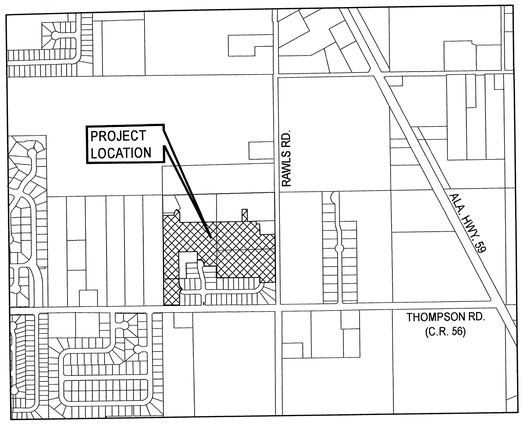
BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 10/24/2022 4:11 PM
TOTAL $ 69.00
2 Pages

2022040484

SLIDE 0002858 – B

FINAL PLAT
COTTAGES OF AVENTURA PHASE IIIB,
A RESUBDIVISION OF LOT 4 AND A PORTION OF LOTS 1 AND 3 OF RAWLS ROAD SUBDIVISION, AS RECORDED ON SLIDE NO. 2555-C
Situated in Section 26 T-5-S, R-3-E,
Baldwin County
Robertsdale, Alabama
38 Lots (Phase IIIB), Zoning: RSF-4
(PLANNING DISTRICT 12)
SEPTEMBER 2022



Vicinity Map
Not to Scale

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO ALABAMA STATE PLANE COORDINATES WEST ZONE, NAD 1983, U.S. SURVEY FEET. BASIS OF BEARINGS BEING S00°07'30"W ALONG THE WEST SUBDIVISION LINE OF COTTAGES OF AVENTURA, PHASE IIIA.
2. THIS SKETCH, MAP, AND REPORT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF AN ALABAMA LICENSED SURVEYOR. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. SOURCE OF INFORMATION: SLIDE 2298-A, SLIDE 2353-A, SLIDE 2714-E, SLIDE 2555-C, INSTRUMENT NO. 1747914 AND INSTRUMENT NO. 1747915, AS RECORDED IN THE JUDGE OF PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

GENERAL NOTES:

1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
2. ALL COMMON AREAS, INCLUDING DRAINAGE FACILITIES OUTSIDE THE R/W's ARE NOT THE RESPONSIBILITY OF THE TOWN OF ROBERTSDALE OR BALDWIN COUNTY TO MAINTAIN, BUT SHALL BE OWNED AND MAINTAINED BY THE COTTAGES OF AVENTURA PROPERTY OWNERS ASSOCIATION, AS OUTLINED IN THE COVENANTS AND RESTRICTIONS, RECORDED IN THE BALDWIN COUNTY PROBATE RECORDS. BALDWIN COUNTY IS NOT RESPONSIBLE FOR COMMON AREAS, DRAINAGE FACILITIES OUTSIDE THE ROW.
3. ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
4. NO STRUCTURES WILL BE PERMITTED WITHIN DRAINAGE EASEMENTS (INCLUDING BUILDINGS, FENCES, POOLS, ETC.)

EASEMENT NOTES:

UNDERGROUND:

THERE IS A DEDICATED HEREWITH A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHT-OF-WAYS AND A 5 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON AREA LINES, UNLESS OTHERWISE NOTED.

OVERHEAD:

THERE IS A DEDICATED HEREWITH A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHT-OF-WAYS AND A 10 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON AREA LINES, UNLESS OTHERWISE NOTED.

DEVELOPMENT DATA

OWNER:
AVENTURA ASSOCIATES, LLC
2112 BIENVILLE BLVD. SUITE B1
OCEAN SPRINGS, MS. 39564

CIVIL ENGINEER:
MULLINS LLC
240 EAST INTENDENCIA STREET
PENSACOLA, FL 32502
TODD M. WHEELER, P.E.

