

2270-B 2291D

RE-RECORDING NOTE: This subdivision platting (Sheets 1-3) is being re-recorded to add the "Building Elevation Note" shown on sheet 2 of 3.

FLOOD STATEMENT

This property is in Zone "X" as per map by the Federal Emergency Management Agency, Federal Insurance Administration Community-Panel Number 1003C0655 K, Baldwin County, Alabama per revised map dated June 17, 2002.

BUILDING ELEVATION NOTE:

The elevation of all dwelling units shall have a minimum finished floor elevation of 24 inches above the finished grade.

SITE DATA

- 1. Total acreage is 69.19 ac.
2. Total number of lots is 78 proposed density is 1.14 units per acre.
3. Smallest lot size is 11,026 SQ. FT. Lot: 52
4. Total amount of common area is 11.50 ACRES.
5. This site is located in Section 26, T6S, R3E.
6. Proposed Building Setbacks:
Lots 1-22, 34-46, 65-78
Front - 30'
Rear - 20' (5' off wetlands on Lots 34-42)
Side - 10'
Street Side - 20'
Lots 23-33, 47-64
Front - 20'
Rear - 20'
Side - 5'
Pool/Playground Common Area - 10' Setback at Perimeter
7. Current Zoning - PUD
8. Property to the North, East and South is owned by the developer.
9. There is a 10' utility easement along the right-of-way of all lots and a 5' utility easement off each side of each side lot line, or unless shown otherwise.
10. Utility easement around lift station to be 10' north & east of lift station housing and 10' west of western limits of driveway.
11. The pool house, pond, playground and parking area are proposed and were not constructed at the time of the recording of this plat.
12. The 20' Greenbelts located at the rear of Lots 5-8 and 15-22 are also 20' utility easements for the purpose of providing access to and maintenance of the existing sewer system.

SURVEYOR

ED HAND, PLS
VOLKERT & ASSOCIATES
316 SOUTH MCKENZIE STREET
FOLEY, AL 36535

Utility Companies:
Sewer - City of Fairhope
Water - City of Fairhope
Electric - Baldwin EMC
Telephone - Bellsouth

OWNER

STONE CREEK, LLC
P.O. BOX 1946
FAIRHOPE, AL 36533

NOTE:

All wetlands in lots will be dead restricted, prohibiting any construction or violation of Corps of Engineers permitting. Restrictive covenants will also clearly restrict the filling or construction within the wetlands. Finally the wetlands boundary will be clearly monumented on each property line.

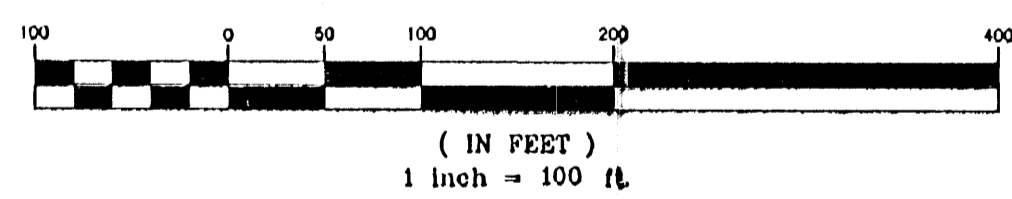
LEGEND

- WETLANDS
C.A. - COMMON AREA
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING

SPECIAL NOTE:

This is a bonded project, the lot corners and roadway monumentation have not been set, but will be set within one year of the recording of this plat or when the infrastructure is completed. Monumentation has been shown on this plat in the required locations. If there are obstructions which prevent setting any of the required monumentation then reference points will be established accordingly.

GRAPHIC SCALE



NORTH

1 inch = 100 ft

S00'05'11"W 1727.72'

S00'05'11"W 1727.72'

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

ALABAMA HIGHWAY 181 (ALSO KNOWN AS COUNTY ROAD 27) 80' R.O.W.

WALLEY, WT SR.
P.O. BOX 1261
FAIRHOPE, AL 36533
16-08-27-0-000-001.000

WALLEY, WT JR ETUX ROSE MARIE
18375 CO. RD. 27
FAIRHOPE, AL 36532
46-08-27-0-000-001.005

WALLEY, WILLIAM THOMAS, III
18451 CO. RD. 27
FAIRHOPE, AL 36532
46-08-27-0-000-001.004

WALLEY, WT JR ETUX ROSE MARIE
18375 CO. RD. 27
FAIRHOPE, AL 36532
46-08-27-0-000-001.001

Project information block including: PROJECT NAME: STONE CREEK, PHASE 1, A PLANNED UNIT DEVELOPMENT; SHEET DESCRIPTION: FINAL PLAT; CLIENT: REEHL, ACHEE, CLARK, RAY & PICKERING; PROJECT NO.: 405003.50; NO. OF SHEETS: 3; VOLKERT & ASSOCIATES, INC. logo and contact info.

