

NO.	DATE	DESCRIPTION
1	10/20/2024	REVISION: CORRECTED BOUNDARY DATA
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2161011

SURVEYOR/ENGINEER:
DEWBERRY
2333 FRIENDSHIP ROAD DAPHNE, AL 36526
VICTOR L. GERMAL, P.E. LIC. NO. 38473
JASON M. LUTZ, P.E. LIC. NO. 22714

OWNER:
RIVER OAKS DEVELOPMENT, LLC
1321 OCHSNER BLVD., SUITE 201
COMMINGHAM, LA 70433
05-54-05-22-0-000-004.000

SITE DATA
CURRENT ZONING: UNZONED, PLANNING DISTRICT 18
LN. FT. STREETS: 3,642 LF
NUMBER OF LOTS: 101
DENSITY: 3.2 UNITS/AC
SMALLEST LOT: 7,688 SF
LARGEST LOT: 12,191 SF
COMMON AREA: 7.55 AC (25.8%)
DETENTION: 2.73 AC
TOTAL AREA: 30.77 AC

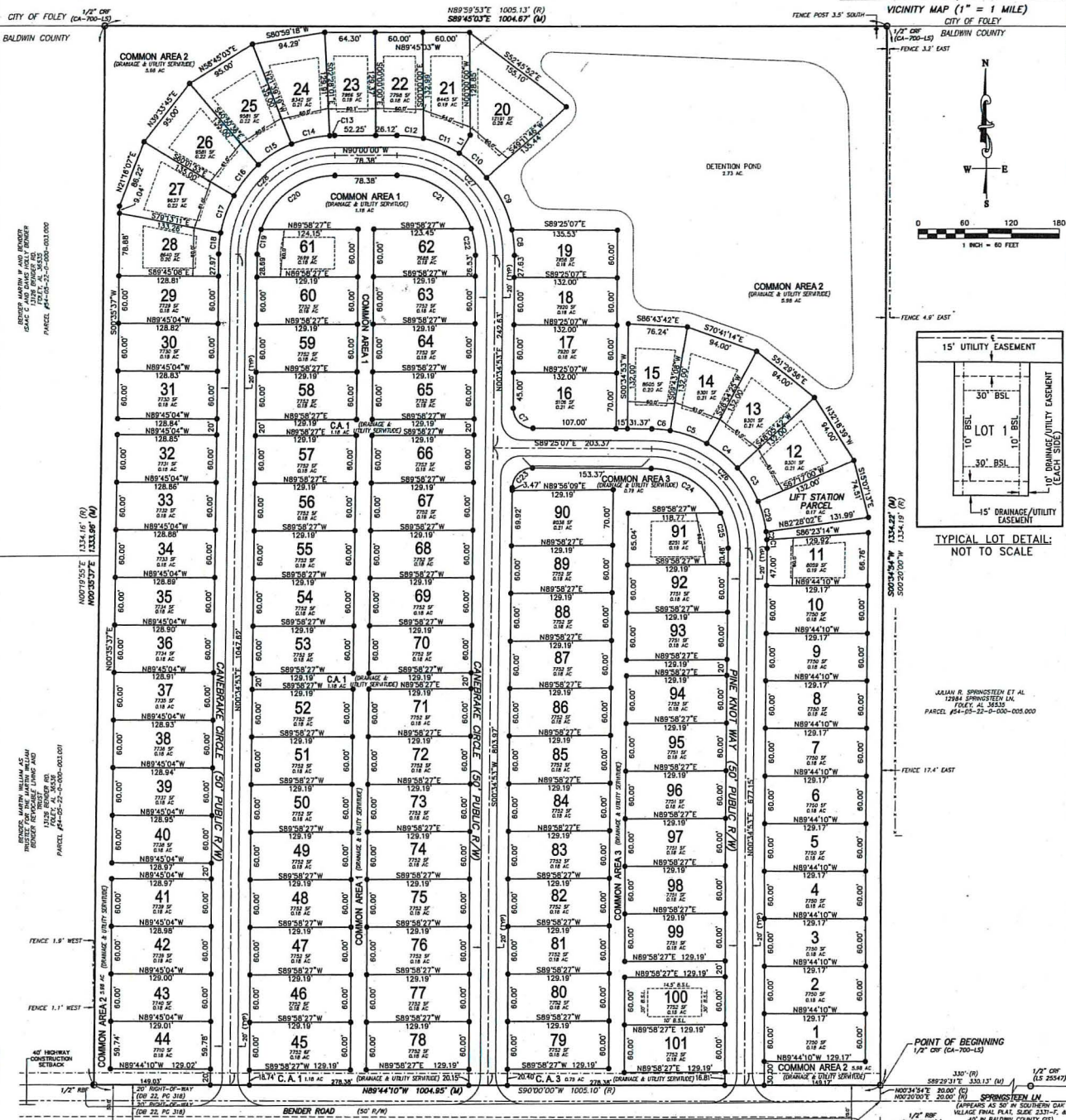
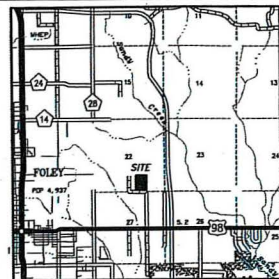
SETBACKS:
FRONT: 30 FT
REAR: 30 FT
SIDE: 10 FT
SIDE STREET: 20 FT
(UNLESS OTHERWISE SHOWN)

