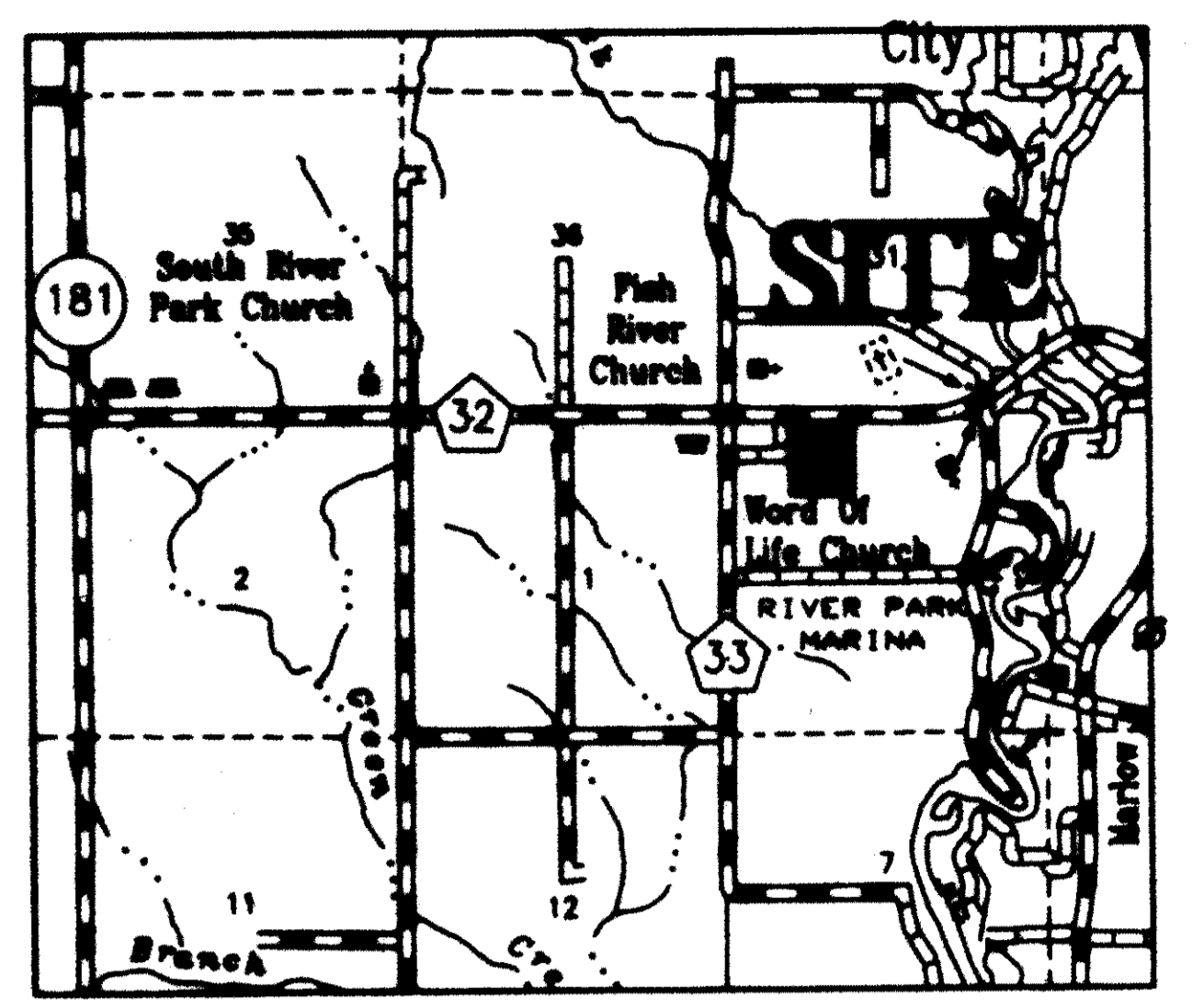
