

						S 87°19'55" W 540.89'(A)	,
	1/2" CTIF	S 87*29'00" W 242.88'	(A) 1/2	CTIF	1		
4.000 COLLINS 73	TAX PARCEL NO. 69-08-01-0-002-015.000 JOSPEH V JR & REB WILLIAMS 2493 MAGNOLIA PLACE BIRMINGHAM, AL, 35242 CE DE LEON COURT (SLIDE NO. 385-B)	TAX PARCEL NO. 69–08–01–0–002–015.002 DANNY & MELINDA MASON 3 WHISPERING VINE CT GRAPEVINE, TX, 76051 RE-PLAT	TAX PARCEL NO. 69–08–01–0–002–016.000 BISHOP, WALTER JR (WEIMER, CHARLES STEVE 1550 COOPER RD. PEARL, MS, 39208	TAX PARCEL NO. 69—08—01—0—002—017.000 RICHARD & LAU MCDONALD 234 E 500 S #40 ST. GEORGE, UTAH, 84770	TAX PARCEL NO. 69–08–01–0–002–018.000 RANDOLPH JARZYNIECKI 6699 STEINER STORE RD HONARAVILLE, AL, 36042	TAX PARCEL NO. 69–08–01–0–002–019.000 BETTIE RUTH REGISTER P.O. BOX 4012 GULF SHORES, AL, 36547	T, 69—08- BETT F GULF
							L

DAPHNE, ALABAMA 36526

DATE

REVISION

ENGR.

FAX (251) 626-6934 daphne@hmrengineers.com

VICINITY MAP (NOT TO SCALE)

<u>OWNER/DEVELOPER</u> REAL ESTATE INVENTORIES, LLC

815 PLANTATION DRIVE GULF SHORES AL, 36542

<u>SURVEYOR</u> STUART L. SMITH

AL. LICENSE NO. 27403

<u>SITE DATA</u> TAX PARCEL NO. 05-69-08-01-0-002-008.000 - .098 TOTAL SITE AREA = $10.54 \text{ ACRES} \pm (459,231 \text{ S.F.} \pm)$ TOTAL NUMBER OF LOTS = 27 SMALLEST LOT = 0.2 ACRES \pm (8,741 S.F. \pm) LARGEST LOT = $0.31 \text{ ACRES} \pm (13,389 \text{ S.F.} \pm)$ TOTAL COMMON AREA = 4.43 ACRES \pm (192,963 S.F. \pm)

ZONING BALDWIN COUNTY DISTRICT 25

RSF-1, SINGLE FAMILY DISTRICT RSF-4, SINGLE FAMILY DISTRICT

ZONING REQUIREMENTS RSF-4 LOTS 1-17

- 30' FRONT SETBACK
- 30' REAR SETBACK • 10' SIDE SETBACK
- 30' MINIMUM LOT WIDTH AT THE STREET
- 60' MINIMUM LOT WIDTH AT BUILDING LINE • 35' MAXIMUM HEIGHT REQUIREMENT
- 7,500 S.F. MINIMUM LOT AREA PER DWELLING UNIT

RSF-1 LOTS 18-27 • 30' FRONT SETBACK

- 30' REAR SETBACK
- 10' SIDE SETBACK • 50' MINIMUM LOT WIDTH AT THE STREET
- 100' MINIMUM LOT WIDTH AT BUILDING LINE
- 35' MAXIMUM HEIGHT REQUIREMENT • 30,000 S.F. MINIMUM LOT AREA

NOTE: AS PER THE HIGHWAY CONSTRUCTION SETBACK ENABLING LEGISLATION FOR BALDWIN COUNTY, AL, ACT NO. 94-572, THE MINIMUM SETBACK REQUIREMENT MEASURED FROM THE CENTERLINE OF THE RIGHT-OF-WAY IS 75' ALONG FORT MORGAN ROAD AND 40' ALONG TRIPLE TAIL LANE AND PONTOON LANE.

(CURRENT RIGHT-OF-WAY WIDTH EXCEEDS MINIMUM REQUIREMENTS)

DEDICATED EASEMENTS • 15' UTILITY & DRAINAGE EASEMENT ALONG THE SUBDIVISION PERIMETER SIDE AND REAR BOUNDARY LINES. THERE IS DEDICATED HEREWITH A 10' UTILITY EASEMENT

ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHT-OF-WAYS AND 5' UTILITY EASEMENT ON BOTH SIDES OF ALL INTERIOR LOT AND COMMON AREA LINES, UNLESS OTHERWISE NOTED



