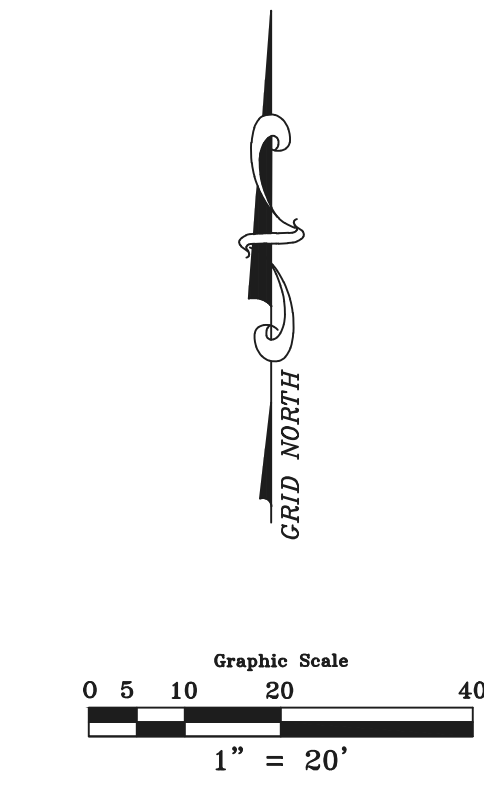
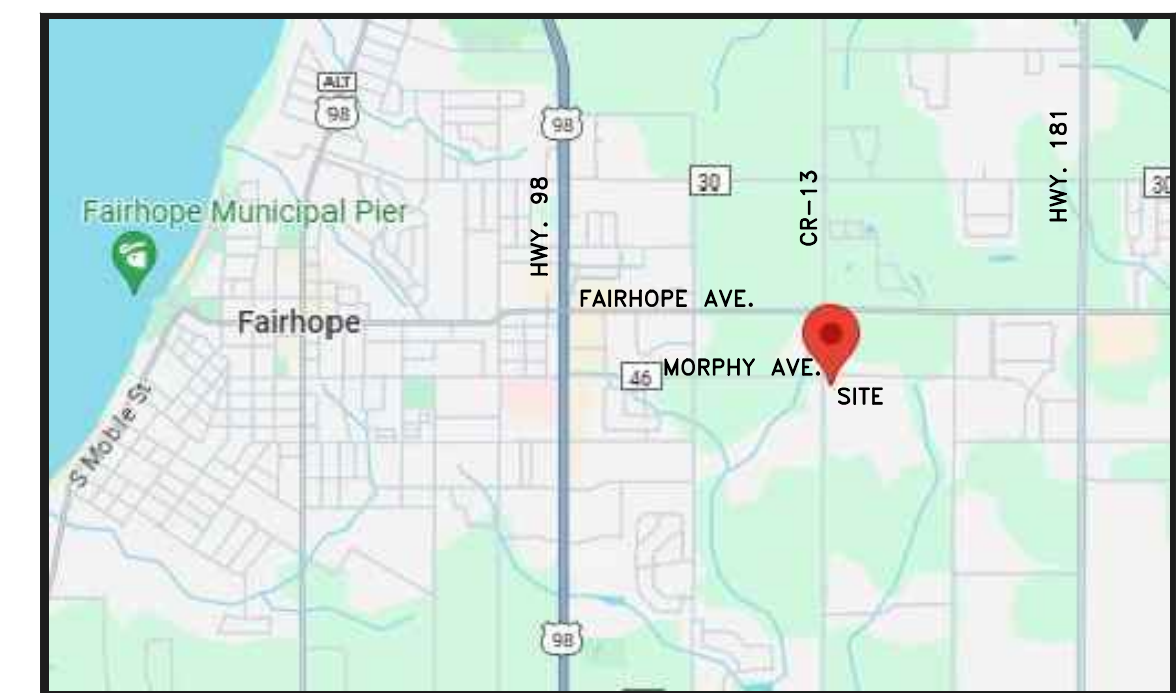


VICINITY MAP
(NOT TO SCALE)