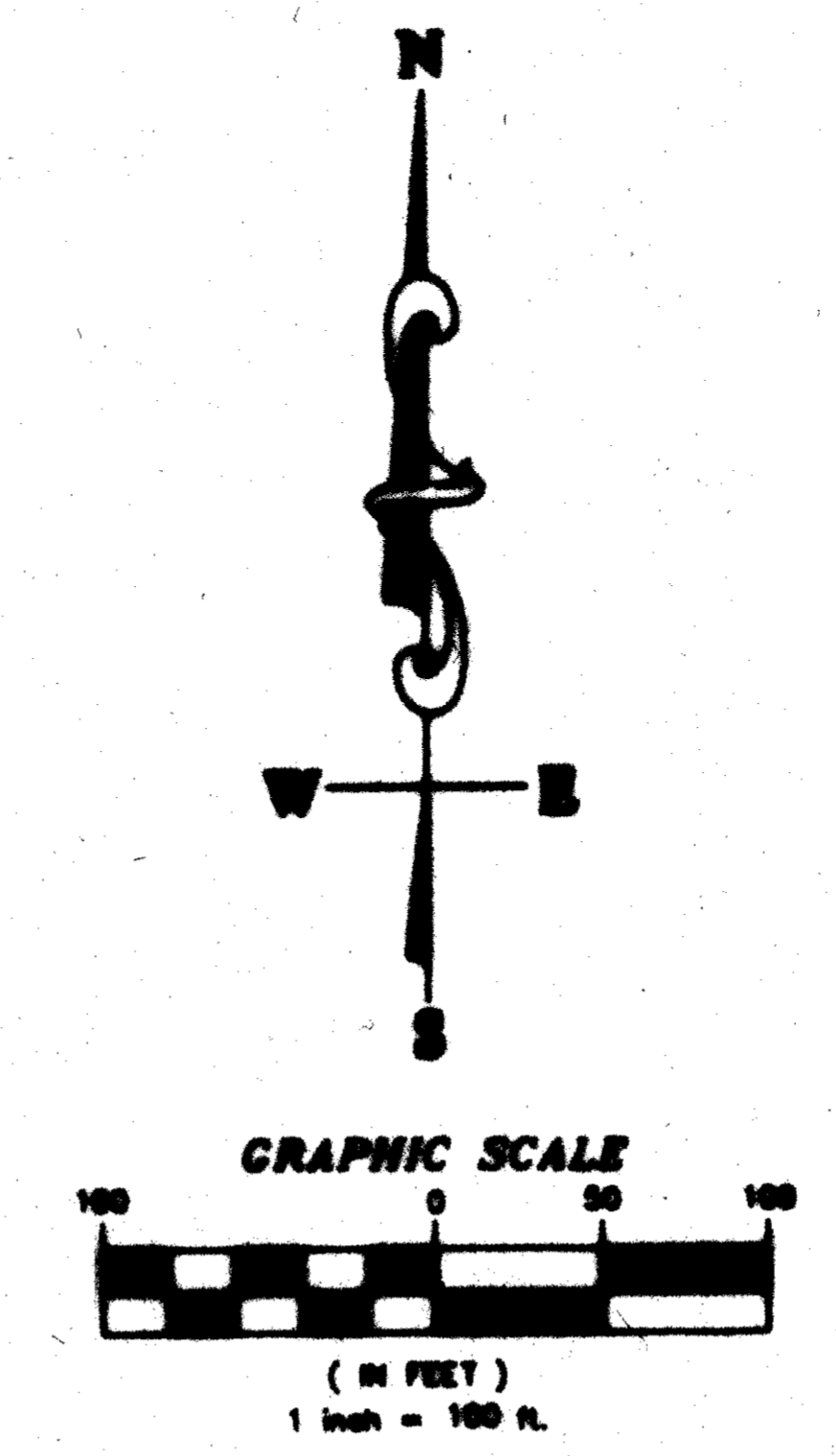