SURVEYOR OF RECORD:
MULLINS, LLC.
240 EAST INTENDENCIA STREET
PENSACOLA, FL 32502
J. KEVIN GARDNER, PLS

UTILITY PROVIDERS
WATER - CITY OF ROBERTSDALE
SEWER - CITY OF ROBERTSDALE
ELECTRIC - BALDWIN EMC
PHONE - CENTURYLINK

SITE DATA

NUMBER OF LOTS: 38 LOTS (PHASE IIIB)

SMALLEST LOT SIZE: 7,598 SF
LARGEST LOT SIZE: 11,199 SF

TOTAL AREA: 9.58 ACRES±

LINEAR FEET OF STREETS: 1,731 LF

ZONING: RSF-4

SETBACKS:

FRONT:	30 FEET
REAR:	30 FEET
SIDE:	10 FEET
SIDE STREET:	20 FEET

TOTAL COMMON AREA: 0.18 AC±

DENSITY: 3.83 UNITS / ACRE (RESIDENTIAL)

PARCEL NO. 05-42-07-26-0-000-011.000

PARCEL NO. 05-42-07-26-0-000-011.045

CERTIFICATION OF OWNERSHIP AND DEDICATION:
STATE OF ALABAMA)
COUNTY OF BALDWIN)

THIS IS TO CERTIFY THAT I (WE), THE UNDERSIGNED, AM (ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I (WE) HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES 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, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS 9th DAY OF September, 2022.

GLEN A. ANGUS
AUTHORIZED REPRESENTATIVE, AVENTURA ASSOCIATES, LLC. (PRINT)

AUTHORIZED REPRESENTATIVE, AVENTURA ASSOCIATES, LLC (SIGNATURE)

ACKNOWLEDGMENT OF NOTARY PUBLIC:

STATE OF Florida

COUNTY OF Escambia

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, WITHIN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT THE AUTHORIZED REPRESENTATIVE OF AVENTURA ASSOCIATES, LLC, WHOSE NAME IS SIGNED TO THE FOREGOING CONVEYANCE AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF SAID CONVEYANCE, HE AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR THE COMPANY ON THE DAY THE SAME BEARS DATE AS THE ACT OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL ON THIS THE 9th DAY OF September, 2022.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/9/23

Notary Public State of Florida
April L Tomelio
My Commission GG 367290
Expires 08/09/2023

ENGINEER'S CERTIFICATE
I, TODD M. WHEELER, A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF ALABAMA WITH A LICENSE NUMBER OF 24961, HEREBY CERTIFY THAT I HAVE REVIEWED THE DESIGN HEREIN WHICH WAS DONE UNDER MY DIRECT CONTROL AND SUPERVISION AND THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND TO THE BEST OF MY BELIEF, CONFORMS TO THE REQUIREMENTS OF THE ROBERTSDALE SUBDIVISION REGULATIONS AND TO ALL OTHER RULES, REGULATIONS, LAWS, AND ORDINANCES APPLICABLE TO MY DESIGN.

TODD M. WHEELER, PE — DATE 9/9/22

ALABAMA LICENSED NO. 24961 PROFESSIONAL ENGINEER TODD M. WHEELER

FLOOD CERTIFICATE
THIS IS TO CERTIFY THAT WE HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCYS FLOOD INSURANCE RATE MAP FOR BALDWIN COUNTY, ALABAMA; SEE MAP NO. 01003C0678M, DATED APRIL 19, 2019 AND FOUND THAT THE ABOVE DESCRIBED PROPERTY DOES NOT LIE IN A FLOODWAY OR FLOOD PRONE AREA.

SURVEYOR FOR THE APPLICANT

LEGAL DESCRIPTION COTTAGES OF AVENTURA PHASE IIIB

COMMENCING AT THE NW CORNER OF THE SE ¼ OF THE NE ¼ OF SECTION 26, T-5-S, R-3-E, BALDWIN COUNTY, ALABAMA, SAID POINT BEING A ½" REBAR FOUND IN A TREE ROOT;

