



## COUNTY COMMISSION

BALDWIN COUNTY  
312 Courthouse Square, Suite 12  
BAY MINETTE, ALABAMA 36507  
(251) 937-0264  
Fax (251) 580-2500  
www.baldwincountyal.gov

MEMBERS  
DISTRICT 1. FRANK BURT, JR.  
2. CHRIS ELLIOTT  
3. J. TUCKER DORSEY  
4. CHARLES F. GRUBER

April 7, 2015

Mr. Andrew N. Bobe, PE  
Preble-Rish  
9949 Bellaton Avenue  
Daphne, Alabama 36526

**RE:** Road Acceptance for Stillwater, Phase III

Dear Mr. Bobe:

The Baldwin County Commission, during its regularly scheduled meeting held on April 7, 2015, took the following actions:

1) Accepted the following subdivision roads in the Stillwater, Phase III Subdivision (Case #S-12008) for maintenance and authorized said roads to be added to the County Maintenance Road List:

Street Name	Length	Maintenance Area	Asphalt Width	Gutter
Farrington Lane	1550.56	200	20'	Y
Tartan Circle	172.59	200	20'	Y

2) Approved the *Subdivision Roadway and Drainage Improvement Acceptance Agreement* and accepted the Surety Document from Hartford Fire Insurance Company on behalf of Summit Industries in the amount of \$228,664.78 to guarantee the workmanship and materials of the roadways and drainage improvements with the public rights-of-way as shown on the approved Final and "As-Built" construction plans.

Please find enclosed a **fully executed copy** of the *Subdivision Roadway and Drainage Improvement Acceptance Agreement* and *Dedication of Roads and Rights-of-Way* for your files.

If you have any questions or need further assistance, please do not hesitate to contact me at (251) 972-6833 or Cal Markert, County Engineer, at (251) 937-0371.

Sincerely,

CHARLES F. GRUBER, Chairman  
Baldwin County Commission

CFG/met Item BG4

cc: Cal Markert

ENCLOSURE

**BALDWIN COUNTY, ALABAMA  
SUBDIVISION REGULATIONS**

**DEDICATION OF ROADS AND RIGHTS OF WAY**

**SubdivisionName:** STILLWATER, PHASE III

**Case No.:** \_\_\_\_\_

**THIS DEDICATION OF ROADS AND RIGHTS OF WAY** is made this \_\_\_\_\_ day of \_\_\_\_\_, 20 15 by Stillwater Holdings 2014, INC. AB., hereinafter called the Subdivider, owner of certain real property located in Baldwin County, Alabama known as the STILLWATER, PHASE III subdivision recorded on 2530-F 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:

SEE ATTACHED STREET SUMMARY

\_\_\_\_\_  
(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

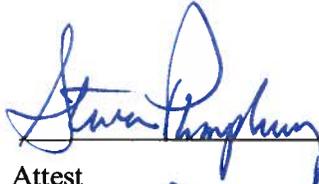
Stillwater Holding 2014, INC A.B.  
\_\_\_\_\_

Name (print)

32128 BROKEN BRANCH CIRCLE  
\_\_\_\_\_

SPANISH FORT, AL 36527  
\_\_\_\_\_

Subdivider's Mailing Address

  
\_\_\_\_\_

Attest

STEVEN PUMPHREY  
\_\_\_\_\_

Name (print)

251-625-1198  
\_\_\_\_\_

Subdivider's Phone Number

By:

  
\_\_\_\_\_

County Engineer, Baldwin County

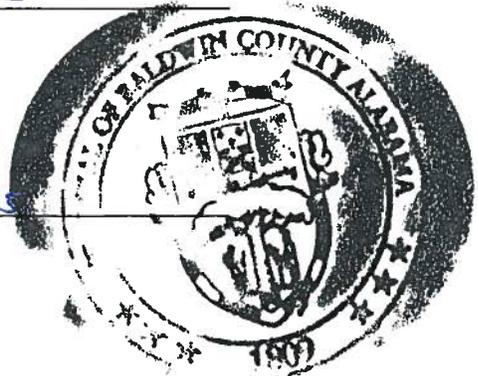
4-7-15  
\_\_\_\_\_  
Date

By:

