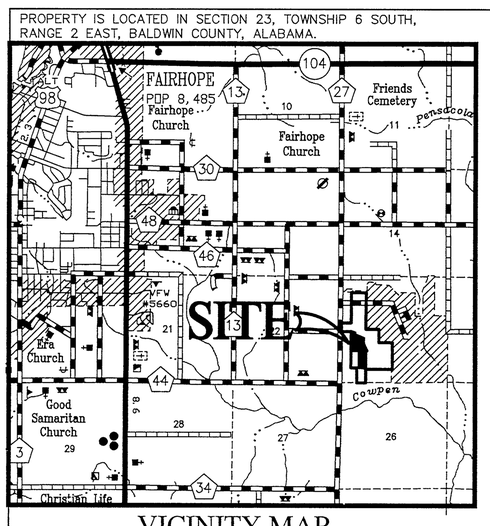
PROPERTY IS LOCATED IN SECTION 23, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.



VICINITY MAP
1" = 1 MILE

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert 9/30/2015 10:44 AM
TOTAL $ 59.00
2 Pages

1536736

SLIDE 0002541-F

ENGINEER'S CERTIFICATE

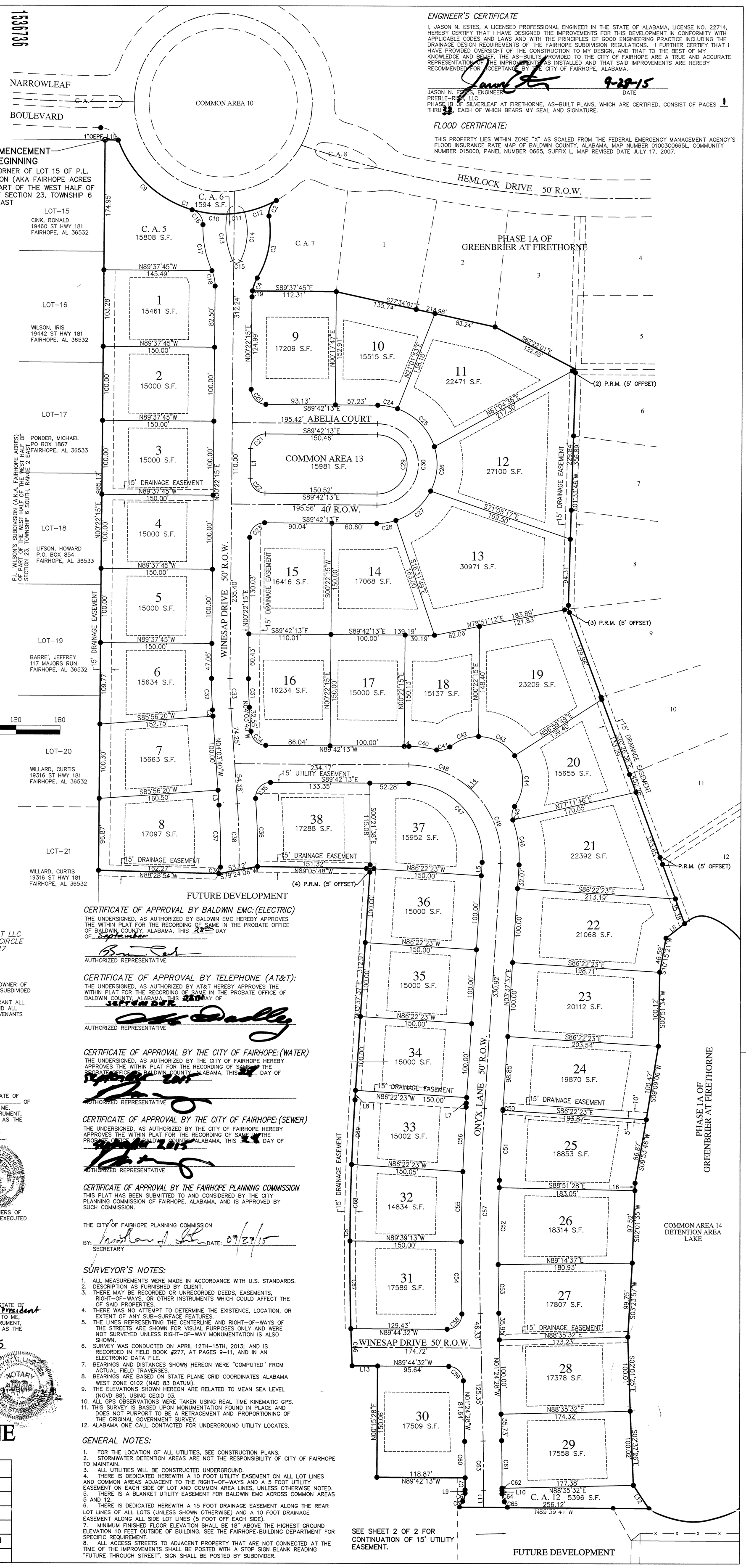
I, JASON N. ESTES, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA, LICENSE NO. 22714, HEREBY CERTIFY THAT I HAVE DESIGNED THE IMPROVEMENTS FOR THIS DEVELOPMENT IN CONFORMITY WITH APPLICABLE CODES AND LAWS AND WITH THE PRINCIPLES OF GOOD ENGINEERING PRACTICE INCLUDING THE DRAINAGE DESIGN REQUIREMENTS 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-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.