THENCE FROM THE POINT OF COMMENCEMENT S 00°07'30" E 234.51 FEET TO A 4" CONCRETE MONUMENT FOUND(CA-1073-LS), SAID POINT FURTHER DESCRIBED AS THE POINT OF BEGINNING;
THENCE FROM THE POINT OF BEGINNING N 90°00'00" E A DISTANCE OF 129.49 FEET;
THENCE WITH A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 105.50 FEET, A RADIUS OF 125.00 FEET, A CHORD BEARING OF N 32°09'46" E, AND A CHORD LENGTH OF 102.40 FEET;
THENCE S 24°04'45" E A DISTANCE OF 40.26 FEET;
THENCE S 00°03'38" W A DISTANCE OF 132.26 FEET;
THENCE S 89°57'50" E A DISTANCE OF 732.00 FEET;
THENCE N 00°02'10" E A DISTANCE OF 140.00 FEET;
THENCE S 89°57'50" E A DISTANCE OF 61.00 FEET;
THENCE S 00°02'10" W A DISTANCE OF 140.00 FEET;
THENCE S 89°57'50" E A DISTANCE OF 102.38 FEET;
THENCE S 00°23'40" E A DISTANCE OF 31.08 FEET;
THENCE N 89°36'20" E A DISTANCE OF 40.00 FEET;
THENCE S 00°23'41" E A DISTANCE OF 122.40 FEET;
THENCE S 89°56'23" E A DISTANCE OF 176.34 FEET;
THENCE S 00°04'43" E A DISTANCE OF 80.00 FEET;
THENCE N 89°56'23" W A DISTANCE OF 175.89 FEET;
THENCE S 00°23'41" E A DISTANCE OF 91.83 FEET;
THENCE N 89°57'50" W A DISTANCE OF 736.80 FEET;
THENCE S 00°02'10" W A DISTANCE OF 15.00 FEET;
THENCE N 89°57'50" W A DISTANCE OF 270.00 FEET;
THENCE N 00°24'00" W A DISTANCE OF 1.28 FEET;
THENCE N 90°00'00" W A DISTANCE OF 130.36 FEET;
THENCE N 00°06'02" W A DISTANCE OF 421.00 FEET TO THE POINT OF BEGINNING, CONTAINING 9.58 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

WITNESS MY HAND THIS THE 9th DAY OF SEPTEMBER, 2022

J. KEVIN GARDNER, PLS
ALABAMA LICENSE NO. 24330

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION OF THE CITY OF ROBERTSDALE ALABAMA

APPROVED BY THE CITY OF ROBERTSDALE PLANNING COMMISSION. BY APPROVAL OF THIS SUBDIVISION PLAT, THE PLANNING COMMISSION OF THE CITY OF ROBERTSDALE ASSUMES NO RESPONSIBILITY FOR SURVEY ERRORS OR FOR DEFECTS OR EFFICIENCIES IN THE TITLE TO THE PROPERTY AFFECTED BY THE PLAT, AND ANY SUCH RESPONSIBILITY IS HEREBY AFFIRMATIVELY DISCLAIMED.

CHAIRMAN — DATE 9/14/2022

CERTIFICATE OF APPROVAL BY CITY OF ROBERTSDALE UTILITIES (SEWER AND WATER)

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF ROBERTSDALE, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA,
THIS 14th DAY OF September, 2022.

AUTHORIZED REPRESENTATIVE OF THE CITY OF ROBERTSDALE UTILITIES — DATE 9-14-2022

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

THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE WITHIN ROAD NAMES AS DEPICTED ON THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA,
THIS 11th DAY OF September, 2022.

Samantha Roberts
AUTHORIZED REPRESENTATIVE — DATE

CERTIFICATE OF APPROVAL BY BALDWIN EMC

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN EMC HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 12th DAY OF October, 2022.

AUTHORIZED REPRESENTATIVE OF BALDWIN EMC — DATE 10-12-2022

CERTIFICATE OF APPROVAL BY CENTURYLINK

THE UNDERSIGNED, AS AUTHORIZED BY CENTURYLINK HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 16th DAY OF SEPTEMBER, 2022.

AUTHORIZED REPRESENTATIVE OF CENTURYLINK — DATE

CERTIFICATE OF THE BALDWIN COUNTY PLANNING DIRECTOR

THE UNDERSIGNED, AS DIRECOR OF THE BALDWIN COUNTY PLANNING AND ZONING DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA,
THIS 13th DAY OF October, 2022.

