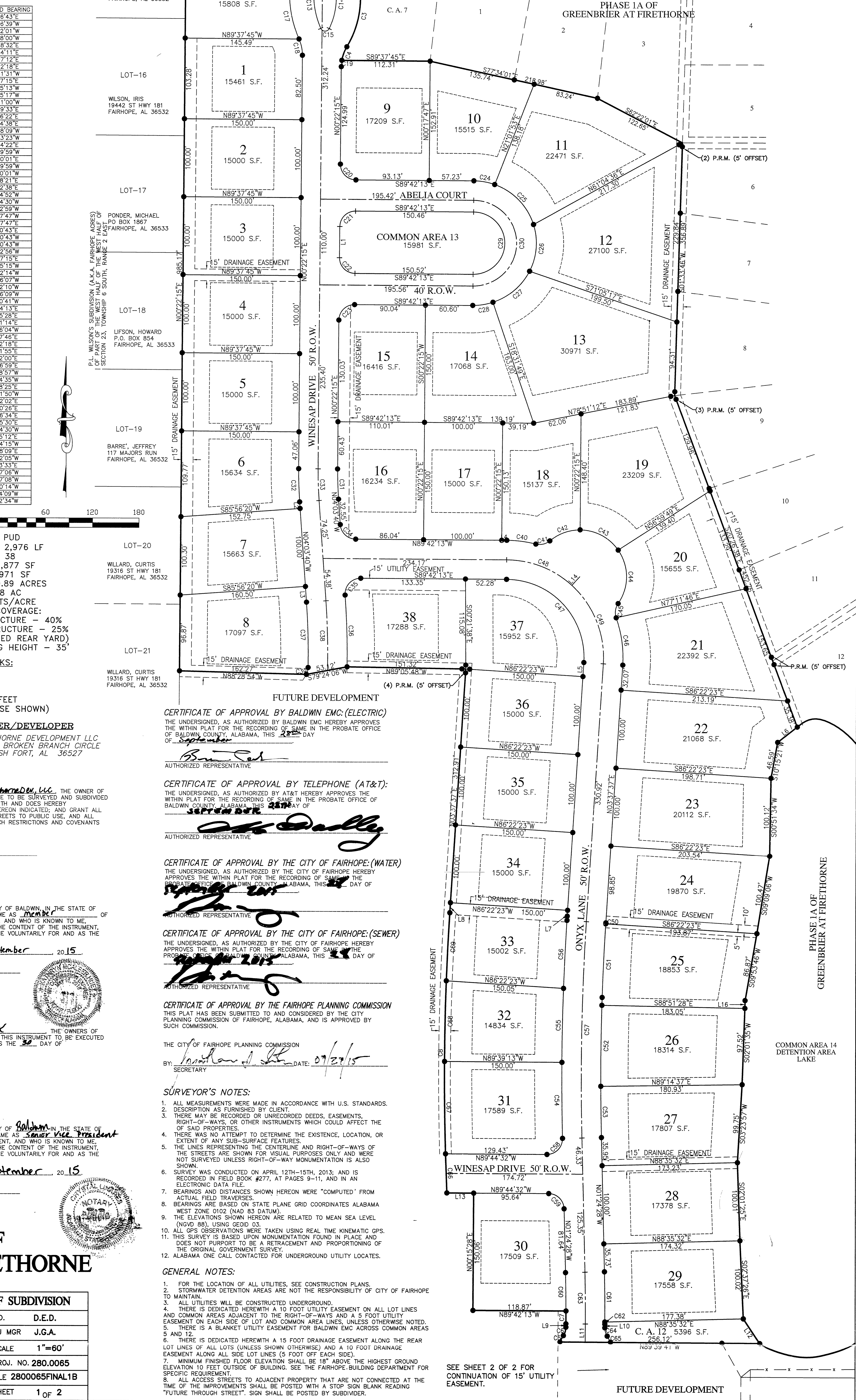
9949 Belltown Ave Daphne, AL 36526 251-990-9950 fax 251-990-9910 info@preble-rish.net

SCALE 1"=60'

PROJ. NO. 280.0065

FILE 2800065FINAL1B

SHEET 1 OF 2



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 CONFORMITY 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-BUILT PLANS, WHICH ARE CERTIFIED, CONSIST OF PAGES 1 THROUGH 3, EACH OF WHICH BEARS MY SEAL AND SIGNATURE.

DATE: 9-29-15

JASON N. ESTES, ENGINEER

PREBLE-RISH, LLC

PHASE 1B OF SILVERLEAF AT FIRETHORNE, AS-BUILT PLANS, WHICH ARE CERTIFIED, CONSIST OF PAGES 1 THROUGH 3, EACH OF WHICH BEARS MY SEAL AND SIGNATURE.

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 010030066L, COMMUNITY NUMBER 015000, PANEL NUMBER 0665, SUFFIX L, MAP REVISED DATE JULY 17, 2007.

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 28th DAY OF September, 2015

Jason Daily 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 29th DAY OF September, 2015

Jason Daily AUTHORIZED REPRESENTATIVE

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 29th DAY OF September, 2015

Jason Daily AUTHORIZED REPRESENTATIVE

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 29th DAY OF September, 2015

Jason Daily 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: Jason Daily DATE: 09/29/15 SECRETARY

SURVEYOR'S NOTES:

- ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
- DESCRIPTION AS FURNISHED BY CLIENT.
- THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE 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 RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
- SURVEY WAS CONDUCTED ON APRIL 12TH-15TH, 2013, AND IS RECORDED IN FIELD BOOK #277, AT PAGES 9-11, AND IN AN ELECTRONIC DATA FILE.
- BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES.
- BEARINGS ARE BASED ON STATE PLANE GRID COORDINATES ALABAMA WEST ZONE 0102 (NAD 83 DATUM).
- THE ELEVATIONS SHOWN HEREON ARE RELATED TO MEAN SEA LEVEL (NGVD 88), USING GEOID 03.
- ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC GPS.
- THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A RETRACEMENT AND PROPORTIONING OF THE ORIGINAL GOVERNMENT SURVEY.
- ALABAMA ONE CALL CONTACTED FOR UNDERGROUND UTILITY LOCATES.

GENERAL NOTES:

- FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
- STORMWATER DETENTION AREAS ARE NOT THE RESPONSIBILITY OF CITY OF FAIRHOPE TO MAINTAIN.
- ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
- THERE IS DEDICATED HERewith A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHT-OF-WAYS AND A 5 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON AREA LINES, UNLESS OTHERWISE NOTED.
- THERE IS A BLANKET UTILITY EASEMENT FOR BALDWIN EMC ACROSS COMMON AREAS 5 AND 12.
- THERE IS DEDICATED HERewith A 15 FOOT DRAINAGE EASEMENT ALONG THE REAR LOT LINES OF ALL LOTS (UNLESS SHOWN OTHERWISE) AND A 10 FOOT DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES (5 FOOT OFF EACH SIDE).
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE HIGHEST GROUND ELEVATION 10 FEET OUTSIDE OF BUILDING. SEE THE FAIRHOPE BUILDING DEPARTMENT FOR SPECIFIC REQUIREMENT.
- ALL ACCESS STREETS TO ADJACENT PROPERTY THAT ARE NOT CONNECTED AT THE TIME OF THE IMPROVEMENTS SHALL BE POSTED WITH A STOP SIGN BLANK READING "FUTURE THROUGH STREET". SIGN SHALL BE POSTED BY SUBDIVIDER.

SEE SHEET 2 OF 2 FOR CONTINUATION OF 15' UTILITY EASEMENT.

FUTURE DEVELOPMENT