P:\Projects\405003\PLN\dwg\2-21-06 PHASE1Final.dwg 2/22/2006 9:05:10 AM CST

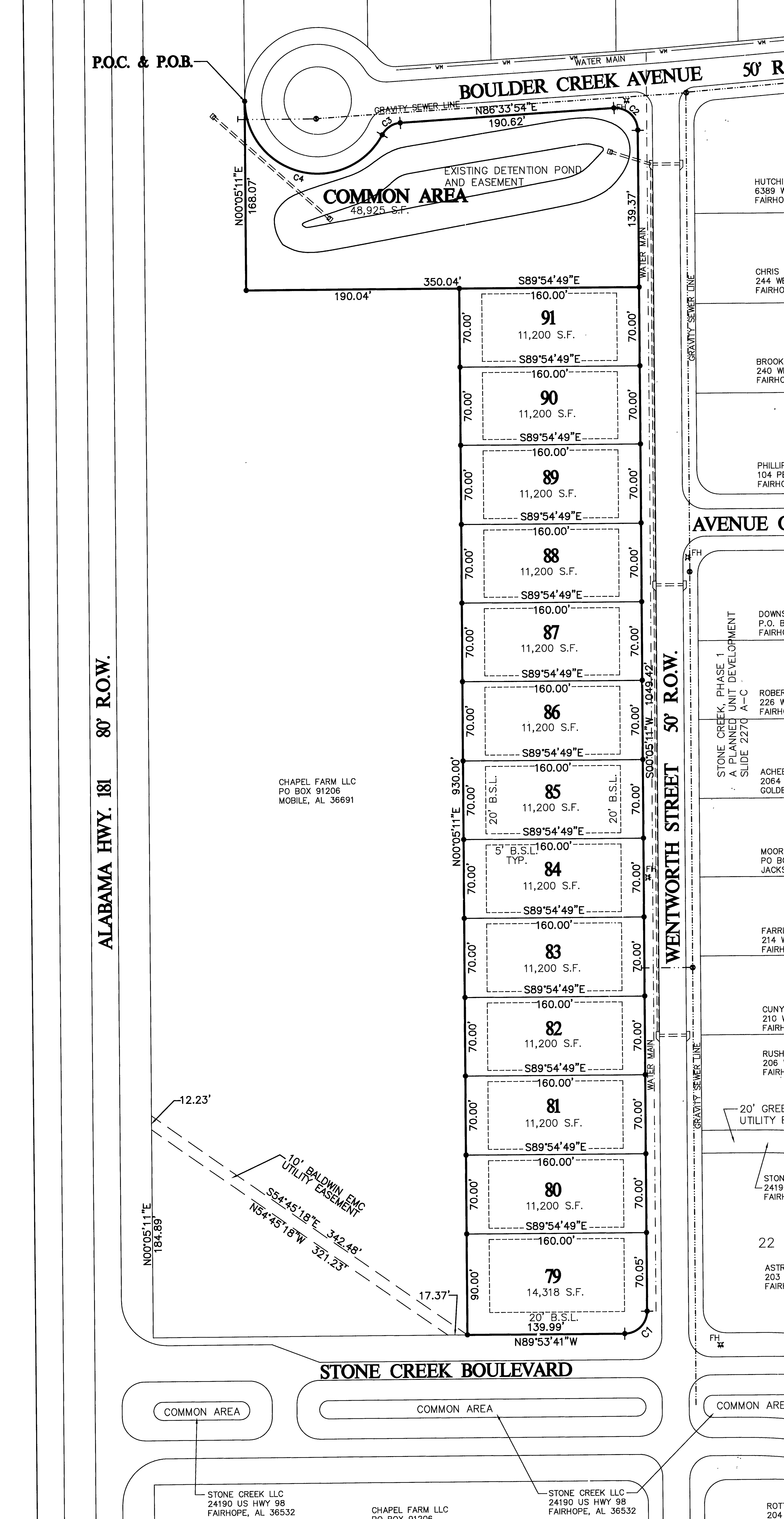
