

BALDWIN COUNTY, ALABAMA  
SUBDIVISION REGULATIONS

DEDICATION OF ROADS AND RIGHTS OF WAY

SubdivisionName: SAINT AUGUSTINE, PHASE 1A  
Case No.: S-06044a

THIS DEDICATION OF ROADS AND RIGHTS OF WAY is made this 3rd day of March, 2011 by Breland Homes, LLC, hereinafter called the Subdivider, owner of certain real property located in Baldwin County, Alabama known as the Saint Augustine, Phase 1A subdivision recorded on \_\_\_\_\_ of the records in the office of the Judge of Probate of Baldwin County; and

**WHEREAS**, the Subdivider has agreed to dedicate the roads and rights of way located in said subdivision to the Baldwin County Commission, and further warrants that the following roads and rights of way are complete and are in compliance with minimum standards specified by the Baldwin County Planning & Zoning Commission and Baldwin County Commission for their construction:  
BERMUDA DRIVE 100 FT R/W 182 L.F. AUGUSTINE DRIVE 50 FT R/W 1690 L.F.

(list each road/ right-of-way and the approximate length in feet)

The Subdivider further warrants that the same are free from defects from any cause and are free and clear of all liens and encumbrances; and

**WHEREAS**, the subdivider does hereby agree to maintain all roads and rights of way for a period of two (2) years after the date of their acceptance by the Baldwin County Commission and dedication of same to the County; and

**WHEREAS**, the County Engineer does hereby certify that all roads and rights of way are complete and have been inspected, and that the Design Engineer and subdivider have signed and submitted the "Certification of Improvements for Subdivisions" stating that the project is in compliance with the minimum standards specified by the Baldwin County Planning & Zoning Commission and Baldwin County Commission; and

**WHEREAS**, Baldwin County, Alabama, acting by and through the Baldwin County Commission has agreed to accept the responsibility for maintaining only the roads in said subdivision subject to a two (2) year maintenance period as described above; and

**WHEREAS**, the Baldwin County Commission has agreed to accept the property within the confines of the roadway rights of way and does not include drainage or utility easements or other improvements outside of these confines;

**NOW, THEREFORE**, in consideration of the premises, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Subdivider does hereby dedicate the roads and rights of way in said subdivision to the Baldwin County Commission, a body politic and corporate.

**IN WITNESS WHEREOF**, the Subdivider has caused the execution of this dedication as of the date set forth above.

By:

  
\_\_\_\_\_

Subdivider

Breland Homes, LLC

Name (print)

2101 W Clinton Ave Suite 20  
Huntsville, AL 35805

Subdivider's Mailing Address

  
\_\_\_\_\_

Attest

DANNY PIERCE

Name (print)

251-666-7616

Subdivider's Phone Number

By:

  
\_\_\_\_\_

County Engineer, Baldwin County

3/11/11

Date

By:

\_\_\_\_\_

Baldwin County Commission Chairman

\_\_\_\_\_

Date