Matthew Brown
PLANNING DIRECTOR — DATE 10/13/2022

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA,
THIS 19 DAY OF October, 2022.

COUNTY ENGINEER — DATE

INDEX OF SHEETS
SHEET 1 - DEDICATION AND CERTIFICATE SHEET
SHEET 2 - FINAL PLAT LAYOUT

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 10/24/2022 4:11 PM
TOTAL $ 63.00
2 Pages

2030484

SLIDE 0002858-C

FINAL PLAT
COTTAGES OF AVENTURA PHASE IIIB,
A RESUBDIVISION OF LOT 4 AND A PORTION OF LOTS 1 AND 3 OF RAWLS ROAD SUBDIVISION, AS RECORDED ON SLIDE NO. 2555-C
Situated in Section 26 T-5-S, R-3-E, Baldwin County
Robertsdale, Alabama
38 Lots (Phase IIIB), Zoning: RSF-4
(PLANNING DISTRICT 12)
SEPTEMBER 2022

LEGEND

- △ ~ PK NAIL AND WASHER SET
- ○ ~ CAPPED 1/2" REBAR SET(CA-1001-LS)
- ■ ~ CMS FOUND (CA-1073-LS)
- ● ~ CIRCULAR CM FOUND (CA-1073-LS)

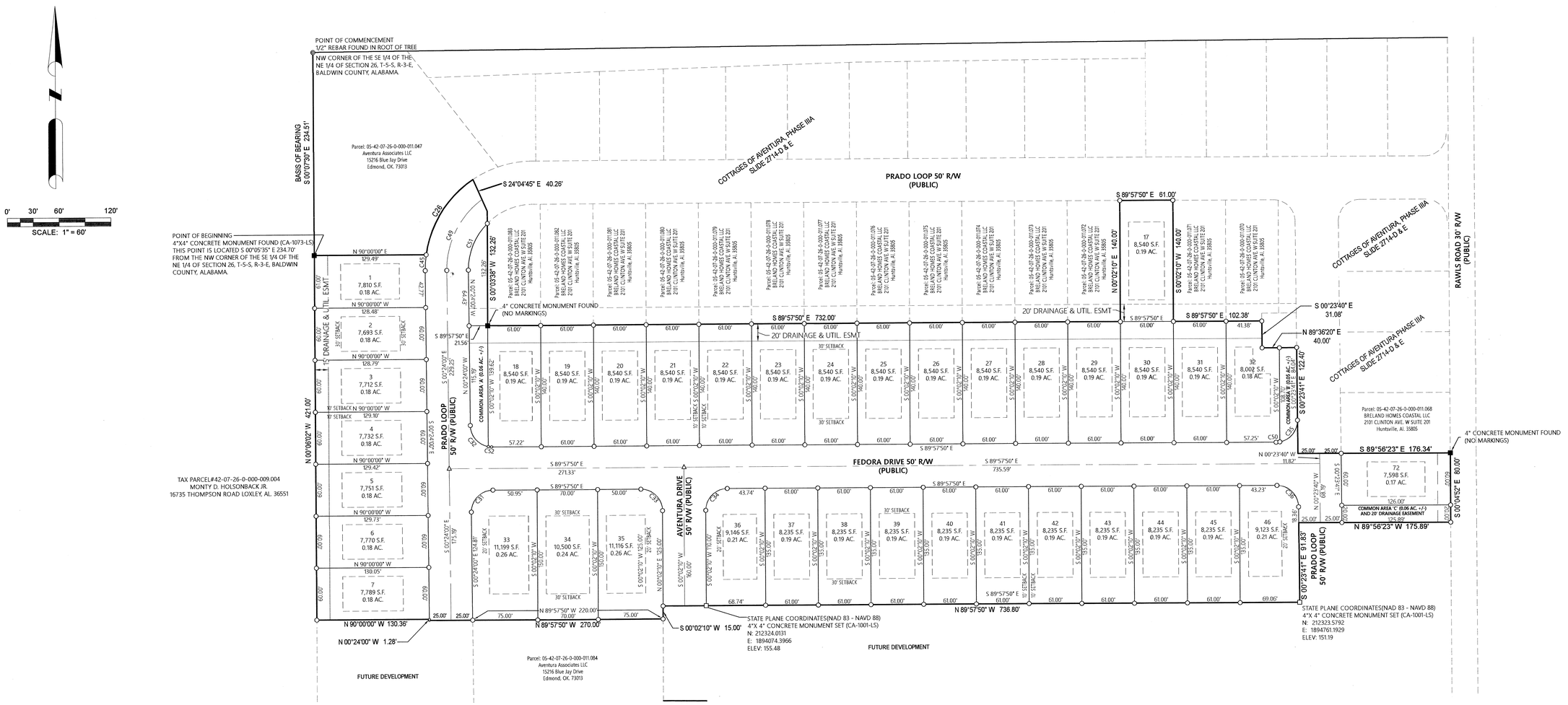
R/W ~ RIGHT OF WAY
AC ~ ACRES
SF ~ SQUARE FEET
PI ~ POINT OF INTERSECTION
PC ~ POINT OF CURVATURE
PT ~ POINT OF TANGENCY
U&D ~ UTILITY & DRAINAGE
ESMT ~ EASEMENT