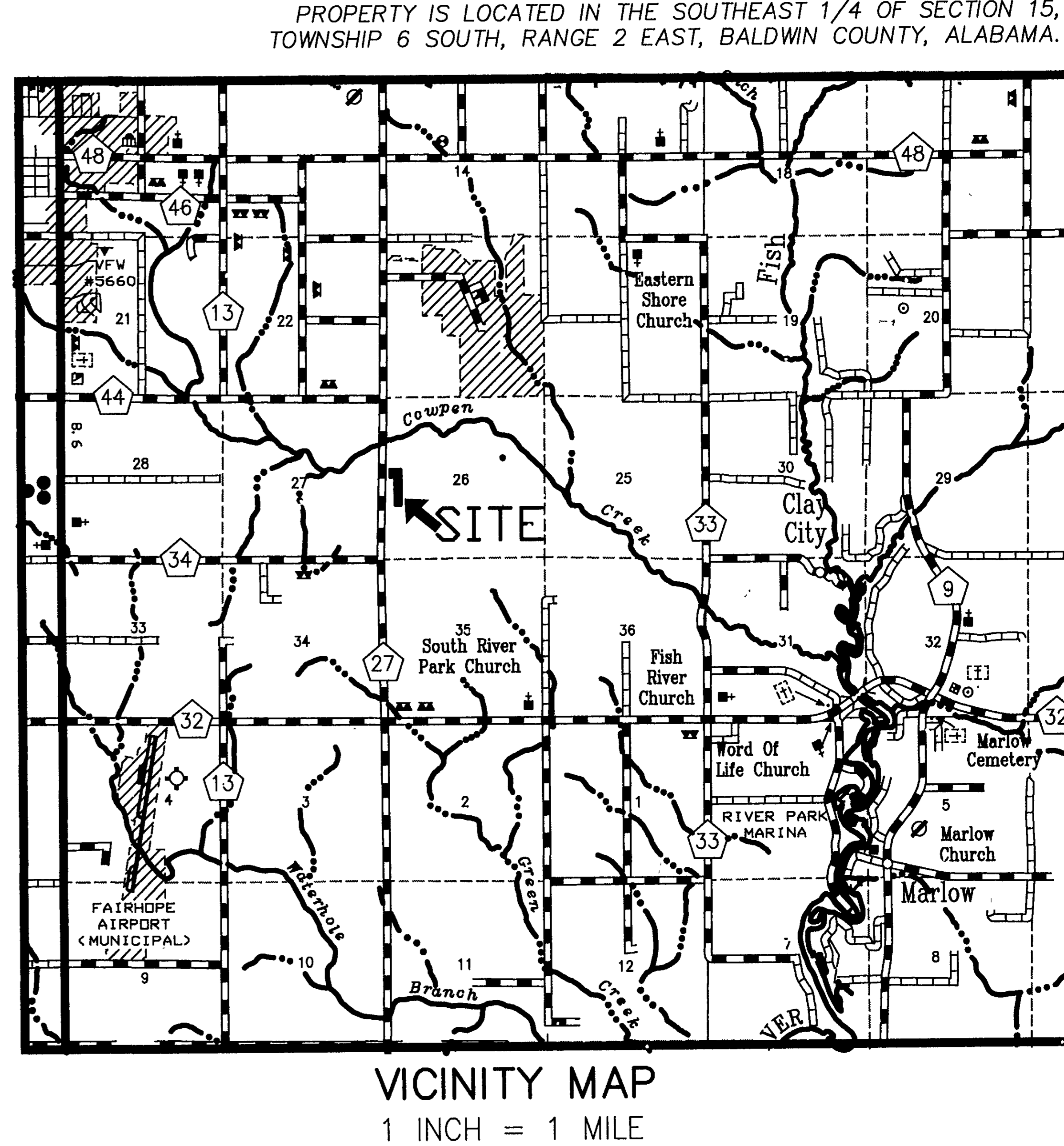
BALDWIN COUNTY, ALABAMA
 TIM RUSSELL, PROBATE JUDGE
 Filed: 10/8/2014 2:37 PM
 TOTAL \$ 21.00
 1 Page