  
\_\_\_\_\_

Baldwin County Commission Chairman

4-7-15  
\_\_\_\_\_  
Date



<b>STILLWATER, PHASE III STREET SUMMARY</b>		
<b>STREET NAME</b>	<b>LENGTH</b>	<b>ROW WIDTH</b>
FARRINGTON LANE	1550.56 LINEAR FEET	60'
TARTAN CIRCLE	172.59 LINEAR FEET	50'

**BALDWIN COUNTY COMMISSION**

**SUBDIVISION ROADWAY AND DRAINAGE IMPROVEMENT**  
**ACCEPTANCE AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS, THIS AGREEMENT (hereinafter referred to as "AGREEMENT"), entered into by and between STILLWATER HOLDINGS 2014, INC. AB (Owner, Developer and Contractor jointly and severally known as the "OWNER"), and the Baldwin County Commission (hereinafter called the "COUNTY COMMISSION") all collectively known as the "PARTIES".

WITNESSETH:

WHEREAS the rights-of-way of STILLWATER, PHASE III (Subdivision Name) located in Baldwin County, Alabama were dedicated to public use by the OWNER on the record plat (Exhibit C) as recorded with the Baldwin County Judge of Probate on Slide No. 2530-F on the 1st day of April, 2015, included herein by reference as if fully set forth; and

WHEREAS the OWNER further warrants that the roadways and drainage improvements within the following public rights-of-way are complete and are in compliance with all Federal, State and local laws to include minimum standards specified by, without limitation, the Baldwin County Subdivision Regulations, and that they are free from known defects and are free and clear of all liens and encumbrances (see also Exhibit D):

<u>Roadway Name</u>	<u>Centerline Length of Roadway (feet)</u>	<u>Asphalt Width (feet)</u>	<u>Curbing Y/N</u>
<u>FARRINGTON LANE</u>	<u>1550.56</u>	<u>20'</u>	<u>Y</u>
<u>TARTAN CIRCLE</u>	<u>172.59</u>	<u>20'</u>	<u>Y</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

(list all subject roads/rights-of-way separately); and

WHEREAS the OWNER hereby agrees that in consideration of the COUNTY COMMISSION accepting the said roadways and drainage improvements for maintenance, a maintenance surety document (Exhibit B) has been provided to the Baldwin County Commission in an amount determined by the County Engineer and not less than 40% of the "Engineer's Itemized Cost Estimate of Construction" (Exhibit A) of the roadways and drainage improvements within the said rights-of-way; and

NOW THEREFORE, in consideration of the premises and the mutual covenants contained within this Agreement and Contract, the sufficiency of which is hereby acknowledged, the OWNER and the COUNTY COMMISSION do hereby agree as follows:

1. RECITALS. The above recitals and statements are incorporated as part of this AGREEMENT as if fully set forth herein.
2. EXHIBITS AND ATTACHMENTS. Exhibits and/or attachments listed or referenced herein are specifically included as a necessary part of this AGREEMENT and the same shall not be complete without such items, to wit:

Exhibit A. Engineer's Itemized Cost Estimate of Construction (certified by the design engineer) of all roadways and drainage improvements within the public rights-of-way;

Exhibit B. Maintenance Surety Document in the form (as approved by the County Commission) and the amount prescribed by the County Engineer as described herein;

Exhibit C. Copy of the Recorded Subdivision Plat;

Exhibit D. Certification of Improvements.

COUNTY COMMISSION and OWNER jointly shall cause such items as listed above to contain dates, signatures of the parties with authorization to make such signatures, and sufficient marks and references back to this AGREEMENT noting their inclusion and attachment hereto.