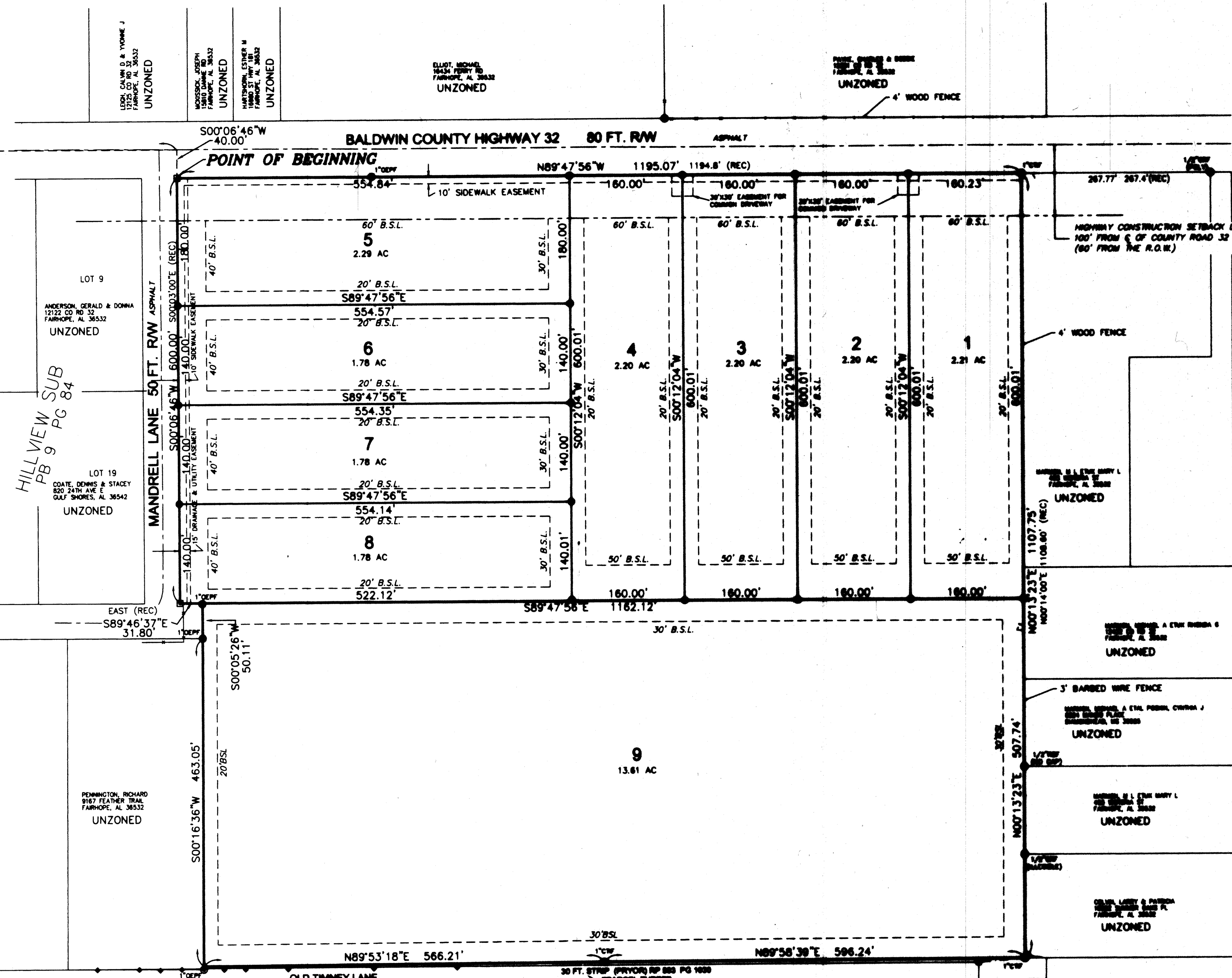