9-28-15
JASON N. ESTES, ENGINEER — DATE
PREBLE-RISH, LLC
PHASE 1B OF SILVERLEAF AT FIRETHORNE, AS-BUILT PLANS, WHICH ARE CERTIFIED, CONSIST OF PAGES 1 THRU 32, 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 01003C0665L, COMMUNITY NUMBER 015000, PANEL NUMBER 0665, SUFFIX L, MAP REVISED DATE JULY 17, 2007.

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



CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	150.00'	259.68'	176.21'	228.44'	S69°16'43"E
C2	20.00'	24.79'	14.27'	23.24'	S25°36'39"W
C3	121.77'	86.88'	45.38'	85.05'	S10°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'	16.41'	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°15'13"W
C12	150.00'	46.05'	23.21'	45.87'	S69°55'17"W
C13	109.28'	63.93'	32.91'	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'	63.73'	32.42'	63.18'	N11°08'09"W
C18	50.00'	21.40'	10.87'	21.24'	N11°53'23"W
C19	50.00'	8.21'	4.11'	8.20'	N05°04'22"E
C20	20.00'	31.44'	20.03'	28.30'	N44°39'59"W
C21	20.00'	31.39'	19.97'	28.27'	N45°20'01"E
C22	20.00'	31.44'	20.03'	28.30'	N44°39'59"W
C23	20.00'	31.39'	19.97'	28.27'	S45°20'01"W
C24	80.00'	27.17'	13.72'	27.04'	S79°58'21"E
C25	80.00'	73.61'	39.64'	71.04'	S43°52'38"E
C26	80.00'	61.71'	32.48'	60.19'	S04°34'52"W
C27	80.00'	62.54'	32.96'	60.96'	S49°04'30"W
C28	80.00'	26.29'	13.26'	26.17'	S80°52'59"W
C29	40.00'	125.66'	0.00'	80.00'	S00°17'47"W
C30	55.00'	172.79'	0.00'	110.00'	N00°17'47"E
C31	500.00'	38.68'	19.35'	38.67'	S01°50'43"E
C32	550.00'	42.54'	21.28'	42.53'	N01°50'43"W
C33	525.00'	40.61'	20.31'	40.60'	N01°50'43"W
C34	20.00'	29.89'	18.53'	27.19'	N46°52'56"W
C35	20.00'	33.05'	21.71'	29.42'	N42°57'15"E
C36	1000.00'	91.93'	46.00'	91.90'	N01°45'15"W
C37	950.00'	83.69'	41.87'	83.66'	N01°32'14"W
C38	975.00'	89.37'	44.71'	89.33'	N01°26'07"W
C39	20.00'	9.11'	4.64'	9.03'	S14°02'10"W
C40	150.00'	37.18'	18.69'	37.09'	N82°36'09"W
C41	20.00'	19.07'	10.33'	18.36'	S77°10'41"W
C42	60.00'	42.33'	22.09'	41.46'	N70°04'13"E
C43	60.00'	57.52'	31.18'	55.34'	S62°15'28"E
C44	60.00'	72.83'	41.66'	68.44'	S00°01'14"E
C45	20.00'	19.07'	10.33'	18.36'	S07°26'04"W
C46	150.00'	61.56'	31.22'	61.13'	S08°07'46"E
C47	100.00'	162.89'	105.99'	145.47'	S43°02'18"E
C48	125.00'	91.65'	48.00'	89.61'	S68°41'55"E
C49	125.00'	111.96'	60.05'	108.26'	S22°02'00"E
C50	3123.50'	1.15'	0.58'	1.15'	N03°36'59"E
C51	3123.50'	104.31'	52.16'	104.30'	S02°38'57"W
C52	3123.50'	103.51'	51.76'	103.50'	S00°44'35"W
C53	3123.50'	65.51'	32.76'	65.51'	S00°48'25"E
C54	3173.50'	97.17'	48.59'	97.17'	N00°31'50"W
C55	3173.50'	94.60'	47.30'	94.59'	N01°12'02"E
C56	3173.50'	87.10'	43.55'	87.10'	N02°50'26"E
C57	3148.50'	276.67'	138.42'	276.58'	N01°06'34"E
C58	20.00'	32.00'	20.59'	28.69'	N44°25'30"E
C59	20.00'	30.83'	19.43'	27.87'	N45°34'30"W
C60	2150.00'	49.12'	24.56'	49.12'	S00°45'12"E
C61	2200.00'	64.28'	32.14'	64.28'	N00°34'15"W
C62	2200.00'	2.78'	1.39'	2.78'	N00°18'09"E
C63	2175.00'	66.30'	33.15'	66.29'	N00°32'05"W
C64	20.00'	11.33'	5.82'	11.18'	S15°53'33"E
C65	60.00'	9.09'	4.55'	9.08'	N27°47'06"W
C66	3323.50'	50.04'	25.02'	50.04'	N02°07'08"W
C67	3323.50'	118.00'	59.01'	118.00'	N00°40'14"W
C68	3323.50'	103.19'	51.60'	103.18'	S01°14'09"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°03'40"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°40'38"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
LIN. FT. 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