3. OWNERSHIP. The OWNER hereby warrants that he is the rightful owner of all necessary rights, title, and interest in the property subject to this AGREEMENT and he has full authority to enter and do all things required by this AGREEMENT.
4. MAINTENANCE PERIOD. The subject maintenance period and term of this AGREEMENT begins upon the date in which all PARTIES fully approve and execute the same and shall extend for a period of twenty-four (24) months therefrom (twenty-four (24) month period).
5. COUNTY ENGINEER SOLE AUTHORITY. The County Engineer, or his designee, shall have the sole and final authority to interpret and/or determine, without limitation, the existence and nature of defects and deficiencies within any right-of-way subject hereto; furthermore, the County Engineer, or his designee, shall have the sole and final authority to interpret and/or determine the sufficiency of any conducted repairs and/or improvements required within any rights-of-way subject hereto. The interpretations and determinations of the County Engineer, or his designee, hereunder shall be final.
6. SURETY REQUIREMENTS. The OWNER has filed with the COUNTY COMMISSION a Maintenance Bond, Irrevocable Standby Letter of Credit, or other approved form of surety document (Exhibit B) in the amount of \$ 228,664.78 made payable to the Baldwin County Commission on behalf of Summit Industries, LLC (name of Principal as shown on surety document). This surety document shall cover the cost of any repair work required by the County Engineer within the subject right(s)-of-way associated to the repair of deficiencies or defects that occur as a result of, without limitation, defective materials and/or faulty workmanship, except for general wear and tear. In addition, any surety document presented herewith shall acknowledge and in no way conflict with this Agreement, to include, without limitation, content, time, or duration. Furthermore, such

surety document shall coincide with, and remain in effect during, the entire maintenance period as defined herein and during any period of extension as referred to or required herein. In any event that said surety document conflicts with this Agreement, then this Agreement shall prevail.

A. If at any time during the twenty-four (24) month maintenance period, should the improvements be in need of urgent repairs as determined by County Engineer, the following procedure should be followed:

1. The repairs will be made by the Baldwin County Highway Department or other entity as determined by Baldwin County.
2. The OWNER will be sent an itemized invoice of the said repairs and given the opportunity to immediately reimburse the County Commission for the cost of said repairs.
3. If the OWNER does not reimburse the COUNTY COMMISSION for said repairs within 30 days from the date of the invoice of the said repairs, then the PARTIES understand that the COUNTY COMMISSION will be authorized to collect from the Surety.
4. Notwithstanding anything written or implied herein to the contrary, said 24-month period shall be automatically extended in the event that an invoice has been sent to the OWNER and the time of the subject notice conflicts with, or the necessary repairs extend beyond, the final date of the 24-month period. In such event, said surety document shall remain in full effect until the COUNTY COMMISSION or its designee releases same following the respective repairs.
5. Notwithstanding anything herein written or implied, the COUNTY COMMISSION retains all remedies at law to collect for any costs incurred to correct said repairs, and in the event that the County is unable to collect said costs from the Surety, then the OWNER shall be liable for all invoiced costs.

B. If at any time during the twenty-four (24) month maintenance period, should the improvements be in need of repairs that are not urgent as determined by County Engineer, the following procedure should be followed:

1. The OWNER will be sent a notice outlining the necessary repairs and given 15 days from the date of receipt of such notice to make the necessary repairs. The contractor performing such repairs must obtain a License Agreement from the Baldwin County Highway Department, prior to making such repairs.
2. If the necessary repairs are not made to the satisfaction of the County Engineer, the Baldwin County Highway Department or other entity as determined by Baldwin County will make such necessary repairs.
3. The OWNER will be sent an itemized invoice of the said repairs and given the opportunity to immediately reimburse the County Commission for the cost of said repairs.

4. If the OWNER does not reimburse the COUNTY COMMISSION for said repairs within 30 days from the date of the invoice, then the PARTIES understand that the COUNTY COMMISSION will be authorized to collect from the Surety.

5. Notwithstanding anything written or implied herein to the contrary, said 24-month period shall be automatically extended in the event that an invoice has been sent to the OWNER and the time of the subject notice conflicts with, or the necessary repairs extend beyond, the final date of the 24-month period. In such event, said surety document shall remain in full effect until the COUNTY COMMISSION or its designee releases same following the respective repairs.

6. Notwithstanding anything herein written or implied, the COUNTY COMMISSION retains all remedies at law to collect for any costs incurred to correct said repairs, and in the event that the County is unable to collect said costs from the Surety, then the OWNER shall be liable for all invoiced costs.

