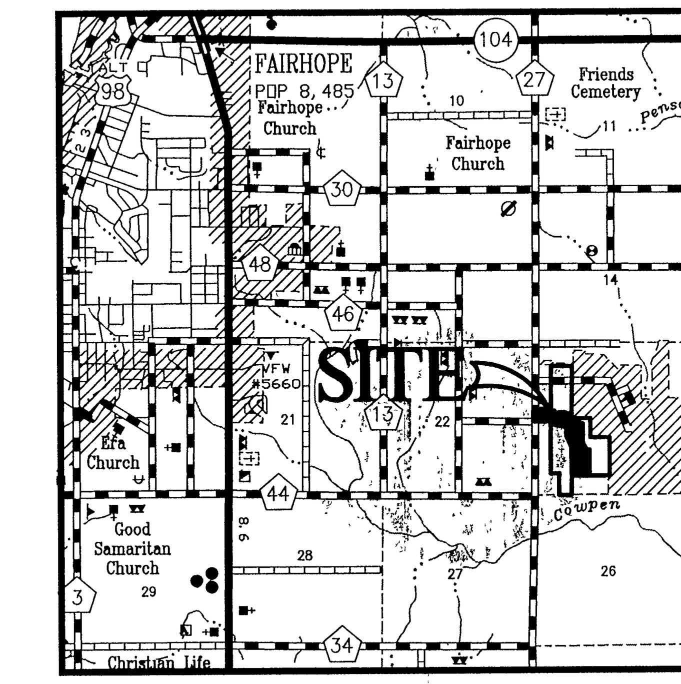
BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert 9/30/2015 10 36 AM
TOTAL $ 77 00
3 Pages