36 31
1 6
POINT OF COMMENCEMENT
THE NORTHWEST CORNER OF
SECTION 6, TOWNSHIP 7 SOUTH,
RANGE 3 EAST, BALDWIN
COUNTY, ALABAMA



- LEGEND:**
- B.S.L. = BUILDING SETBACK LINE
 - = WOOD POST
 - = CRIMP TOP IRON PIN FOUND IN PLACE
 - = CAPPED IRON PIN FOUND IN PLACE
 - = OPEN END IRON PIPE FOUND
 - = CAPPED REBAR SET (CA110BL)
 - = REBAR FOUND IN PLACE
 - = CONCRETE MONUMENT FOUND IN PLACE
 - = WOOD FENCE
 - = CONCRETE MONUMENT SET

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 D10020780, COMMUNITY NUMBER 010000, PANEL NUMBER 0700, SUFFIX L, MAP REVISED DATE JULY 17, 2007.

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 BOUNDARIES 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 MAY 5TH, 10TH AND 11TH 2018; AND IS RECORDED IN FIELD BOOK #306, AT PAGES 3-8, AND IN AN ELECTRONIC DATA FILE.
7. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES.
8. THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A RETRACEMENT AND PROPORTIONING OF THE ORIGINAL GOVERNMENT SURVEY.

SITE DATA:
ZONING: UNZONED (BALDWIN CO. PLANNING DISTRICT 14)
CITY OF FAIRHOPE EXTRA-TERRITORIAL JURISDICTION
TOTAL ACREAGE: 30.07 ACRES
NUMBER OF LOTS: 9
DENSITY: 0.33 UNITS PER ACRE
SMALLEST LOT: 1.78 AC.
LARGEST LOT: 13.61 AC.

REQUIRED SETBACKS
FRONT - 40 FEET (LOTS 1-4 60')
REAR - 30 FEET (LOTS 1-4 50')
SIDE - 20 FEET (LOT 9 30' NORTH, SOUTH, & EAST SIDE AND 20' WEST SIDE) (LOT 5 60' NORTH SIDE)

UTILITIES
WATER SERVICE: CITY OF FAIRHOPE
SEWER SERVICE: BALDWIN COUNTY SEWER SERVICE
ELECTRIC SERVICE: BALDWIN EMC
TELEPHONE SERVICE: AT&T

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 MAP OR PLAN OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA, TO-WIT:
COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA, AND RUN THENCE SOUTH 89 DEGREES 47 MINUTES 56 SECONDS EAST, A DISTANCE OF 984.60 FEET; THENCE RUN SOUTH 00 DEGREES 06 MINUTES 46 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A CRIMP TOP IRON PIPE AT THE INTERSECTION OF THE SOUTH MARGIN OF BALDWIN COUNTY HIGHWAY 32 AND THE EAST MARGIN OF MANDRELL LANE FOR A POINT OF BEGINNING; THENCE RUN SOUTH 00 DEGREES 06 MINUTES 46 SECONDS WEST, A DISTANCE OF 600.00 FEET TO A CONCRETE MONUMENT SET (CA 1109); THENCE RUN SOUTH 89 DEGREES 48 MINUTES 37 SECONDS EAST, A DISTANCE OF 31.80 FEET TO A 1" OPEN END PIPE FOUND; THENCE RUN SOUTH 00 DEGREES 05 MINUTES 26 SECONDS WEST, A DISTANCE OF 50.11 FEET TO A 1" OPEN END PIPE FOUND; THENCE RUN SOUTH 00 DEGREES 16 MINUTES 36 SECONDS WEST, A DISTANCE OF 463.05 FEET TO A 1" OPEN END PIPE FOUND; THENCE RUN NORTH 89 DEGREES 53 MINUTES 18 SECONDS EAST, A DISTANCE OF 586.21 FEET TO A CRIMP TOP PIPE; THENCE RUN NORTH 89 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 586.24 FEET TO A CRIMP TOP PIPE; THENCE RUN NORTH 00 DEGREES 13 MINUTES 23 SECONDS EAST, A DISTANCE OF 1107.75 FEET TO A CRIMP TOP PIPE ON THE SOUTH MARGIN OF BALDWIN COUNTY HIGHWAY 32; THENCE RUN NORTH 89 DEGREES 47 MINUTES 56 SECONDS WEST, ALONG SAID SOUTH MARGIN, A DISTANCE OF 1195.07 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 30.07 ACRES, MORE OR LESS, AND LIES IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.

