### APPENDIX B - SAMPLE CERTIFICATIONS

### SAMPLE CERTIFICATIONS FOR MAJOR AND MINOR SUBDIVISION PLATS

### MISCELLANEOUS NOTES

### BUILDING, FIRE AND UTILITY REQUIREMENTS

All lots shall comply with applicable utility and fire protection requirements, including without limitation, the Zoning Ordinance of the City of Bay Minette Zoning, the Subdivision Regulations of the City of Bay Minette, and the 2018 International Residential Code and 2021 International Fire Code, as adopted by the City of Bay Minette. No lot shall be eligible for a certificate of occupancy until all utility and fire protection requirements have been satisfied in connection therewith.

### PLATS STRADDLING JURISDICTIONS

This plat is being reviewed by the City of Bay Minette pursuant to paragraph 5 of the agreement between the City of Bay Minette and the Baldwin County Commission concerning the exercise of subdivision regulations within the planning jurisdiction of the municipal planning commission.

# Surveyor's Certificate And Description Of Property STATE OF ALABAMA COUNTY OF BALDWIN I, \_\_\_\_\_\_\_\_\_, a licensed Surveyor of Baldwin County, Alabama, hereby certify that I have surveyed the property of \_\_\_\_\_\_\_\_, owner, situated in Baldwin County, Alabama and described as follows: Description Of Survey

DESCRIPTION OF SURVEY

(INSERT LEGAL DESCRIPTION)

And that the plat or map contained hereon is a true and correct map showing the subdivision into which the property described is divided giving the length and bearings of the boundaries of each lot and easement and its number and showing the streets, alleys and public grounds and giving the bearings, length, width and names of the streets, said map further shows the relation of the land so platted to the Government Survey, and that permanent monuments have been placed at points marked thus (\_\_\_\_\_\_) as hereon shown. I further certify that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice of land surveying in the State of Alabama to the best of my knowledge, information, and belief.

WITNESS my hand this \_\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Surveyor

Alabama License #

FOR ENTITY	//CORPORATION(S) OWNER	RSHIP
<b>CERTIFICAT</b>	<u>e Of Ownership And De</u>	<u>DICATION</u>
I (WE),		,OF
	, AS PRC	PRIETOR(S), HAVE CAUSED THE LAND SHOWN AND DESCRIBED IN THE
WITHIN PLA	T TO BE SURVEYED, LAID O	JT AND PLATTED TO BE KNOWN AS,
TOGETHER V	WITH SUCH RESTRICTIONS A	AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL
DOCUMENT	; AND THAT THE STREETS, [	DRIVES, ALLEYS AND EASEMENTS, AS SHOWN ON SAID PLAT, ARE HEREBY
DEDICATED	TO THE USE OF THE PUBLIC	C OR AS OTHERWISE NOTED.
THIS	DAY OF	, 20
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SIGNATURE(	(5)	
CERTIFICAT	E OF OWNERSHIP	
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· ( • • - ),	AS PRO	OF PRIETOR(S), HAVE CAUSED THE LAND SHOWN AND DESCRIBED IN THE
WITHIN PLA	T TO BE SURVEYED I AID O	JT AND PLATTED TO BE KNOWN AS,
		AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL
		DEDICATED TO THE USE OF THE PUBLIC.
2000	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
THIS	DAY OF	, 20
SIGNATURE(	(S)	
	<u>e's Acceptance</u>	
		OF AUTHORIZED REPRESENTATIVE) OF (INSERT NAME OF FINANCIAL
		ORTGAGE ON THE ATTACHED DESCRIBED PROPERTY, HAS CAUSED THIS
		UNDERSIGNED OFFICER(S), THEREUNTO DULY AUTHORIZED ON THIS THE
	)F	
MORTGAGE	E: <u>(INSERT NAME OF FINAN(</u>	CIAL INSTITUTION)
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BY:		
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<u>ACKNOWLE</u>	<u>DGMENT FOR ENTITY</u>	
STATE OF A	LABAMA	
COUNTY OF	BALDWIN	
l,	,	A NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN IN THE STATE
OF ALABAM	A, HEREBY CERTIFIES THAT	A NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN IN THE STATE
WHUSE NAN	ME AS	, IS SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP
AND DEDICA	ATION, APPEAKED BEFORE N	TE THIS DAY IN PERSON AND ACKNOWLEDGED BEFORE ME ON THIS DAY
•		NTS OF THE INSTRUMENT, THEY, AS SUCH OFFICER AND WITH FULL
AUTHUKITY,	, EXECUTED THE SAME VOL	UNTARILY FOR AND AS THE ACT OF SAID ENTITY.