SLIDE 0002516-F

1480636

LEGEND:
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 REC = PLAT OR MAP RECORD BEARING & DISTANCE
 *ALL OTHER BEARINGS / DISTANCES ARE FIELD MEASURED

— = BUILDING SETBACK LINE - B.S.L.
 ● = CAPPED IRON PIN PLACED (CA-0951-LS)
 ○ = 5/8" CAPPED IRON PIN FOUND (CA-0568-LS)



CURVE	RADIUS	ARC	TANGENT	CHD LGTH	CHD BEARING
C1	20.00'	31.42'	20.01'	28.29'	S45°05'45"W
C2	20.00'	32.65'	21.27'	29.14'	S46°40'27"E
C3	20.00'	20.26'	11.09'	19.40'	N57°32'52"E
C4	65.00'	172.64'	262.40'	126.19'	S75°22'56"E

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

DEVELOPER/OWNER:
 OWNER: STONE CREEK LLC
 24190 US HWY. 98
 FAIRHOPE, AL 36532

GENERAL NOTES:

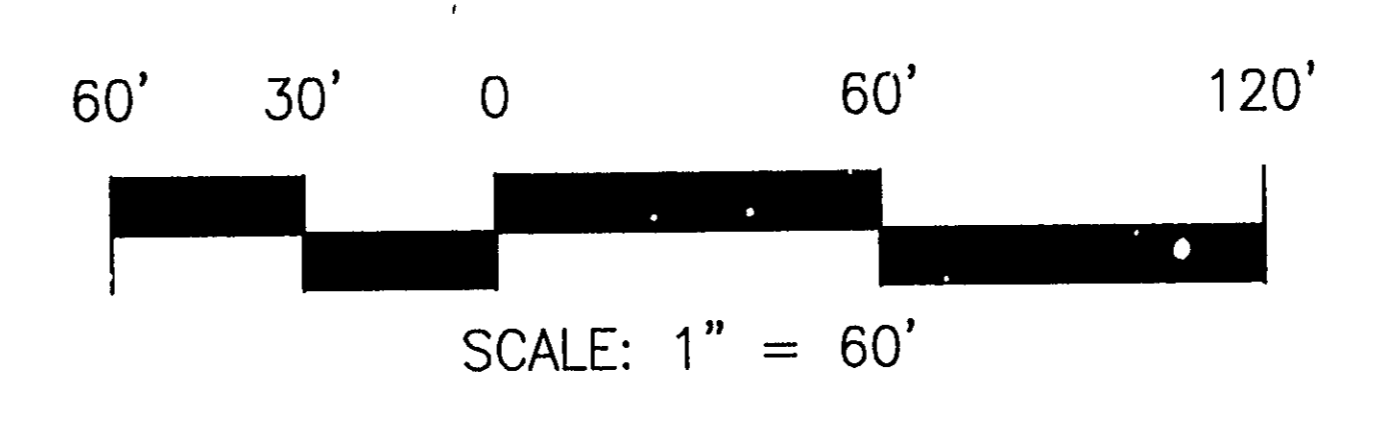
- FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
- STORMWATER DETENTION AREAS ARE NOT THE RESPONSIBILITY OF CITY OF FAIRHOPE TO MAINTAIN.
- ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
- THERE IS DEDICATED HERewith A 15 FOOT DRAINAGE EASEMENT ALONG THE REAR OF ALL LOTS.
- THERE IS DEDICATED HERewith A 10 FOOT DRAINAGE/UTILITY EASEMENT ON ALL LOT LINES ADJACENT TO RIGHT-OF-WAYS AND A 10 FOOT (5 FEET EACH SIDE) UTILITY EASEMENT ALONG ALL SIDE LOT LINES, AND 10 FOOT UTILITY EASEMENT ALONG COMMON AREA R.O.W.
- MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE 16" ABOVE THE HIGHEST GROUND ELEVATION 10 FEET OUTSIDE OF BUILDING. SEE FAIRHOPE BUILDING DEPT. FOR SPECIFIC REQUIREMENT.
- IF ADDITIONAL STREET LIGHTS ARE INSTALLED IN THIS SUBDIVISION, THEY SHALL BE IN COMPLIANCE WITH THE CITY OF FAIRHOPE STANDARDS.

SITE DATA

CURRENT ZONING: PUD
 LIN. FT. STREETS: NONE
 NUMBER OF LOTS: 13
 SMALLEST LOT: 11,200 SF
 LARGEST LOT: 14,318 SF
 COMMON AREAS: 2.74 AC.
 TOTAL AREA: 4.54 AC

REQUIRED SETBACKS:
 FRONT: 20 FEET
 REAR: 20 FEET
 SIDE: 5 FEET
 (UNLESS OTHERWISE SHOWN)

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



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 18th DAY OF September, 2014.

John Brinkman
 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 24th DAY OF September, 2014.

Ray Adams
 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 25th DAY OF September, 2014.

John
 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 20th DAY OF September, 2014.

John
 AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY THE CITY OF FAIRHOPE: (GAS)
 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 26th DAY OF September, 2014.