UTILITY PROVIDERS:
BROADBAND SERVICE: C-SPIRE
WATER SERVICE: RIVERIA UTILITIES
SEWER SERVICE: RIVERIA UTILITIES
ELECTRIC SERVICE: RIVERIA UTILITIES

SPRINGDALE STORIES, INC.
P.O. BOX 1012
MOBILE, AL 36688
PARCEL #54-05-22-0-100-001.001

PROPERTY IS LOCATED IN SECTION 22, TOWNSHIP 7 SOUTH,
RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.

2161011
BALDWIN COUNTY, ALABAMA
HARRY EVANS, JR. PROBATE JUDGE
FILED: 10/20/2024 10:30 AM
TOTAL: 1728.00 2 Pages
SLIDE 0002801-A



SURVEYOR'S CERTIFICATE:
STATE OF ALABAMA
COUNTY OF BALDWIN
WE, DEWBERRY, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF DAPHNE, ALABAMA, HEREBY
STATE THAT THE ABOVE IS A CORRECT MAP OR PLAN OF THE FOLLOWING DESCRIBED PROPERTY
SITUATED IN BALDWIN COUNTY, ALABAMA, TO-WIT:

COMMENCING AT THE PURPORTED SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY,
ALABAMA; THENCE RUN NORTH 02°34'47" EAST, A DISTANCE OF 20.00 FEET TO A 1/2" CAPPED REBAR FOUND
[CA-700-15] ON THE NORTH RIGHT-OF-WAY LINE OF BENDER ROAD; FOR THE POINT OF
BEGINNING, THENCE RUN NORTH 89°47'47" WEST, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF
104.85 FEET TO A 1/2" INCH REBAR FOUND; THENCE RUN SOUTH 02°33'37" EAST, LEAVING SAID NORTH
RIGHT-OF-WAY, A DISTANCE OF 133.56 FEET TO A 1/2" INCH CAPPED REBAR FOUND [CA-700-15];
THENCE RUN SOUTH 89°47'47" WEST, A DISTANCE OF 104.85 FEET TO A 1/2" INCH CAPPED REBAR
FOUND [CA-700-15]; THENCE RUN SOUTH 02°34'47" EAST, A DISTANCE OF 20.00 FEET TO THE
POINT OF BEGINNING.

TRACT CONTAINS 30.77 ACRES, MORE OR LESS, AND LIES IN SECTION 22, TOWNSHIP 7 SOUTH, RANGE 4
EAST, BALDWIN COUNTY, ALABAMA.