GIVEN UNI	DER MY HAND AND NOTA	RIAL SEAL	
THIS	DAY OF	, 20	
NOTARY P	UBLIC MISSION EXPIRES:		
	iership By Individual( ate Of Ownership	S)	
I (WE), LAND SHO PART OF S RESTRICTI	OWN AND DESCRIBED IN SECTION, T ONS AND COVENANTS N	, THE UNDERSIGNED, AS PROPRIETOR(S), HAVE CAUSED THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN, AS INDICATED HEREON FOR THE USES AND PURPOSES HEREIN SET FOUNTY, R, BALDWIN COUNTY, ALABAMA, TOGETHER WITH SUCH OTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT; AND TO THE USE OF THE PUBLIC.	OWN AS ORTH, A
THIS	DAY OF	, 20	
I (WE), LAND SHO PART OF S RESTRICTI STREETS,	ATE OF OWNERSHIP AND DESCRIBED IN SECTION, T, ONS AND COVENANTS N	, THE UNDERSIGNED, AS PROPRIETOR(S), HAVE CAUSED THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOW, AS INDICATED HEREON FOR THE USES AND PURPOSES HEREIN SET FOLL, R, BALDWIN COUNTY, ALABAMA, TOGETHER WITH SUCH OTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT; AND TOSEMENTS, AS SHOWN ON SAID PLAT, ARE HEREBY DEDICATED TO THE	OWN AS ORTH, A THAT THE
THIS	DAY OF	, 20	
SIGNATUR	E(S)		
STATE OF	<mark>ation By Notary Pubi</mark> Alabama DF BALDWIN	<u>IC</u>	
ALABAMA, OWNERSH	, HEREBY CERTIFIES THA IP AND DEDICATION, API	OTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN IN THE STATE OF WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE CERTIFICATION OF PEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT ORITY, EXECUTED THE SAME VOLUNTARILY.	

GIVEN UN	IDER MY HAND AND NOTA	RIAL SEAL	
THIS	DAY OF	, 20	
NOTARY MY COMI	PUBLIC MISSION EXPIRES:		
		HE CITY OF BAY MINETTE PLANNIN	
ZONING (	COMMISSION, HEREBY CEF	RTIFIES THAT, AT ITS MEETING OF	ZED BY THE BAY MINETTE PLANNING AND SHOWN HEREON HAS BEEN FOUND TO
COMPLY VARIANC PLAT ANI	WITH THE CITY OF BAY M ES, IF ANY, AS ARE NOTED O THAT THE PLANNING CO	NETTE SUBDIVISION REGULATIONS VIIN THE MINUTES OF THE PLANNING	
THIS	DAY OF	, 20	
AUTHORI	ZED REPRESENTATIVE		
THE UND NAMES A	ERSIGNED, AS AUTHORIZE S DEPICTED ON THE WITH		OARD, HEREBY APPROVES THE ROAD E WITHIN PLAT FOR THE RECORDING OF
THIS	DAY OF	, 20	
BALDWIN	COUNTY E-911 AUTHORIZ	ED SIGNATURE	
CERTIFIC	CATION OF APPROVAL BY	<u>Utilities</u>	
	ATE OF APPROVAL BY THE NAME OF ELECTRIC, WATE	R, OR SEWER UTILITY)	
APPROVE	S THE WITHIN PLAT FOR T	D BY THE (NAME OF ELECTRIC, WATE HE RECORDING OF SAME IN THE PRO 20	ER, OR SEWER UTILITY) HEREBY DBATE OFFICE OF BALDWIN COUNTY,
	ZED SIGNATURE		

# CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY HEALTH DEPARTMENT

THE LOT(S) ON THIS PLAT ARE SUBJECT T	O APPROVAL OR DELETION BY THE BALDWIN COUNTY HEALTH
DEPARTMENT. THE APPROVALS MAY CON	TAIN CERTAIN CONDITIONS PERTAINING TO THE ONSITE WASTEWATER
TREATMENT SYSTEM(S) THAT COULD RES	TRICT THE USE OF THE LOT(S) OR OBLIGATE OWNERS TO SPECIAL
	MENTS. THESE CONDITIONS ARE ON FILE WITH THE SAID HEALTH
DEPARTMENT AND ARE MADE A PART OF	THIS PLAT AS IF SET OUT HEREON. SIGNED THIS THE
DAY OF	_, 20
AUTHORIZED SIGNATURE	
OR	
	OWED EXEMPTIONS TO THE LARGE-FLOW DEVELOPMENT RULES AS
	SEWAGE TREATMENT AND DISPOSAL REGULATIONS, AND THE HEREIN
PLAT IS APPROVED FOR RECORDING THIS	S THEDAY OF20 THE
SIGNATURE AFFIXED HEREON DOES NOT IN	MPLY AN APPROVAL FOR ANY EXISTING OR FUTURE ONSITE SEWAGE
TREATMENT SYSTEM.	WI ET THE THE TROUBLE TO WATER CONTROL OF THE CONTR
THE TIME IT OF CIENT.	
AUTHORIZED SIGNATURE	
ENGINEER'S CERTIFICATION OF IMPROVE	EMENTS
LICENSED ENGINEER'S CERTIFICATION OF	IMPROVEMENTS
	E UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE
	F, HEREBY CERTIFY THAT I HAVE
	I CONFORMITY WITH APPLICABLE CODES AND LAWS AND WITH THE
PRINCIPLES OF GOOD ENGINEERING PRAC	TICE INCLUDING THE DESIGN REQUIREMENTS OF THE CITY OF BAY
MINETTE SUBDIVISION REGULATIONS. I FU	IRTHER CERTIFY THAT I HAVE PROVIDED OVERSIGHT OF THE
CONSTRUCTION TO MY DESIGN, AND THAT	T TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE WITHIN IS A TRUI
AND ACCURATE REPRESENTATION OF IMP	ROVEMENTS AS INSTALLED.
ENGINEER	DATE
FIRM	<del></del>
1 11 11 11	

# SAMPLE CERTIFICATIONS FOR EXEMPT SUBDIVISIONS

### MISCELLANEOUS NOTES

# BUILDING, FIRE AND UTILITY REQUIREMENTS

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### PLATS STRADDLING JURISDICTIONS

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# **SURVEY CERTIFICATIONS** SURVEYOR'S CERTIFICATE AND DESCRIPTION OF PROPERTY STATE OF ALABAMA COUNTY OF BALDWIN I, \_\_\_\_\_\_, a licensed Surveyor of Baldwin County, Alabama, hereby certify that I have surveyed the property of \_\_\_\_\_\_, owner, situated in Baldwin County, Alabama and described as follows: **DESCRIPTION OF SURVEY** (INSERT LEGAL DESCRIPTION) And that the plat or map contained hereon is a true and correct map showing the subdivision into which the property described is divided giving the length and bearings of the boundaries of each lot and easement and its number and showing the streets, alleys and public grounds and giving the bearings, length, width and names of the streets, said map further shows the relation of the land so platted to the Government Survey, and that permanent monuments have been placed at points marked thus (\_\_\_\_\_) as hereon shown. I further certify that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice of land surveying in the State of Alabama to the best of my knowledge, information, and belief. WITNESS my hand this \_\_\_\_\_\_ day of \_\_\_\_\_\_, 20\_\_\_\_. Surveyor