- BALDWIN EMC - BALDWIN COUNTY SEWER SERVICE WATER - GULF SHORES UTILITIES PHONE – CENTURYLINK

LOT 96 AND 98, PALM TREE PENTHOUSES, AS RECORDED IN MAP BOOK 12 PAGE 17 AND ON SLIDE 1023-B AND LOTS 100-110 OF GULF BEACH SUBDIVISION "C" ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN MAP BOOK 3, PAGES 24 AND 25, IN THE RECORDS OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 143, PONCE DE LEON COURT RE-PLAT SUBDIVISION, AS SHOWN ON PLAT THEREOF RECORDED ON SLIDE 385-B IN PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 87'19'55" WEST A DISTANCE OF 540.89 FEET TO A 1/2" CRIMPED TOP IRON PIPE; THENCE RUN SOUTH 87°29'00" WEST A DISTANCE OF 242.88 FEET TO A 1/2" CRIMPED TOP IRON PIPE; THENCE RUN SOUTH 84'06'41" WEST A DISTANCE OF 749.03 FEET TO A 3/4" OPEN TOP IRON PIPE ON THE EAST RIGHT OF WAY OF PONTOON LANE (60' R/W); THENCE RUN NORTH 01'05'47" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 243.93 FEET TO A 1/2" CRIMPED TOP IRON PIPE AT THE INTERSECTION OF SAID EAST RIGHT-OF-WAY AND THE SOUTH RIGHT-OF-WAY OF FORT MORGAN ROAD (330' R/W); THENCE RUN NORTH 79°25'38" EAST ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 139.77 FEET TO A 1/2" IRON REBAR (CA054); THENCE RUN NORTH 79°24'04" EAST ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 493.37 FEET TO A 6" CONCRETE MONUMENT; THENCE RUN EASTERLY ALONG SAID RIGHT-OF-WAY AND A CURVE TO THE RIGHT HAVING A RADIUS OF 5586.61 FEET, AN ARC LENGTH OF 879.38 FEET, A CHORD BEARING NORTH 83°54'38" EAST, AND A CHORD DISTANCE OF 878.47 FEET TO A 1/2" IRON REBAR (CA604) AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY AND THE WEST RIGHT-OF-WAY OF TRIPLE TAIL LANE (60' R/W); THENCE RUN SOUTH 04"36'52" EAST ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 341.89 FEET TO THE POINT OF BEGINNING.; SAID DESCRIBED PARCEL CONTAINING 10.54 ACRES, MORE OR LESS, AND LYING WITHIN SECTION 1, TOWNSHIP 9 SOUTH, RANGE 1 EAST, BALDWIN COUNTY, ALABAMA.

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

DATE

*DRAWING IS INVALID WITHOUT SIGNATURE & SEAL OF A LICENSED LAND SURVEYOR

No. 27403	597-PLAT 3/4597/10.01	PRELIMINARY PLAT SEAGLADE AT ST. ANDREWS BAY						
		REAL ESTATE INVENTORIES, LLC.						
ART L SMIII	45 M007.	SCALE 1"=60'	date FEBRUARY 2019	drawn by TBS	CHECKED BY SLS	SHEET 1 OF 2		

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 HEREON, 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 CONVENTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT. DATED THIS______DAY OF_____, 20

REAL ESTATE INVENTORIES, LLC 815 PLANTATION DRIVE, GULF SHORES AL, 36542

<u>ACKNOWLEDGEMENT OF NOTARY PUBLIC:</u> STATE OF _____ COUNTY OF _____

THEREIN SET FORTH

NOTARY PUBLIC

<u>CERTIFICATE OF APPROVAL BY THE</u> BALDWIN COUNTY HEALTH DEPARTMENT

THE LOTS ON THIS PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE BALDWIN COUNTY HEALTH DEPARTMENT. NO REPRESENTATION IS MADE THAT ANY LOT ON THIS PLAT WILL ACCOMMODATE AN ONSITE SEWAGE SYSTEM (OSS). THE APPROPRIATENESS OF A LOT FOR WASTEWATER (SEWAGE) TREATMENT AND DISPOSAL SHALL BE DETERMINED WHEN AN APPLICATION IS SUBMITTED. IF PERMITTED, THE LOT APPROVAL MAY CONTAIN CERTAIN CONDITIONS WHICH RESTRICT THE USE OF THE LOT OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS, AND THESE ARE ON FILE WITH THE SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HERE ON.

AUTHORIZED SIGNATURE

BALDWIN COUNTY, ALABAMA,

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY THE COUNTY PLANNING COMMISSION

HEREBY APPROVED BY THE BALDWIN COUNTY PLANNING COMMISSION,

THIS _____ DAY OF _____, 20__.

AUTHORIZED SIGNATURE

THE UNDERSIGNED, AS DIRECTOR OF THE BALDWIN COUNTY PLANNING AND ZONING

_____ AUTHORIZED SIGNATURE



NO.	REVISION	DATE	ENGR.

<u>CERTIFICATION OF OWNERSHIP AND DEDICATION:</u>

_____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT WHOSE NAME(S) IS (ARE) ____ SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT HIS (THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS_____DAY OF_____, 20

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

THIS _____ DAY OF _____, 20__.

THE SUBDIVISION PLAT SHOWN HEREON, LYING WITHIN BALDWIN COUNTY, ALABAMA, IS

CERTIFICATE OF THE BALDWIN COUNTY PLANNING DIRECTOR

DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE_____DAY OF_____, 20

HUTCHINSON, MOORE & RAUCH, LLC

2039 MAIN STREET DAPHNE, ALABAMA 36526

Engineers ◆ Surveyors

TEL (251) 626—2626 FAX (251) 626—6934 daphne@hmrengineers.com

<u>CERTIFICATE OF APPROVAL BY BALDWIN COUNTY EMC</u>

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

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY CENTURYLINK

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

THIS _____ DAY OF _____, 20___.

AUTHORIZED SIGNATURE

<u>CERTIFICATE OF APPROVAL BY</u> <u>BALDWIN COUNTY SEWER SERVICES, LLC</u>

THE UNDERSIGNED. AS AUTHORIZED BY BALDWIN COUNTY SEWER SERVICES. LLC HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 20

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY GULF SHORES UTILITIES THE UNDERSIGNED, AS AUTHORIZED BY GULF SHORES UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA,

THIS _____ DAY OF _____, 20__.

AUTHORIZED SIGNATURE

<u>CERTIFICATE OF APPROVAL BY</u>

THE BALDWIN COUNTY E-911 ADDRESSING THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 20 AUTHORIZED SIGNATURE

PRELIMINARY PLAT SEAGLADE AT ST. ANDREWS BAY REAL ESTATE INVENTORIES, LLC. CLIENT DATE DRAWN BY CHECKED BY SHEET SCALE FEBRUARY 2019 TBS SLS N/A 2 OF 2

THIS _____ DAY OF _____, 20__. _____