(DESCRIPTION COMPILED FROM FIELD SURVEY AND PROBATE RECORDS, BALDWIN COUNTY, ALABAMA.)

SURVEYOR'S NOTES:

- ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH ALABAMA STANDARDS.
- THERE MAY BE RECORDS OR UNRECORDED DEEDS, EASEMENTS,
RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE
BOUNDARIES OF SAID PROPERTIES.
- THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR
EXTENT OF ANY SUB-SURFACE FEATURES.
- THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE
STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED
UNLESS RIGHT-OF-WAY INFORMATION IS ALSO SHOWN.
- SURVEY WAS CONDUCTED ON MONDAY, 10/20/2024, AND IS RECORDED IN FIELD
BOOK 623, AT PAGE 30, AND IN AN ELECTRONIC DATA FILE.
- BEARINGS AND DISTANCES SHOWN HEREIN WERE "COMPUTED" FROM ACTUAL
FIELD MEASUREMENTS.
- BEARINGS AND DISTANCES SHOWN HEREIN WERE "COMPUTED" FROM ACTUAL
FIELD MEASUREMENTS.
- THE ELEVATIONS SHOWN HEREIN ARE REFERENCED TO NAVD 83 (DEGS) BUT
ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC GPS.
THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER INSTRUMENTS WHICH
DO NOT PURPORT TO BE A RETRACTION AND PROPORTIONING OF THE ORIGINAL
GOVERNMENT SURVEY.

LEGEND:

CRP O = CAPPED REBAR FOUND
RFB = REBAR FOUND
S/R = 5/8" CAPPED REBAR SET [CA-100-15]
M = MEASURED BEARING & DISTANCE
(R) = RECORDED BEARING & DISTANCE
C = CALCULATED BEARING & DISTANCE
BSL = BUILDING SETBACK LINE
R/W = RIGHT-OF-WAY
CA = COMMON AREA
S = SECTION LINE
F = FENCE LINE
B = BREAK LINE

EASTGATE BEND SUBDIVISION

FINAL PLAT
OCTOBER 21, 2024 - SHEET 1 OF 2 SHEETS

DESIGN	C.C.B.	DRAWN	A.E.F.	CHKD.	V.L.G.
ENG	J.N.E.	SURVEYOR	V.L.G.	PROJ MGR	C.C.B.
Dewberry					
2333 Friendship Road Daphne, AL 36526 904.926.9260 Fax 904.926.9260					
SCALE 1" = 60'					
PROJ. NO. 50151261					
FILE FINAL PLAT					
SHEET 1 OF 2					

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.

Victor L. Germal
DATE: 10/20/2024
AL NO. 38473
VICTOR L. GERMAL



2161011
BALDWIN COUNTY, ALABAMA
JUDITH C. OLIVE, JR. PROBATE JUDGE
Follett, 12/1/2024 10:28 AM
TOTAL \$150.00 2 Pages
SLIDE NUMBER 8

IT IS THE EXPECTATION OF THE COUNTY
PLANNING AND ZONING DEPARTMENT
THAT THIS SUBDIVISION PLAT WILL BE
RECORDED AS A SLIDE WITH THE
OFFICE OF THE JUDGE OF PROBATE

CERTIFICATE OF APPROVAL BY (BROADBAND):

THE UNDERSIGNED, AS AUTHORIZED BY
HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE
PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS 10th DAY OF November 20 24

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES (WATER):
THE UNDERSIGNED, AS AUTHORIZED BY RIVERA UTILITIES HEREBY APPROVES
THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF
BALDWIN COUNTY, ALABAMA.

THIS 5th DAY OF November 20 24

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES (SEWER):
THE UNDERSIGNED, AS AUTHORIZED BY RIVERA UTILITIES HEREBY APPROVES
THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF
BALDWIN COUNTY, ALABAMA.