GENERAL NOTES:
1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
2. ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
3. THERE IS DEDICATED HEREWITH A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES ADJACENT TO THE RIGHT-OF-WAYS AND A 15 FOOT UTILITY EASEMENT ALONG ALL SIDE LOT LINES (7.5 FEET OFF EACH SIDE), UNLESS OTHERWISE NOTED.
4. THERE IS DEDICATED HEREWITH A 7.5 FOOT DRAINAGE EASEMENT ALONG THE REAR LOT LINES OF LOTS 1-8 AND A 15 FOOT DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES (7.5 FEET OFF EACH SIDE). ALONG THE EAST SIDE OF LOT ONE THERE IS TO BE A 15' DRAINAGE EASEMENT, ALONG THE EAST, SOUTH, AND WEST LOT LINES OF LOT 9 THERE IS TO BE A 15' DRAINAGE EASEMENT.
5. NO FENCES SHALL BE PLACED IN DRAINAGE EASEMENTS.
6. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE HIGHEST GROUND ELEVATION 10 FEET OUTSIDE OF BUILDING. SEE THE FAIRHOPE BUILDING DEPARTMENT FOR SPECIFIC REQUIREMENTS.
7. LOTS 1-8 WITHIN THIS SUBDIVISION SHALL NOT BE RESUBDIVIDED TO CREATE ADDITIONAL LOTS. LOT 9 AS SHOWN ON THIS PLAT IS A SINGLE FAMILY LOT. IN THE FUTURE, ANY PROPOSED RESUBDIVISION OF LOT 9 WILL REQUIRE REVIEW BY THE CITY OF FAIRHOPE AND BALDWIN COUNTY FOR COMPLIANCE WITH THEIR RESPECTIVE SUBDIVISION REGULATIONS.
8. LOT 9 SHALL BE ACCESSED FROM MANDRELL LANE AND SHALL NOT HAVE DIRECT ACCESS TO COUNTY ROAD 32.
9. THE PORTION OF THE COMMON DRIVEWAYS OUTSIDE THE PUBLIC RIGHT-OF-WAY AS SHOWN HEREON ARE PRIVATE AND WILL NOT BE MAINTAINED BY BALDWIN COUNTY.
10. NO CONSTRUCTED HOUSE SHALL PRODUCE CHANNELLED STORM WATER AT ANY POINT. DISCHARGED STORM WATER SHALL MIMIC THE EXISTING SHEET FLOW CONDITIONS.

SURVEYOR/ENGINEER:
DEWBERRY
25353 FRIENDSHIP ROAD, DAPHNE, ALABAMA 36526
DAVID E DIEHL, PLS LIC. NO. 26014
JARED LANDRY, PE LIC. NO. 35618

OWNER/DEVELOPER:
ANTHEM DEVELOPMENT, LLC
29891 WOODROW LANE SUITE 300
SPANISH FORT, ALABAMA 36527
PARCEL NO. 05-55-03-06-0-002-005.000, 5.001 & 6.000
PPIN 24011 & 27146

CERTIFICATE OF APPROVAL BY THE E-911 ADDRESSING:
THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 20th DAY OF October, 2018.

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 20th DAY OF October, 2018.