1536735

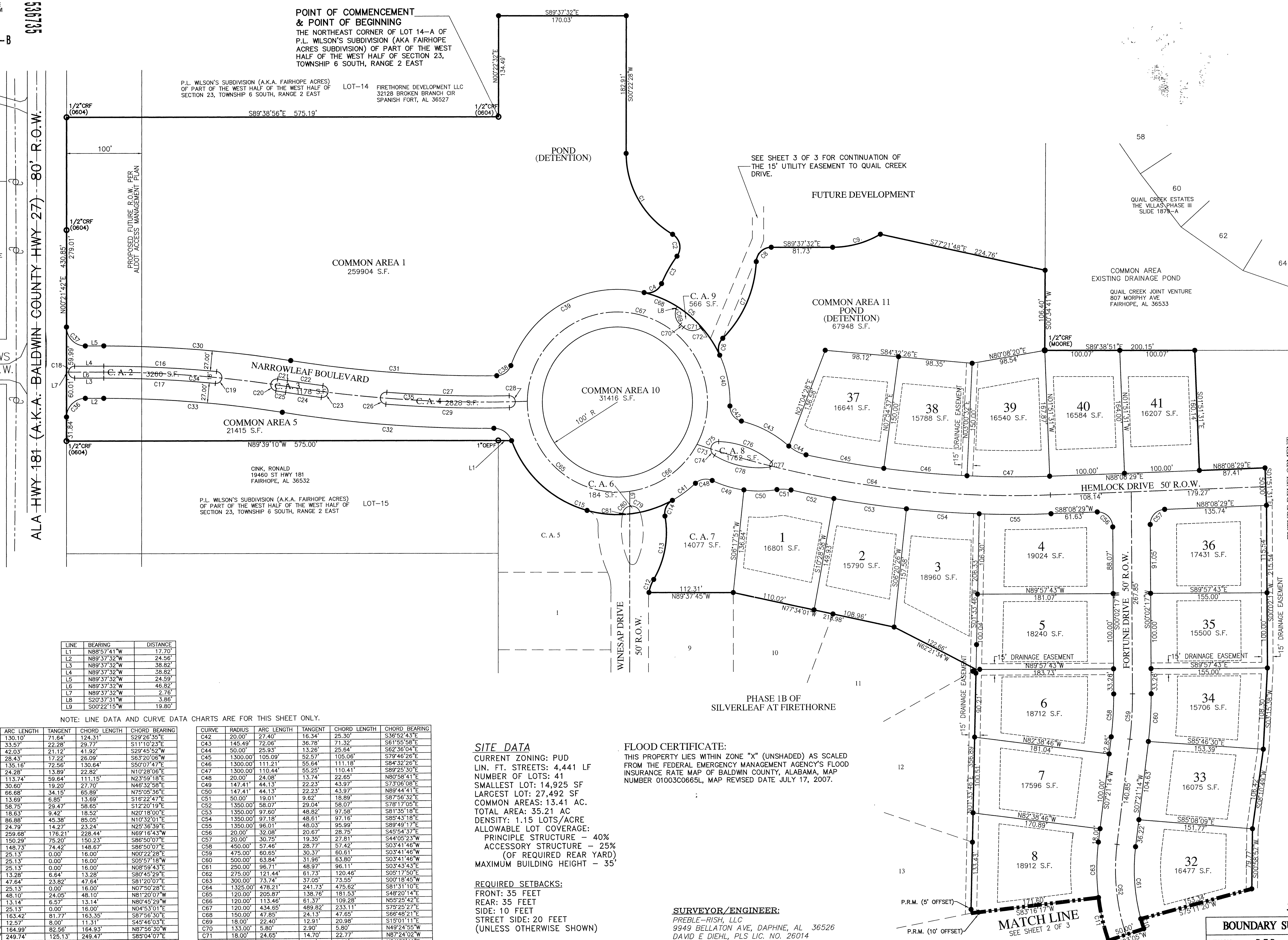
SLIDE 0002541-B

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



VICINITY MAP
1" = 1 MILE

POINT OF COMMENCEMENT
& POINT OF BEGINNING
THE NORTHEAST CORNER OF LOT 14-A 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



LINE	BEARING	DISTANCE
L1	N88°57'41"W	17.70'
L2	N89°37'32"W	24.56'
L3	N89°37'32"W	38.82'
L4	N89°37'32"W	38.82'
L5	N89°37'32"W	24.59'
L6	N89°37'32"W	46.82'
L7	N89°37'32"W	2.76'
L8	S20°37'31"W	3.86'
L9	S00°22'15"W	19.80'

NOTE: LINE DATA AND CURVE DATA CHARTS ARE FOR THIS SHEET ONLY.

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	125.00'	130.10'	71.64'	124.31'	S29°26'35"E
C2	20.00'	33.57'	22.28'	29.77'	S11°10'23"E
C3	158.38'	42.03'	21.12'	41.92'	S29°45'52"W
C4	20.00'	28.43'	17.22'	26.09'	S63°20'06"W
C5	150.00'	135.16'	72.56'	130.64'	S50°07'47"E
C6	20.00'	24.28'	13.89'	22.82'	N10°28'06"E
C7	153.24'	113.74'	59.64'	111.15'	N23°59'18"E
C8	20.00'	30.60'	19.20'	27.70'	N46°32'58"E
C9	125.00'	66.68'	34.15'	65.89'	N75°05'36"E
C10	250.00'	13.69'	6.85'	13.69'	S16°22'47"E
C11	300.00'	58.75'	29.47'	58.65'	S12°20'19"E
C12	50.00'	18.63'	9.42'	18.52'	N20°18'00"E
C13	121.77'	86.88'	45.38'	85.05'	N10°32'01"E
C14	20.00'	24.79'	14.27'	23.24'	N25°36'39"E
C15	150.00'	259.68'	176.21'	228.44'	N69°16'43"W
C16	1543.00'	150.29'	75.20'	150.23'	S86°50'07"E
C17	1527.00'	148.73'	74.42'	148.67'	S86°50'07"E
C18	8.00'	25.13'	0.00'	16.00'	N00°22'28"E
C19	8.00'	25.13'	0.00'	16.00'	S05°57'18"W
C20	8.00'	25.13'	0.00'	16.00'	N08°59'43"E
C21	1543.00'	13.28'	6.64'	13.28'	S80°45'29"E
C22	1557.00'	47.64'	23.82'	47.64'	S81°20'07"E
C23	8.00'	25.13'	0.00'	16.00'	N07°50'28"E
C24	1573.00'	48.10'	24.05'	48.10'	N81°20'07"W
C25	1527.00'	13.14'	6.57'	13.14'	N80°45'29"W
C26	8.00'	25.13'	0.00'	16.00'	N04°53'01"E
C27	1557.00'	163.42'	81.77'	163.35'	S87°56'30"E
C28	8.00'	12.57'	8.00'	11.31'	S45°46'03"E
C29	1573.00'	164.99'	82.56'	164.93'	N87°56'30"W
C30	1570.00'	249.74'	125.13'	249.47'	S85°04'07"E
C31	1530.00'	275.80'	138.23'	275.47'	S85°21'32"E
C32	1700.00'	283.02'	141.84'	282.69'	N85°16'51"W
C33	1500.00'	238.60'	119.55'	238.35'	N85°04'07"W
C34	1535.00'	244.17'	122.34'	243.91'	S85°04'07"E
C35	1565.00'	322.03'	161.52'	321.53'	S86°03'09"E
C36	25.00'	39.28'	25.01'	35.36'	S45°22'05"W
C37	25.00'	39.26'	24.99'	35.35'	N44°37'55"W
C38	20.00'	24.62'	14.14'	23.10'	N54°31'29"E
C39	150.00'	222.01'	136.97'	202.29'	N61°39'21"E
C40	150.00'	69.85'	35.57'	69.22'	S10°58'33"E
C41	150.00'	38.34'	19.28'	38.24'	N53°48'16"E