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

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

CERTIFICATION OF OWNERSHIP AND DEDICATION:

THIS IS TO CERTIFY THAT Nathan L. 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 USES AND 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, 20 15.

OWNER

CERTIFICATION BY NOTARY PUBLIC:

STATE OF ALABAMA)
COUNTY OF BALDWIN)

I, Kathryn McAleer Huey, NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN, IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT Nathan L. 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 THAT, 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.

Kathryn McAleer Huey
NOTARY PUBLIC

MORTGAGEE'S ACCEPTANCE:
IN WITNESS WHEREOF, Susan H. Bankester OF Trustmark, THE OWNERS OF THE MORTGAGE ON THE ATTACHED DESCRIBED PROPERTY HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY THE UNDERSIGNED OFFICERS, THEREUNTO DULY AUTHORIZED ON THIS THE 30 DAY OF September, 2015.

BY: Susan H. Bankester
AS ITS: Senior Vice President

CERTIFICATION BY NOTARY PUBLIC:

STATE OF Alabama
COUNTY OF Baldwin

I, Crystal Linares, NOTARY PUBLIC IN AND FOR THE COUNTY OF Baldwin IN THE STATE OF Ala, HEREBY CERTIFY THAT Susan Bankester, 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 THAT, 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.

Crystal Linares
NOTARY PUBLIC

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.

AUTHORIZED REPRESENTATIVE

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 28th DAY OF SEPTEMBER.

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 29 DAY OF September 2015.

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 29 DAY OF September 2015.

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: _____ DATE: 09/28/15
SECRETARY

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 OF SAID PROPERTIES.
4. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
5. 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.
6. 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.
7. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES.
8. BEARINGS ARE BASED ON STATE PLANE GRID COORDINATES ALABAMA WEST ZONE 0102 (NAD 83 DATUM).
9. THE ELEVATIONS SHOWN HEREON ARE RELATED TO MEAN SEA LEVEL (NGVD 88), USING GEOID 03.
10. ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC GPS.
11. THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A RETRACEMENT AND PROPORTIONING OF THE ORIGINAL GOVERNMENT SURVEY.
12. ALABAMA ONE CALL CONTACTED FOR UNDERGROUND UTILITY LOCATES.

GENERAL NOTES:

1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
2. STORMWATER DETENTION AREAS ARE NOT THE RESPONSIBILITY OF CITY OF FAIRHOPE TO MAINTAIN.
3. ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
4. 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.
5. THERE IS A BLANKET UTILITY EASEMENT FOR BALDWIN EMC ACROSS COMMON AREAS 5 AND 12.
6. 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).
7. 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.
8. 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.

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 Bellaton 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