Robert Rahn Sr.
 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: *Annalynne D. Family Boyd* DATE: 10/8/14
 SECRETARY

CERTIFICATE OF OWNER'S ACCEPTANCE
 I, THE UNDERSIGNED, OWNER OF THE WITHIN PLATTED LANDS, HAS CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS STONE CREEK, PHASE 2.

OWNER: STONE CREEK LLC
 BY: *Rance Reehl* DATE: 9-15-14
 ITS: *Managing Member*

CERTIFICATE OF NOTARY PUBLIC:
 STATE OF ALABAMA
 COUNTY OF BALDWIN

I, *Wanda LaCoste*, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT THE ABOVE, *RANCE REEHL*, WHOSE NAME AS *Managing Member* OF STONE CREEK 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.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE 15th DAY OF September, 2014

Wanda LaCoste 11-16-2016
 NOTARY PUBLIC MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE:
 STATE OF ALABAMA
 COUNTY OF BALDWIN

WE, PREBLE-RISH, LLC, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF DAPHNE, ALABAMA, HEREBY STATE THAT THE ABOVE IS A CORRECT MAP OR PLAT OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA, TO-WIT:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 34 OF STONE CREEK, PHASE 1 AS RECORDED ON SLIDES 2270 A-C, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN ALONG THE SOUTH MARGIN OF BOULDER CREEK AVENUE IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 65 FEET FOR AN ARC DISTANCE OF 172.64', A CHORD OF SOUTH 75 DEGREES 22 MINUTES 56 SECONDS EAST, A DISTANCE OF 126.19 FEET; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 33 MINUTES 52 SECONDS EAST, A DISTANCE OF 19.40 FEET; THENCE NORTH 86 DEGREES 33 MINUTES 54 SECONDS EAST, A DISTANCE OF 190.62 FEET; THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET FOR AN ARC DISTANCE OF 32.65 FEET, A CHORD OF SOUTH 46 DEGREES 40 MINUTES 27 SECONDS WEST, A DISTANCE OF 29.14 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 11 SECONDS WEST, A DISTANCE OF 1,049.42 FEET; THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET FOR AN ARC DISTANCE OF 28.29 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 11 SECONDS EAST, A DISTANCE OF 930.00 FEET; THENCE NORTH 89 DEGREES 05 MINUTES 49 SECONDS WEST, A DISTANCE OF 139.99 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 11 SECONDS EAST, A DISTANCE OF 930.00 FEET; THENCE NORTH 89 DEGREES 05 MINUTES 49 SECONDS WEST, A DISTANCE OF 190.04 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 11 SECONDS EAST, A DISTANCE OF 168.07 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 4.54 ACRES, MORE OR LESS AND LIES IN SECTION 26, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.

(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY.)

WE FURTHER STATE THAT WE HAVE SURVEYED AND DIVIDED SUBJECT PROPERTY. AT THE REQUEST AND INSTANCE OF THE OWNER THEREOF.

WE FURTHER STATE THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE MAY 7, 2002.

David E. Diehl 9-12-2014
 PREBLE-RISH, LLC AL. P.L.S. No. 26014
 DAVID E. DIEHL

STONE CREEK, PHASE 2
A PLANNED UNIT DEVELOPMENT
FINAL PLAT

BOUNDARY SURVEY AND PLAT OF SUBDIVISION

DESIGN	M.S.P.	DRAWN	M.S.P.	CHKD.	M.S.P.
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 36532
 251-990-9950 fax 251-990-9910 info@preble-rish.net

SCALE: 1"=60'
 PROJ. NO. 500.0001
 FILE 5000001FINAL_SH 1
 SHEET 1 OF 1

SURVEYOR'S NOTES:

- SURVEY WAS CONDUCTED IN MARCH, 2014, AND IS RECORDED 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) USING BALDWIN COUNTY GPS STATIONS #190, #338, #339 AND #543, AS ADJUSTED USING A BEST FIT SITE CALIBRATION.
- THE ELEVATIONS SHOWN HEREON ARE RELATED TO MEAN SEA LEVEL (NAVD 88), USING BALDWIN COUNTY GPS STATIONS #190, #338, #339 AND #343, AS ADJUSTED USING A BEST FIT SITE CALIBRATION.
- ALL GPS OBSERVATIONS WERE TAKEN USING STATIC 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.

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 01003C0780 L, COMMUNITY NUMBERS 015000 & 010006, PANEL NUMBER 0780, SUFFIX L, MAP EFFECTIVE DATE JULY 17, 2007.

ALABAMA
 LICENSED
 PROFESSIONAL
 LAND
 SURVEYOR
 DAVID E. DIEHL