SURVEY LEGEND

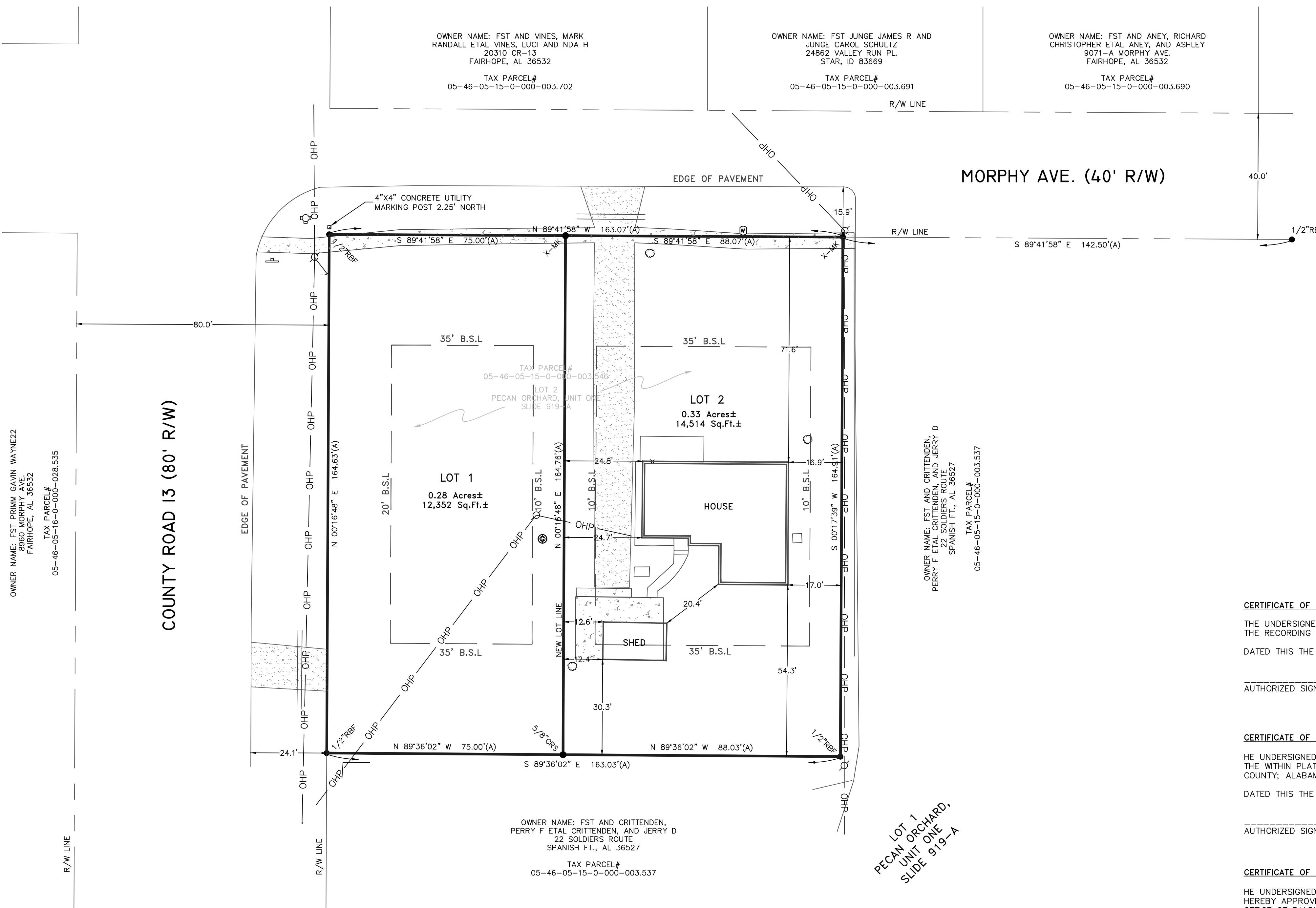
● - SURVEY MONUMENT	CRS - 3/4" CAPPED REBAR SET (WOODLANDS CA-1073)	⊙ - POWER POLE
(R) - RECORD DIMENSION	CRF - CAPPED REBAR FOUND	⌵ - GUY ANCHOR
(A) - ACTUAL DIMENSION	RBF - REBAR FOUND	⊕ - FIRE HYDRANT
R/W - RIGHT-OF-WAY	CTP - CRIMPED TOP PIPE FOUND	⊕ - WATER VALVE
B.S.L. - BUILDING SETBACK LINES	X-MK - "X MARK" IN CONCRETE	⊕ - WATER METER
X - FENCE	CMF - CONCRETE MONUMENT FOUND	⊕ - WOOD STAKE
— OHP — OVERHEAD POWER	⊕ - LIGHT POLE	⊕ - TELEPHONE PEDESTAL
▨ - CONCRETE	▨ - GRAVEL	▨ - ASPHALT
		▨ - COVERED AREA