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C42	20.00'	27.40'	16.34'	25.30'	S36°52'43"E
C43	145.49'	72.06'	36.78'	71.32'	S61°55'58"E
C44	50.00'	25.93'	13.26'	25.64'	S62°36'04"E
C45	1300.00'	105.09'	52.57'	105.06'	S79°46'26"E
C46	1300.00'	111.21'	55.64'	111.18'	S84°32'26"E
C47	1300.00'	110.44'	55.25'	110.41'	S89°25'30"E
C48	20.00'	24.08'	13.74'	22.65'	N80°58'41"E
C49	147.41'	44.13'	22.23'	43.97'	S73°06'08"E
C50	147.41'	44.13'	22.23'	43.97'	N89°44'41"E
C51	50.00'	19.01'	9.62'	18.89'	S87°56'32"E
C52	1350.00'	58.07'	29.04'	58.07'	S78°17'05"E
C53	1350.00'	97.60'	48.82'	97.58'	S81°35'18"E
C54	1350.00'	97.18'	48.61'	97.16'	S85°43'18"E
C55	1350.00'	96.01'	48.03'	95.99'	S89°49'17"E
C56	20.00'	32.08'	20.67'	28.75'	S45°54'37"E
C57	20.00'	30.75'	19.35'	27.81'	S44°05'23"W
C58	450.00'	57.46'	28.77'	57.42'	S03°41'46"W
C59	475.00'	60.65'	30.37'	60.61'	S03°41'46"W
C60	500.00'	63.84'	31.96'	63.80'	S03°41'46"W
C61	250.00'	96.71'	48.97'	96.11'	S03°43'43"E
C62	275.00'	121.44'	61.73'	120.46'	S05°17'50"E
C63	300.00'	73.74'	37.05'	73.55'	S00°18'45"W
C64	1325.00'	478.21'	241.73'	475.62'	S81°31'10"E
C65	120.00'	205.87'	138.76'	181.53'	S48°20'14"E
C66	120.00'	113.46'	61.37'	109.28'	N55°25'42"E
C67	120.00'	434.65'	489.82'	233.11'	S75°25'27"E
C68	150.00'	47.85'	24.13'	47.65'	S66°48'21"E
C69	18.00'	22.40'	12.91'	20.98'	S15°01'11"E
C70	133.00'	5.80'	2.90'	5.80'	N49°24'55"W
C71	18.00'	24.65'	14.70'	22.77'	N87°24'02"W
C72	18.00'	1.08'	0.54'	1.08'	N51°38'41"E
C73	1325.00'	19.48'	9.74'	19.47'	N71°36'04"W
C74	10.00'	10.42'	5.74'	9.95'	S29°02'43"E
C75	10.00'	15.94'	10.24'	14.31'	S46°28'55"W
C76	114.49'	76.84'	39.93'	75.41'	N68°36'50"W
C77	4.00'	9.27'	9.14'	7.33'	N16°58'54"E
C78	116.41'	76.71'	39.80'	75.33'	N77°46'25"W
C79	12.00'	17.71'	10.91'	16.15'	N59°02'06"W
C80	12.00'	14.23'	8.08'	13.41'	N44°43'03"E
C81	109.28'	1.60'	0.80'	1.60'	S10°19'51"W

SITE DATA

CURRENT ZONING: PUD
LIN. FT. STREETS: 4,441 LF
NUMBER OF LOTS: 41
SMALLEST LOT: 14,925 SF
LARGEST LOT: 27,492 SF
COMMON AREAS: 13.41 AC.
TOTAL AREA: 35.21 AC
DENSITY: 1.15 LOTS/ACRE
ALLOWABLE LOT COVERAGE:
PRINCIPLE STRUCTURE – 40%
ACCESSORY STRUCTURE – 25%
(OF REQUIRED REAR YARD)
MAXIMUM BUILDING HEIGHT – 35'

REQUIRED SETBACKS:
FRONT: 35 FEET
REAR: 35 FEET
SIDE: 10 FEET
STREET SIDE: 20 FEET
(UNLESS OTHERWISE SHOWN)

UTILITY PROVIDERS
WATER SERVICE: CITY OF FAIRHOPE
SEWER SERVICE: CITY OF FAIRHOPE
ELECTRIC SERVICE: BALDWIN EMC
TELEPHONE SERVICE: AT&T

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 01003C0665L, MAP REVISED DATE JULY 17, 2007.

SURVEYOR/ENGINEER:
PREBLE-RISH, LLC
9949 BELLATON 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

PHASE 1A OF GREENBRIER AT FIRETHORNE

JULY, 2015 - SHEET 1 OF 3

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 Bellaton Ave Daphne, AL 36526
251.990.9950 fax 251.990-9910 info@preble-rish.net

SCALE	1"=60'
PROJ. NO.	280.0065
FILE	2800065FINAL1A
SHEET	1 OF 3