THIS 5th DAY OF November 20 24

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES (ELECTRIC):
THE UNDERSIGNED, AS AUTHORIZED BY RIVERA UTILITIES HEREBY APPROVES
THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF
BALDWIN COUNTY, ALABAMA.

THIS 25th DAY OF October 20 24

AUTHORIZED REPRESENTATIVE

CERTIFICATION OF OWNERSHIP AND DEDICATION:
THIS IS TO CERTIFY THAT WE THE UNDERSIGNED ARE THE OWNERS OF THE
LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT 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 6th DAY OF November 20 24

BY: RIVER OAKS DEVELOPMENT, LLC

BY: [Signature]

ITS: [Signature]

CERTIFICATION BY NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Shirley S. Leasing, NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN, IN THE
STATE OF ALABAMA, HEREBY CERTIFY THAT David T. Boudle WHOSE NAME AS
Planner IS A PLANNING 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 NOTORIAL SEAL THIS 6th DAY OF November 20 24

NOTARY PUBLIC



CERTIFICATE OF APPROVAL BY THE E-911 ADDRESSING:
THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY
APPROVES THE ROAD NAMES AS DEPICTED ON THE WITHIN PLAT AND HEREBY
APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE
OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS 18th DAY OF November 20 24

[Signature]
AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY
THE CITY OF FOLEY PLANNING COMMISSION

THE WITHIN PLAT OF EASTGATE BEND SUBDIVISION, FOLEY, ALABAMA, IS HEREBY
APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION.

THIS 24th DAY OF December 20 24

[Signature]
CITY PLANNING COMMISSION CHAIRMAN

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF FOLEY, ALABAMA,
HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE
PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS 25th DAY OF November 20 24

[Signature]
CITY ENGINEER

CERTIFICATE OF APPROVAL BY THE PLANNING DIRECTOR

THE UNDERSIGNED, AS DIRECTOR OF THE BALDWIN COUNTY PLANNING AND
ZONING DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING
OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS 10th DAY OF December 20 24

[Signature]
PLANNING DIRECTOR

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 SAME IN THE
PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

DATED THIS 10th DAY OF December 20 24

[Signature]
COUNTY ENGINEER

GENERAL NOTES:

1. THERE IS DEDICATED HERETHWITH A 15 FOOT UTILITY EASEMENT ON THE REAR
LOT LINES AND ALL LOT LINES AND COMMON AREAS ADJACENT TO THE
RIGHT-OF-WAYS.
2. THERE IS DEDICATED HERETHWITH A 20 FOOT (10 FEET EACH SIDE)
DRAINAGE/UTILITY EASEMENT ALONG ALL INTERIOR REAR AND SIDE LOT LINES.
3. DRAINAGE EASEMENTS AND COMMON AREAS ARE NOT THE RESPONSIBILITY OF
BALDWIN COUNTY TO MAINTAIN.
4. THE DRAINAGE EASEMENTS AND COMMON AREAS WILL BE DEDICATED FOR
OWNERSHIP AND MAINTENANCE TO EASTGATE OWNERS ASSOCIATION, INC., AN
ALABAMA NON-PROFIT CORPORATION.
5. ALL LOTS SHALL BE ACCESSED VIA INTERNAL SUBDIVISION ROADS.
6. MAINTENANCE AND UPKEEP OF THE ASPHALT FOR THE CBU PARKING SHALL BE
THE RESPONSIBILITY OF THE EASTGATE HOA.

EASTGATE BEND
SUBDIVISION

FINAL PLAT
OCTOBER 21, 2024 - SHEET 2 OF 2 SHEETS

BOUNDARY SURVEY AND PLAT OF SUBDIVISION					
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ENG.	J.N.E.	SURVEYOR	V.L.G.	PROJ. MGR.	C.C.B.
SCALE 1" = 60'					
PROJ. NO. 50151261					
FILE PRELIM PLAT					
SHEET 2 OF 2					

Dewberry
10000 Fellowship Road, English, AL 36038
256-990-9920 Fax 256-990-9920