Alabama License # \_\_\_\_\_\_

# FOR OWNERSHIP BY INDIVIDUAL(S)

<b>CERTIFICAT</b>	<u>e Of Ownership</u>		
LAND SHOW	/N AND DESCRIBED IN	THE WITHIN PLAT	THE UNDERSIGNED, AS PROPRIETOR(S), HAVE CAUSED THE TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH, A
PART OF SE RESTRICTIO	CTION, T_	, R, BA NOTED BELOW OR	ALDWIN COUNTY, ALABAMA, TOGETHER WITH SUCH R ATTACHED IN A SEPARATE LEGAL DOCUMENT; AND THAT NO
THIS	DAY OF		_, 20
SIGNATURE	(S)		
I (WE), LAND SHOW PART OF SE RESTRICTIO STREETS, D	/N AND DESCRIBED IN, T NS AND COVENANTS	, T THE WITHIN PLAT _, AS INDICATED F , R, BA NOTED BELOW OR ASEMENTS, AS SHO	THE UNDERSIGNED, AS PROPRIETOR(S), HAVE CAUSED THE TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH, A ALDWIN COUNTY, ALABAMA, TOGETHER WITH SUCH ATTACHED IN A SEPARATE LEGAL DOCUMENT; AND THAT THE HOWN ON SAID PLAT, ARE HEREBY DEDICATED TO THE USE OF
THIS	DAY OF		_, 20
SIGNATURE	(S)		
CERTIFICAT STATE OF A COUNTY OF		<u>BLIC</u>	
OWNERSHIP	AND DEDICATION, AF	PPEARED BEFORE N	N AND FOR THE COUNTY OF BALDWIN IN THE STATE OF S) IS (ARE) SUBSCRIBED TO THE CERTIFICATION OF ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY, D THE SAME VOLUNTARILY.
GIVEN UNDE	ER MY HAND AND NOT	ARIAL SEAL	
THIS	DAY OF		, 20
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# FOR ENTITY/CORPORATION(S) OWNERSHIP

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THIS	DAY OF	, 20	_	
SIGNATUR	E(S)			
IN WITNES INSTITUTIO INSTRUME DAY		ORTGAGE ON THE ATTA E UNDERSIGNED OFFIC _, 20	ACHED DESCRIBED	I <u>SERT NAME OF FINANCIAL</u> PROPERTY, HAS CAUSED THIS DULY AUTHORIZED ON THIS THE
BY:				
AS ITS:				
STATE OF	<u>edgment For Entity</u> Alabama F Baldwin			
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WHOSE NA	VIA, MEREDT CERTIFIES THA NMF AS	IIS :	 SUBSCRIRED TO TH	, E CERTIFICATION OF OWNERSHII
AND DEDIC THAT, BEIN	CATION, APPEARED BEFORE	ME THIS DAY IN PERSC ENTS OF THE INSTRUM	ON AND ACKNOWLE IENT, THEY, AS SUC	EDGED BEFORE ME ON THIS DAY THE OFFICER AND WITH FULL

GIVEN UND	er my hand and no	TARIAL SEAL				
THIS	DAY OF	<del>,</del>	, 20			
NOTARY PU MY COMMI	BLIC SSION EXPIRES:					
I, AUTHORIZE	THE WITHIN PLAT FO OUNTY, ALABAMA.	, THE UNDERS	SIGNED, AS I			BAY MINETTE, HEREBY E OF PROBATE,
THIS	DAY OF		, 20			
BAY MINET	TE CITY PLANNER					
THE UNDER	TION OF APPROVAL B SIGNED, AS AUTHORIZ DEPICTED ON THE WIT IE OFFICE OF THE JUD	ZED BY THE BALDW THIN PLAT AND HER	/IN COUNTY REBY APPRO	E-911 BOARD OVES THE WITH	, HEREBY APP HIN PLAT FOR	
THIS	DAY OF		, 20			
BALDWIN C	OUNTY E-911 AUTHOR	RIZED SIGNATURE				