C. If the County Engineer considers the roadways and drainage improvements in good repair at the end of the twenty-four (24) month maintenance period, then the County Engineer will recommend that the COUNTY COMMISSION release the surety document back to the OWNER.

7. ENTIRE AGREEMENT. This AGREEMENT constitutes the entire agreement of the PARTIES with respect to the subject matter hereof and supersedes all prior and contemporaneous writings, understandings, sketches, drawings, plans, agreements, representations, whatsoever, whether express or implied.
8. SEVERABILITY. In the event that any provision of this AGREEMENT shall be held invalid or unenforceable by a recognized authority or any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision contained herein.
9. NON-ASSIGNABILITY. The PARTIES hereto shall not, without the express written consent of each and every other party hereto, assign, sell, transfer or otherwise any interest, rights or obligations provided or contained herein in whole or in part at any time.
10. NON-WAIVER. The waiver of any breach of this AGREEMENT by COUNTY COMMISSION shall not constitute a continuing waiver or a waiver of any subsequent breach, either of the same or another provision of this Contract. The delay or omission by COUNTY COMMISSION to exercise any right or power provided by this AGREEMENT shall not constitute a waiver of such right or power, or acquiescence in any action or inaction on the part of OWNER. Any breach on the part of OWNER shall be construed a continuing breach, and COUNTY COMMISSION may exercise every right and power under the AGREEMENT at any time during the action or inaction or upon the occurrence of any subsequent breach.
11. TERM AND BINDING EFFECT. This AGREEMENT and Contract will, upon COUNTY COMMISSION approval:
  - A. continue in effect for a twenty-four (24) month period unless amended, altered, or otherwise changed in writing by all PARTIES hereto, and;

B. be binding upon and shall inure to the benefit of the COUNTY COMMISSION and the OWNER.

12. **HOLD HARMLESS.** The OWNER shall indemnify, defend and hold COUNTY COMMISSION and its affiliates, employees, agents, and representatives (collectively "COUNTY COMMISSION") harmless from and against any and all claims, demands, liabilities, damages, losses, judgments, costs, and expenses including, without limitation, attorneys' fees, for any and all personal injury (including death) and property damage of any kind or nature whatsoever, incurred by, asserted against, or imposed upon COUNTY COMMISSION, as a result of or in the construction and design of the subject roadways and drainage improvements and in relation in any manner related to the acts, negligence or omissions of the OWNER in relation to the maintenance or the care of the subject rights-of-way prior to the execution of this AGREEMENT. This indemnification shall survive the expiration of this AGREEMENT.
13. **NO AGENCY CREATED.** It is neither the express nor the implied intent of the OWNER or the COUNTY COMMISSION to create an agency relationship pursuant to this AGREEMENT; therefore, the OWNER does not in any manner act on behalf of the COUNTY COMMISSION and the creation of such a relationship is prohibited and void.
14. **WARRANTIES AND REPRESENTATIONS.** The execution and delivery of this AGREEMENT have been duly authorized by all necessary actions of COUNTY COMMISSION and OWNER.

This AGREEMENT has been duly executed and delivered by, and constitutes the valid and binding obligation of all parties and enforceable against them in accordance with the respective terms contained herein.

The execution, delivery and performance of the various parts to this AGREEMENT shall not violate any State, federal, local law, ordinance, order, writ, injunction, decree, or regulation of any court, or conflict with any other obligation of the PARTIES hereto.

15. **GOVERNING LAW.** This AGREEMENT shall be deemed to have been made in the State of Alabama. The validity of the same, its construction, interpretation, enforcement and the rights of the PARTIES hereunder, shall be determined under, governed by and construed in accordance with the substantive laws of the State of Alabama, without giving effect to any choice of law provisions arising there under.
16. **NOTICE.** Any notices to be given under this AGREEMENT by either PARTY, to the other, shall only be effectuated either by personal delivery in writing or by registered or certified mail with postage prepaid and return receipt requested. Notices delivered personally shall be deemed communicated as of the date of actual receipt. This provision, however, shall not invalidate the date identified on any notice of required repairs issued by County Engineer, and in such case, the date of said notice shall govern.

