

LEGAL DESCRIPTION

(AS PER INSTRUMENT NO. 1289948)

LOT 98, PALM TREE PONDHOUSES, AS RECORDED IN MAP BOOK 12 PAGE 17, AND ON SLIDE 1023-B, IN THE RECORDS OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA.

(AS PER INSTRUMENT NO. 1584190)

LOT 98, PALM TREE PONDHOUSES, AS RECORDED IN MAP BOOK 12 PAGE 17, AND ON SLIDE 1023-B, IN THE RECORDS OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA.

PARCEL "A"
(AS PER REAL PROPERTY BOOK 689, PAGE 60.)

LOTS 100, 101, 102, 103, 104, 105, 106, 107, 108, 109 AND 110, OF GULF BEACH SUBDIVISION "C" ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN MAP BOOK 3, PAGES 24 AND 25, LESS AND EXCEPT THAT PORTION OF SAID LOTS WHICH WAS SURVEYED INTO PONCE DE LEON COURT ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN MAP BOOK 5, PAGE 118, PROBATE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY.

FLOOD PLAIN NOTE:

THE SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF ZONE "AE" (EL. 9) & "AE" (EL. 10) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SCALED FROM FLOOD INSURANCE RATE MAP NO. 01003C1027L, WITH A REVISED DATE OF IDENTIFICATION OF JULY 17, 2007, FOR COMMUNITY NO. 010500, IN BALDWIN COUNTY, STATE OF ALABAMA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

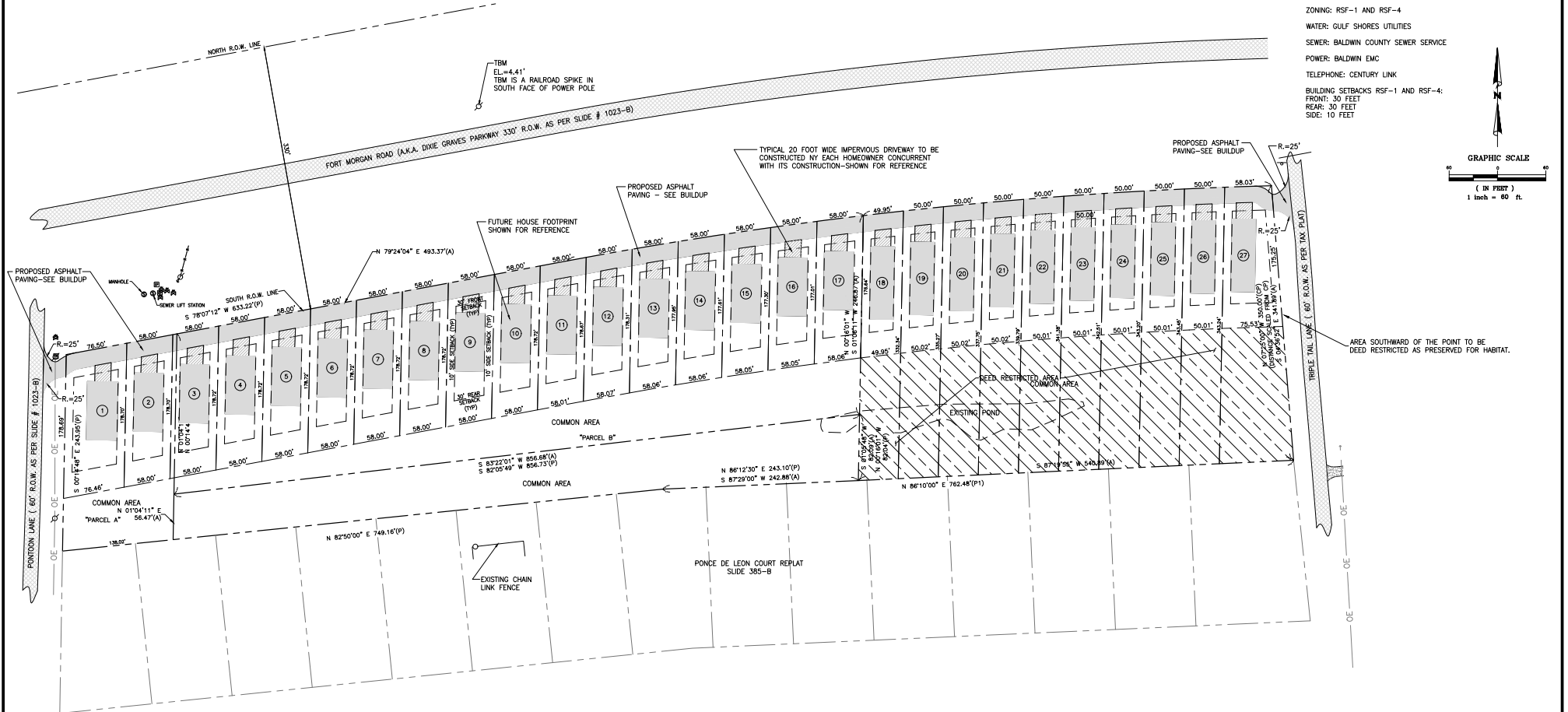
	IMPACTED SUITABLE ABM HABITAT FOR HOMES ± 70,758 S.F. ± 1.62 ACRES
	IMPACTED SUITABLE ABM HABITAT FOR ACCESS ROAD ± 30,111 S.F. ± 0.69 ACRES
	IMPACTED SUITABLE ABM HABITAT FOR DRIVEWAYS ± 11,675 S.F. ± 0.27 ACRES
	REMAINING SUITABLE ABM HABITAT ± 346,687 S.F. ± 7.95 ACRES
	PRESERVED ON LOTS 18-27 ± 87,094 S.F. ± 1.99 ACRES