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.

CERTIFICATION OF OWNERSHIP AND DEDICATION:
THIS IS TO CERTIFY THAT ANTHEM DEVELOPMENT, 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 20th DAY OF October, 2018
Anthem Development LLC
OWNER (PRINT)
Jared Landry AS MANAGER
OWNER (SIGNATURE)

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 20th DAY OF October, 2018.

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER
THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 20th DAY OF October, 2018.

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY SEWER SERVICE (SEWER)
THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY SEWER SERVICE HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 20th DAY OF October, 2018.

ENGINEER'S CERTIFICATE
I, THE UNDERSIGNED, A REGISTERED ENGINEER IN THE STATE OF ALABAMA HOLDING CERTIFICATE NUMBER 35618, HEREBY CERTIFY THAT I HAVE DESIGNED THE WITHIN IMPROVEMENTS IN CONFORMANCE WITH APPLICABLE CODES AND LAWS AND WITH THE PRINCIPLES OF GOOD ENGINEERING PRACTICE. I FURTHER CERTIFY THAT I HAVE OBSERVED THE CONSTRUCTION OF THE WITHIN IMPROVEMENTS, THAT THE SAME CONFORMS TO MY DESIGN, THAT THE WITHIN IS A TRUE AND ACCURATE REPRESENTATION OF MY DESIGN, THAT THE WITHIN IS A TRUE AND ACCURATE REPRESENTATION OF IMPROVEMENTS AS INSTALLED AND THAT SAID IMPROVEMENTS ARE HEREBY RECOMMENDED FOR ACCEPTANCE BY THE CITY OF FAIRHOPE, ALABAMA.

CERTIFICATION BY NOTARY PUBLIC:
STATE OF ALABAMA
COUNTY OF BALDWIN
I, Anne B. Gardner, Notary Public in and for the County of Baldwin, in the State of Alabama, hereby certify that 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 20th DAY OF October, 2018.
Anne B. Gardner
NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY CITY OF FAIRHOPE UTILITIES (WATER):
THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 20th DAY OF October, 2018.

ENGINEER'S CERTIFICATE
I, THE UNDERSIGNED, A REGISTERED ENGINEER IN THE STATE OF ALABAMA HOLDING CERTIFICATE NUMBER 35618, HEREBY CERTIFY THAT I HAVE DESIGNED THE WITHIN IMPROVEMENTS IN CONFORMANCE WITH APPLICABLE CODES AND LAWS AND WITH THE PRINCIPLES OF GOOD ENGINEERING PRACTICE. I FURTHER CERTIFY THAT I HAVE OBSERVED THE CONSTRUCTION OF THE WITHIN IMPROVEMENTS, THAT THE SAME CONFORMS TO MY DESIGN, THAT THE WITHIN IS A TRUE AND ACCURATE REPRESENTATION OF MY DESIGN, THAT THE WITHIN IS A TRUE AND ACCURATE REPRESENTATION OF IMPROVEMENTS AS INSTALLED AND THAT SAID IMPROVEMENTS ARE HEREBY RECOMMENDED FOR ACCEPTANCE BY THE CITY OF FAIRHOPE, ALABAMA.

ANNE B. GARDNER
Notary Public, Alabama State At Large
My Commission Expires 04/23/2022

ANTHEM OAKS SUBDIVISION

FINAL PLAT
OCTOBER 3, 2018 - SHEET 1 OF 1 SHEETS

BOUNDARY SURVEY AND PLAT OF SUBDIVISION				
DESIGN	DED	DRAWN	CKH	CHKD. MSP
ENG	JL	SURVEYOR	DED	PROJ MGR MSP
				SCALE 1"=100'
				PROJ. NO. 50100254
				FILE 50100254FINAL
				SHEET 1 of 1

Dewberry
25353 Friendship Road Daphne, AL 36526
251.996.9950 fax 251.929.9805