SIDEWALKS

SIDEWALKS SHALL BE CONSTRUCTED, BY THE HOMEOWNERS, AT THE TIME OF HOME CONSTRUCTION. THE DEVELOPER MUST CONSTRUCT SIDEWALKS IN FRONT OF COMMON AREAS AS WELL AS REQUIRED ADA ACCESSIBLE RAMPS DURING INITIAL CONSTRUCTION

LOT ACCESS

LOT 72 SHALL ONLY HAVE ACCESS FROM PRADO LOOP, NO DIRECT ACCESS FROM RAWLS ROAD IS PERMITTED.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C 26	125.00'	105.50'	102.40'	N 32°09'46" E	48°21'28"
C31	25.00'	39.46'	35.49'	S 44°49'05" W	90°26'10"
C32	25.00'	34.74'	32.01'	N 40°12'25" W	79°36'50"
C33	25.00'	39.27'	35.36'	N 44°57'50" W	90°00'00"
C34	25.00'	39.27'	35.36'	S 45°02'10" W	90°00'00"
C35	25.00'	35.07'	32.26'	S 39°47'32" W	80°22'25"
C36	25.00'	39.08'	35.22'	S 45°10'45" E	89°34'09"
C45	125.00'	18.29'	18.27'	N 03°47'31" E	8°23'01"
C49	100.00'	79.46'	77.38'	S 22°21'45" W	45°31'30"
C51	75.00'	59.66'	58.10'	N 22°23'22" E	45°34'44"
C52	25.00'	3.80'	3.80'	N 84°22'20" W	8°43'01"

All documents, including Drawings and Bid Specifications, prepared or furnished by Firms listed on face, are instruments of service in respect of the client and firms listed on face, shall retain an ownership and property interest therein (whether the Project is completed or not). Such documents are not intended to represented to be suitable for reuse by the Client or others on extensions of the Project or on any other project. Any reuse without written verification by Firms listed on face will entitle Firms listed on face to further compensation at rates to be agreed upon by Firms listed on face and the Client.

Date:
Date:
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Date:
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Date:
Date:
Date:

MULLINS, LLC
CIVIL ENGINEERING, DEVELOPMENT DESIGN
SURVEYING, LANDSCAPE ARCHITECTURE
240 East Intendencia Street, Pensacola, FL 32502
(850) 378-8141

Final Plat
Cottages of Aventura Phase IIIB
A RESUBDIVISION OF LOT 4 AND A PORTION OF LOTS 1 AND 3 OF RAWLS ROAD SUBDIVISION, AS RECORDED ON SLIDE NO. 2555-C
Baldwin County, AL
PREPARED FOR: Aventura Associates, LLC

Final Plat Layout

Job No. 20-176P
Date: 08/02/2022
Drawn By: RA
Checked By: JKG

SHEET NUMBER