Any notices given hereunder shall be delivered, as specified above, only to the following address of the PARTIES:

OWNER: STILLWATER HOLDINGS 2014, INC. - AG.  
Address: 32128 Broken Branch Circle  
SPANISH FORT, AL 36527  
Telephone Number: 251-625-1198

DEVELOPER: SAME  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Telephone Number: \_\_\_\_\_  
\_\_\_\_\_

CONTRACTOR: Summit Industries, LLC  
Address: P.O. Box 1040  
MAGNOLIA SPRINGS, AL 36555  
Telephone Number: 251-988-1230

COUNTY COMMISSION: Baldwin County Commission  
312 Courthouse Square, Suite 12  
Bay Minette, Alabama 36507

It is the responsibility of each PARTY to promptly notify the other PARTY of any change in the above contact information.

**IN WITNESS WHEREOF**, the PARTIES, having full authority to do so, have fully executed this AGREEMENT as of the last date of execution below.

- **THIS DOCUMENT IS LEGALLY BINDING, AND LEGAL ADVICE SHOULD BE OBTAINED BEFORE SIGNING.**

(SIGNATURE AND NOTARY PAGES TO FOLLOW)

Stillwater Holdings 2014, Inc.

Stillwater Holdings 2014, Inc., President  
OWNER-(print) / Title  
[Signature], President  
Owner (signature) / Date  
2/4/15

STATE OF ALABAMA  
COUNTY OF BALDWIN

I, Wanda LaCOSTE, Notary Public in and for said County, in said State hereby certify that NATHAN COX (individual's name), whose name as PRESIDENT 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 for and as the act of said corporation.

GIVEN under my hand and official seal this 4 day of Feb, 2015

Wanda LaCoste  
NOTARY PUBLIC



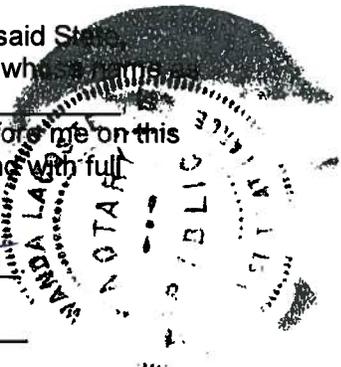
Stillwater Holdings 2014, Inc., President  
DEVELOPER-(print) / Title  
[Signature], President  
DEVELOPER (signature) / Date  
2/4/15

STATE OF ALABAMA  
COUNTY OF BALDWIN

I, Wanda LaCOSTE, Notary Public in and for said County, in said State hereby certify that NATHAN COX (individual's name), who 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 for and as the act of said corporation.

GIVEN under my hand and official seal this 4 day of Feb, 2015

Wanda LaCoste  
NOTARY PUBLIC



Summit Industries, LLC

Mark Delaney / MGR  
CONTRACTOR-(print) / Title

[Signature] / 2/2/15  
CONTRACTOR (signature) / Date

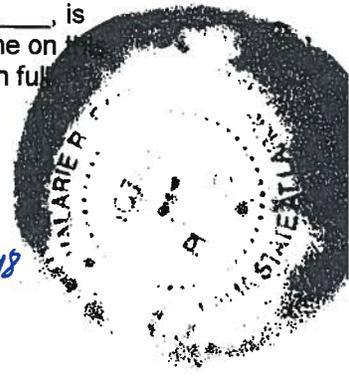
**STATE OF ALABAMA  
COUNTY OF BALDWIN**

I, Valarie R. Paul, Notary Public in and for said County, in said State, hereby certify that Mark Delaney (individual's name), whose name as Manager 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 for and as the act of said corporation.

GIVEN under my hand and official seal this 2 day of February, 2015.

[Signature]  
NOTARY PUBLIC

*Expiration 1/31/2018*



Baldwin County Commission

[Signature] / 4-7-15  
Baldwin County Commission Chairman / Date

ATTEST:

[Signature] / 4-7-15  
County Administrator / Date