REQUIRED SETBACKS:
 FRONT: 35 FT
 REAR: 35 FT
 DRIVEWAY SIDE: 15 FT
 SIDE: 10 FT
 SIDE STREET: 20 FT

SURVEYOR/DESIGNER:
 THE WOODLANDS GROUP, LLC
 PO BOX 11 FT. CLEAR, AL 36564
 JUSTIN PALMER, PLS LIC. NO. 34934

SITE DATA:
 CURRENT ZONING: R2
 MINIMUM LOT SIZE: 7,146 SF
 NUMBER OF LOTS: 2
 SMALLEST LOT: 12,352 SF +/-
 LARGEST LOT: 14,514 SF +/-
 TOTAL AREA: 0.62 ACRES +/-

OWNER:
 ERIC ODEN
 9020 MORPHY AVE.
 FAIRHOPE, AL 36532



OWNER'S CERTIFICATE OF ACCEPTANCE:
 (STATE OF ALABAMA)
 (BALDWIN COUNTY)

I, ERIC ODEN, HEREBY STATE THAT I AM THE OWNER OF THE WITHIN PLATTED & DESCRIBED LANDS. I, ERIC ODEN HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USE AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED; AND GRANT ALL EASEMENTS AND DEDICATE ALL STREETS (IF ANY) TO THE PUBLIC OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED HEREON OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.3

DATED THIS THE _____ DAY OF _____ 202__.

OWNER _____

NOTARY CERTIFICATION:
 (STATE OF ALABAMA)
 (BALDWIN COUNTY)

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY OF BALDWIN IN SAID STATE OF ALABAMA DO CERTIFY THAT WHOSE NAME IS SUBSCRIBED TO THE CERTIFICATE OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSE HEREIN SET FORTH.

DATED THIS THE _____ DAY OF _____ 202__.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

CERTIFICATE OF APPROVAL BY 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,

DATED THIS THE _____ DAY OF _____ 202__.

AUTHORIZED SIGNATURE _____

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (ELECTRIC):

HE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES (ELECTRIC), HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA,

DATED THIS THE _____ DAY OF _____ 202__.

AUTHORIZED SIGNATURE _____

CERTIFICATE OF APPROVAL BY CITY OF FAIRHOPE (WATER & SEWER):

HE UNDERSIGNED, AS AUTHORIZED BY CITY OF FAIRHOPE PUBLIC UTILITIES (ELECTRIC), HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA,

DATED THIS THE _____ DAY OF _____ 202__.

AUTHORIZED SIGNATURE _____

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY E-911 ADDRESSING:

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA,

DATED THIS THE _____ DAY OF _____ 202__.

AUTHORIZED SIGNATURE _____

APPROVAL OF THE CITY OF FAIRHOPE PLANNING DIRECTOR:

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE PLANNING DIRECTOR, HEREBY APPROVES THE WITHIN RE-PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE, BALDWIN COUNTY, ALABAMA, ON THIS THE _____ DAY OF _____, 202__.

CITY OF FAIRHOPE PLANNING DIRECTOR _____

RECORD PROPERTY DESCRIPTION:

LOT TWO (2), PECAN ORCHARD, UNIT ONE AS PER PLAT FILED FOR RECORD IN PROBATE RECORDS, BALDWIN COUNTY, ALABAMA, JULY 17, 1979 IN MAP BOOK 11, PAGE 15.