LOTS	LOT AREA	HOUSE	DRIVE	ROADWAY	OPEN AREA
1	13,396 S.F.	2,736 S.F.	441 S.F.	1,531 S.F.	8,688 S.F.
2	10,150 S.F.	2,592 S.F.	445 S.F.	1,160 S.F.	5,953 S.F.
3	10,150 S.F.	2,592 S.F.	445 S.F.	1,160 S.F.	5,953 S.F.
4	10,150 S.F.	2,592 S.F.	445 S.F.	1,160 S.F.	5,953 S.F.
5	10,150 S.F.	2,592 S.F.	445 S.F.	1,160 S.F.	5,953 S.F.
6	10,150 S.F.	2,592 S.F.	445 S.F.	1,160 S.F.	5,953 S.F.
7	10,150 S.F.	2,592 S.F.	445 S.F.	1,160 S.F.	5,953 S.F.
8	10,150 S.F.	2,592 S.F.	445 S.F.	1,160 S.F.	5,953 S.F.
9	10,150 S.F.	2,592 S.F.	445 S.F.	1,160 S.F.	5,953 S.F.
10	10,150 S.F.	2,592 S.F.	445 S.F.	1,160 S.F.	5,953 S.F.
11	10,151 S.F.	2,592 S.F.	445 S.F.	1,160 S.F.	5,953 S.F.
12	10,154 S.F.	2,592 S.F.	445 S.F.	1,160 S.F.	5,957 S.F.
13	10,154 S.F.	2,592 S.F.	442 S.F.	1,160 S.F.	5,960 S.F.
14	10,153 S.F.	2,592 S.F.	434 S.F.	1,160 S.F.	5,969 S.F.

LOTS	LOT AREA	HOUSE	DRIVE	ROADWAY	OPEN AREA
15	10,153 S.F.	2,592 S.F.	430 S.F.	1,160 S.F.	5,971 S.F.
16	10,153 S.F.	2,592 S.F.	425 S.F.	1,160 S.F.	5,976 S.F.
17	10,153 S.F.	2,592 S.F.	421 S.F.	999 S.F.	6,141 S.F.
18	8,741 S.F.	2,655 S.F.	427 S.F.	1,000 S.F.	4,658 S.F.
19	8,751 S.F.	2,655 S.F.	425 S.F.	1,000 S.F.	4,671 S.F.
20	8,751 S.F.	2,655 S.F.	423 S.F.	1,000 S.F.	4,673 S.F.
21	8,751 S.F.	2,655 S.F.	421 S.F.	1,000 S.F.	4,675 S.F.
22	8,751 S.F.	2,655 S.F.	420 S.F.	1,000 S.F.	4,676 S.F.
23	8,751 S.F.	2,655 S.F.	418 S.F.	1,000 S.F.	4,678 S.F.
24	8,751 S.F.	2,655 S.F.	416 S.F.	1,000 S.F.	4,680 S.F.
25	8,750 S.F.	2,655 S.F.	414 S.F.	1,000 S.F.	4,681 S.F.
26	8,750 S.F.	2,655 S.F.	412 S.F.	1,000 S.F.	4,683 S.F.
27	11,686 S.F.	2,655 S.F.	411 S.F.	1,181 S.F.	7,439 S.F.
TOTAL	266,250 S.F.	70,758 S.F.	11,675 S.F.	30,111 S.F.	153,706 S.F.

SITE DATA TABLE:

TOTAL PROPERTY AREA: 459,231 S.F. (10.53 AC.)
TOTAL IMPERVIOUS AREA (HOUSE, DRIVE, ROADWAY): 112,544 S.F.
TOTAL OPEN AREA LOTS 1-27: 153,706 S.F.
TOTAL OPEN AREA PARCEL A: 9,725 S.F.
TOTAL OPEN AREA PARCEL B: 96,151 S.F.
TOTAL DEED RESTRICTED AREA PRESERVED ON LOTS 18-27: 87,094 S.F.
TOTAL OPEN AREA LOTS AND PARCELS: 346,676 S.F.
SMALLEST LOT: 8,751 S.F.
TOTAL NUMBER LOTS: 27
LINEAR FEET OF STREET: 1518.00 FEET
DENSITY: 2.56 UNITS/ACRE
ZONING: RSF-1 AND RSF-4
WATER: GULF SHORES UTILITIES
SEWER: BALDWIN COUNTY SEWER SERVICE
POWER: BALDWIN EMC
TELEPHONE: CENTURY LINK
BUILDING SETBACKS RSF-1 AND RSF-4: FRONT: 30 FEET REAR: 30 FEET SIDE: 10 FEET



NO.	REVISION	DATE	ENGR.

**HUTCHINSON, MOORE & RAUCH, LLC**2039 MAIN STREET
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M0073-4597-10.01**OVERALL SITE PLAN
SEAGLADE AT ST. ANDREWS BAY
REAL ESTATE INVENTORIES, LLC**

SCALE	DATE	DRAWN BY	CHECKED BY	SHEET
1"=60'	OCTOBER 2018	CSC		3 OF 10