SUBJECT, HOWEVER, TO THE FOLLOWING:

TERMS AND CONDITIONS OF THE 99 YEAR LEASE FROM FAIRHOPE SINGLE TAX CORPORATION.

FLOOD ZONE DETERMINATION:

THE PROPERTY DESCRIBED HEREON IS LOCATED IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, NUMBER 01003C0683M, DATED APRIL 19, 2019, AS DETERMINED BY SCALING FROM THE FLOOD HAZARD MAP AS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SURVEYOR'S NOTES:

- UNLESS STATED OTHERWISE HEREON, THIS PLAT WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY. THERE MAY BE RECORDED AND UN-RECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS OR OTHER INSTRUMENTS THAT AFFECT THE BOUNDARIES OF THIS PROPERTY.
- REPRODUCTIONS OF THIS PLAT ARE NOT VALID UNLESS SEALED WITH AN ORIGINAL SURVEYOR'S SEAL.
- TYPE OF SURVEY - BOUNDARY & RE-PLAT SURVEY
- ALL BEARINGS BASED ON GLOBAL POSITIONING SYSTEM OBSERVATION USING THE NORTH AMERICAN DATUM OF 1983. ALL DISTANCES SHOWN ARE GROUND DISTANCES. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARD FEET.
- FIELD WORK WAS PERFORMED 10/25/2023.
- THE LOTS SHOWN HEREON ARE SERVED BY AT&T COMMUNICATIONS, (TELEPHONE) CITY OF FAIRHOPE - WATER, GAS, SEWER & POWER (PROVIDED BY OWNER)
- THIS PROPERTY LIES WITHIN THE CITY OF FAIRHOPE.
- NO NEW STREETS, EASEMENTS OR UTILITY LINES ARE BEING CREATED BY THIS PROJECT AT THIS TIME.
- THERE WAS NO ATTEMPT TO LOCATE ANY SUBSURFACE FEATURES ON THIS PROPERTY.
- VERIFY ANY ZONING, BUILDING SETBACKS AND BUILDING LOCATIONS WITH THE PROPER AUTHORITIES PRIOR TO BEGINNING ANY PLANNING OR CONSTRUCTION.
- THERE SHALL BE A 15 FOOT UTILITY EASEMENT ALONG THE SIDE AND REAR OF LOTS.
- THE PURPOSE OF THIS RE-PLAT IS TO SUBDIVIDE ONE LOT INTO TWO RESULTING LOTS.

SURVEYORS CERTIFICATION:

STATE OF ALABAMA,
 COUNTY OF BALDWIN

I, JUSTIN PALMER, A LICENSED PROFESSIONAL SURVEYOR IN BALDWIN COUNTY, ALABAMA, HEREBY CERTIFY THAT ALL PARTS OF THIS PLAT AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

JUSTIN PALMER, PLS DATE 11/27/2023
 LICENSED LAND SURVEYOR PLS#34934
 THE WOODLANDS GROUP, LLC COA#1073
 16960 RIVER PARK RD.
 FAIRHOPE, AL 36532
 PHONE: 251-929-4774
 EMAIL: JUSTIN@THEWOODLANDSGROUP.ORG

REFERENCE MATERIAL	DATE
1. RECORD DEED INSTRUMENT #568705	12/27/2000
2. RECORD PLAT - PECAN ORCHARD, UNIT ONE - SLIDE 919-A	06/17/1979
3.	
4.	

RE-PLAT OF LOT TWO, PECAN ORCHARD, UNIT ONE
MORPHY AVE, CITY OF FAIRHOPE,
BALDWIN COUNTY, ALABAMA
 SECTION-15, TOWNSHIP-6-SOUTH, RANGE-2-EAST

CLIENT: ODEN	DATE: 10/25/2023
FIELD WORK BY: KA, JS	DRAWING NO.: 23086-AL
DRAWN BY: KP	SHEET 1 OF 1
CHECKED BY: JP	SCALE: 1"=20'

